

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF A SPECIAL MEETING
CITY COUNCIL MEETING
SEPTEMBER 25, 2008

The City Council of the City of Hunters Creek Village, Texas held a special meeting on Thursday, September 25, 2008, at City Hall, #1 Hunters Creek Place, Hunters Creek Village, Texas.

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

With a quorum of the Council Members present, Mayor Dodson called the session to order at 7:00 p.m. followed by the Pledge of Allegiance, led by Charles Eastland, City Engineer.

REPORTS

1. Mayor Dodson reported on the following:

a. Report on the emergency response efforts during Hurricane Ike.

Councilmember Wegner reported on the progress with CenterPoint in restoring power to Hunters Creek Village. He met with CenterPoint representatives and County Commissioner Steve Radack and toured the facilities that had received damage. The damage at the Wirt Road facility has been repaired, now they can begin repairing circuits, grids, and power lines to the residences.

Councilmember Stark stated that he has been actively involved in the recovery efforts since the beginning and personally appreciated the efforts of staff and council and many of the residents who participated to help bring the city back to normal. He has been principally involved in the debris removal.

Councilmember Neuhaus thanked staff, council and citizens for all the hard work they have been doing to help the city recover.

Councilmember Burck stated as well that she has been talking regularly with CenterPoint to get restoration of power to Hunters Creek. She as well thanked staff for their hard work.

Councilmember Reichel stated that there will be a reimbursement from FEMA for the cleanup however; he wanted to thank Deborah Loesch, City Secretary, for bringing to him during his tenure as mayor the idea of

contracting with a debris removal company in advance of the disaster. By doing so we will maximize our reimbursement of funds from FEMA. He stated concerns on getting the private streets cleared and getting a contract in place for the removal of the bagged debris with VF Waste Services. He also announced a number (1-800-332-7143) that residents could contact regarding power outage.

The Mayor opened the meeting for public comments and council fielded questions from citizens regarding restoration of power, debris removal and cleanup, lack of communication and information from city hall, absence of police patrol, asked for increased police patrol, increase mosquito fogging. Grover Grimes, a representative of the Memorial Villages Water Authority, advised the audience of the current state of the water system and that the systems are working well despite power outage. He did ask that the residents turn off their sprinkler systems so that when power comes back up, there will not be a large draw on the water system. The Mayor stated that once the recovery activity is concluded a meeting will be held to measure the performance and what we can do better next time.

- b. Consider and take action to establish an hourly rate for field supervisor, collection monitors and disposal site monitors involved in the storm debris removal process due to Hurricane Ike and approve a letter agreement with Cobb Fendley & Associates to amend the City Engineer's agreement to provide additional services for on-site monitoring related to storm debris removal.

A motion was made by Councilmember Reichek with a second by Councilmember Wegner to establish an hourly rate for temporary workers helping with the cleanup activities: for field supervisor - \$75/hour; on-site collection monitor - \$45/hour; and disposal site monitor - \$50/hour. The motion carried unanimously.

A motion was made by Councilmember Burck with a second by Councilmember Reichek to approve amendment #7 to the City Engineer's agreement to provide on-site monitoring services for hurricane debris removal and authorize the mayor to execute the amendment on behalf of the City. The motion carried unanimously.

- c. Consider and take action to further extend the declaration of disaster and curfew.

A motion was made by Councilmember Wegner with a second by Councilmember Burck to consent to the extension of the declaration and curfew to the next regular scheduled meeting on October 21. The motion carried unanimously.

- d. Consider and take action to consider a right of entry agreement for the clearing of private streets. No action required.

- e. Consider and take such other action as necessary in response to disaster recovery efforts following Hurricane Ike.

Understanding that a problem existed in the many bags of debris at curbside, council discussed what options were available to remove the bagged debris since the landfill was not accepting the bags. As well the Council understood that this debris would not be eligible under FEMA guidelines for reimbursement. Councilmembers Reichek and Stark had met with a representative from V.F. Waste Services, Inc. on a proposal to haul off the bagged debris for \$150 per ton, estimating about 150-200 tons in the city. Mayor Dodson as well had been talking with the city's garbage contractor for pricing for picking up the bags, but did not have a price from Royal Disposal prior to the meeting.

Councilmember Burck made a motion with a second by Councilmember Neuhaus to contract with V.F. Waste Services to pick up the bagged debris at the curb. Councilmember Neuhaus offered an amendment to authorize the mayor to contract with the vendor offering the best price, amendment was accepted by Councilmember Burck. The motion carried.

Voting:	Aye (4)	Burck, Neuhaus, Stark, Wegner
	Nay (1)	Reichek

- f. Consider and take action regarding participation with the adjacent property owners in the replacement of the fence surrounding the city hall property.

Mayor Dodson explained that he has met the property owners on a proposal to the City to participate in the replacement of the fence on the northern property line of the City Hall property. They agreement would include the owners adjacent to the city property line would maintain the fence. Currently looking for the surveys to show if the fence is placed on the residents' property or on city property. A motion was made by Councilmember Reichek with a second by Councilmember Burck to postpone to the October 21 meeting. The motion carried unanimously.

2. City Engineer's Report. Charles Eastland reported on the following projects:

- a. Camelot Woods Drainage and Paving Improvement project. The project is about 90% complete.
- b. Inwood Oaks/April Way/ Beinhorn (between Voss Road and Hedwig Road) drainage and improvement project. Final review is at MVWA and waiting on their response.
- c. Creekside Manor drainage and paving improvement project. Continuing work on the design of the project.
- d. Soldiers Creek and other creeks in the City. Began the review of the creeks for downed trees to be removed under FEMA recovery.

3. Fire Commission. Tabled to the next meeting.
4. Police Commissioner. Tabled to the next meeting.
5. City Treasurer's Report. Tabled to the next meeting.
6. Council Comments. Councilmember Reichek requested an update on the negotiations with Royal Disposal on the garbage contract and the assignment of the contract from Century. After a brief report by Mayor Dodson it was agreed that Councilmember Reichek would take over the negotiations on behalf of the City for the garbage contract.

PUBLIC HEARINGS

1. A public hearing was held to receive public comments concerning the proposed budget for fiscal year 2009. Mayor Dodson opened the hearing for comments. Comments were received from Tod Dimitry opposing the proposed budget based on the increased tax rate and such an increase at this time is not appropriate and due to the disaster should postpone; Regina Malinger commented that the budget should provide funds for burying the power lines for the future; Kathleen Slaydon was opposed to raising the tax rate, especially not at this time, even though the valuations are increasing. Hearing no further comments the public hearing was closed.
2. The first of two public hearings was held on the proposed property tax rate that will result in an increase of the total tax revenues from property values on the tax roll. Mayor Dodson opened the hearing for comments, hearing none, the public hearing was closed.
3. Mayor Dodson announced that the second public hearing on the tax revenue increase would be held on Tuesday, October 7, 2008 at 12:00 noon and the council would be voting on the tax rate at their regular meeting on October 21, 2008 at 6:00 p.m.

REGULAR AGENDA

1. Discussion and possible action to consider an ordinance approving a franchise agreement with CenterPoint Energy Electric LLC.
Tabled to the next meeting.
2. Discussion and possible action to consider approval of an agreement for contract building inspection services with Stephen A. Kologinczak, Jr. (mechanical and plumbing) and authorize the mayor to execute the respective agreement on behalf of the City.

Council received a recommendation from Dennis Holm, Building Official, regarding whether the Council should renew the inspection services agreement with Stephen A. Kologinczak, Jr. His recommendation was not to renew the

agreement for mechanical and plumbing inspection services with Mr. Kologinczak. Further he advised that the inspectors on contract at the present time are able to meet the needs of the contractors working in the City and are doing so in a timely and professional manner. Receiving this recommendation, a motion was made by Councilmember Wegner with a second by Councilmember Burck to not engage Mr. Kologinczak to provide mechanical and plumbing inspection services to the City. The motion carried unanimously.

3. Discussion and possible action to consider an ordinance establishing regulations for solid waste collections.

Tabled to the next meeting.

4. Discussion and possible action to receive and accept the report from the Planning and Zoning Commission to amend the zoning ordinances relating to fences and walls in Section 44-163 of the City's Code of Ordinances.

Tabled to the next meeting.

5. Discussion and possible action to consider an ordinance providing for regulations relating to the placement of residential generators and assessing a permit fee.

The Council received many comments from the audience regarding their position on regulating permanent generators in the city which was mostly involving the noise issue. After hearing and discussing the issue, a motion was made by Councilmember Stark with a second by Councilmember Burck to forward to the Planning and Zoning Commission to review and make a recommendation on any changes to the zoning ordinance to include generators and/or prepare a separate ordinance regulating generators. The motion carried unanimously.

6. Discussion and possible action concerning review and process of the 2009 fiscal year budget.

There was a brief discussion only of the proposed budget based on comments from the public. Councilmember Reichel stated he is opposed to the \$0.205/\$100 tax rate to fund a capital improvement plan that has not been approved. Councilmember Wegner stated he was against the higher tax rate. Councilmember Neuhaus commented that fees (revenues) from permits were going down. There was no formal action taken.

ADJOURN OPEN MEETING

A motion was made by Councilmember Reichek with a second by Councilmember Wegner to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 10:35 p.m.

Respectfully submitted,

Deborah L. Loesch

Deborah L. Loesch, TRMC
City Secretary

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