

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE REGULAR
CITY COUNCIL MEETING
FEBRUARY 24, 2009

The City Council of the City of Hunters Creek Village, Texas held its regular meeting on Tuesday, February 24, 2009, at City Hall, #1 Hunters Creek Place, Hunters Creek Village, Texas.

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

With a quorum of the Council Members present, Mayor Dodson called the session to order at 6:00 p.m. followed by the Pledge of Allegiance, led by Dennis Holm. It was noted that Councilmember Steve Reichek was not in attendance.

REPORTS

1. Mayor and Council Reports and Comments:
 - a. City of Houston Task Force on Electric Reliability. Mayor Dodson advised that he attended a meeting at the City of Houston on electricity reliability for which an ad hoc committee was formed to review the availability of power during emergencies for fuel, food, etc.
 - b. Review and consider any revisions to Chapter 18, Article II and III of the Code of Ordinances regarding tree preservation. The revised ordinance was reviewed to determine if additional revisions are required to strengthen the enforcement of the tree ordinance, determine appropriate fee schedule for permits and inspections. No significant recommendations were made to change the current ordinance, however, Brad Hendricks; the City's Urban Forester suggested that the permit fee for removal of a tree should be increased from \$70 to \$100 and adding a permit for removing a diseased or dead tree and fee associated with that. In addition, it was considered that the fee schedule for a permit to remove a tree should increase in accordance with the number of trees to be removed. There should be more information circulated to residents of the requirements in the ordinance for tree preservation. Further discussion will continue at the March meeting.
 - c. Review and consider any revisions to Chapter 18, Article IV of the Code of Ordinances regarding property maintenance and consider regulations for substandard buildings and structures. Staff reported that there are

numerous properties in the city that are overgrown with weeds, pools not being care for properly or part of abandoned homes and also structures that are in need of disrepair or demolition because they are substandard. The current ordinance needs to be expanded to strengthen the enforcement of these conditions. In agreement, Councilmember Wegner with a second by Councilmember Burck made a motion to forward to Planning and Zoning Commission for a report and recommendation on the current ordinance and suggestions for a new ordinance regarding substandard buildings and structures. The motion carried unanimously.

- d. Consider the purchase of an additional vehicle for Public Works fleet. Councilmember Wegner requested that Council consider purchasing an additional vehicle for the Public Works Department since the prices for trucks had dropped to an all time low and could probably get a good deal. There was discussion with the council agreeing that the purchase was not needed at this time.
 - e. Comments or suggestions for items to include on future agendas. Councilmember Wegner stated that he is continuing to develop a telephone listing of subdivision contacts to use during emergency situations. However, getting a complete list has been difficult therefore other alternative approaches to getting information to the residents during an emergency situation needs to be reconsidered.
2. City Engineer's Report. Charles Eastland, reported on the following projects:
- a. Camelot Woods drainage and improvement project update. The project is completed and there will be no more reports on this project.
 - b. Inwood Oaks/April Way drainage and paving improvement project. The project is ready to be rebid with final approvals received from the Memorial Villages Water Authority, AT&T and CenterPoint. Advertisement would be published starting on March 1st with a pre-bid on March 17th and bid opening on March 31st. MVWA has asked to participate in the project for the construction of a new waterline on Inwood Oaks. The agreement provides for a 10% administrative fee to be paid to the City.
 - (1) Discussion and possible action to consider authorization to solicit for bids for the Inwood Oaks/April Way drainage and improvement project.

A motion was made by Councilmember Stark with a second by Councilmember Wegner to authorize readvertisement of the project. The motion carried unanimously.
 - (2) Discussion and possible action to consider approval of an interlocal agreement between the Memorial Villages Water Authority for

participation in the Inwood Oaks/April Way paving and drainage project to construct water and sewer improvements.

A motion was made by Councilmember Stark with a second by Councilmember Wegner to approve the interlocal agreement and authorize the Mayor to execute the agreement on behalf of the City. The motion carried unanimously.

- c. Creekside Manor paving and drainage improvements and Tara Oaks Outfall improvement projects.

Temporary construction easement documents are being finalized for construction access to the storm sewer outfalls to Briar Branch Creek. Environmental permit approval from the U.S. Army Corps of Engineers is still pending with additional funds of \$6,050 needed for preparations of the wetlands delineation to the 2 storm sewer outfalls. An environmental firm will need to be consulted in this process, thus the reason for the additional funds. Plans have been submitted to the MVWA for approval. Mayor Dodson commented that in his opinion he would recommend not moving forward with this project until we receive all of the reimbursement from FEMA. Councilmember Stark commented that the outfall work should not be delayed at this time; however, the paving could wait.

- d. Smithdale and Long Shadows drainage and paving improvement project. After a series of meetings with residents from Long Shadows and conducting of a survey for which the majority responding were in favor of a concrete curb and gutter street 24/26', the recommendation of the city engineer for the design of Long Shadows would be 24/26 feet with concrete curb and gutter similar to that approved for Smithdale. Subject to approval of the design, the plans should be ready for bid authorization at the May meeting. In addition, additional work by the city engineer on the design portion of this project has increased the cost of the engineering services by \$12,000.00. An amendment #4 to the city engineer's agreement will be provided at the March meeting.

(1) Discussion and possible action to determine the design criteria for the pavement for Long Shadows paving and drainage project.

A motion was made by Councilmember Stark with a second by Councilmember Neuhaus to approve the design of the pavement for Long Shadows to be 24'/26' (with 2 1' curbs) concrete curb and gutter similar to Smithdale. The motion carried unanimously.

- e. TCEQ MS4 Permit. Planned activities established under the permit to meet the requirements are under way. Pamphlets promoting water conservation will be available at City Hall, classroom educational materials will be provided to the elementary school, storm water inlet marking will need to be done and can be done as a community service

project by various groups or city staff. A base map will be provided to the County and a review of building permit requirements to ensure that NPDES requirements are being met.

- f. TX DOT Signage authorization for left turn lanes to IH-10. TX DOT has requested permission to install additional signage for advanced warning of 2 left turn lanes on Bingle at the intersection with IH-10 and with the installation of the signs, the City will be responsible for the maintenance of the signs.
 - (1) Discussion and possible action to approve a request from TX DOT to install additional signage for northbound left turn lanes at the intersection of Bingle and I-10 and accept the maintenance of the signs.

A motion was made by Councilmember Burck with a second by Councilmember Wegner to allow TX DOT to install additional signage for the 2 left turn lanes at Bingle and IH-10 and the City accepts the maintenance of the signs. The motion carried unanimously.
 - g. Handrail at sidewalk along Memorial Drive at Lindenwood and Kuhlman. Construction of the handrail at Lindenwood began on February 23rd and should be completed by the 25th. After the installation is complete the Public Works Department will stain the railing as per the mock-up. There will be an additional cost to install an upgraded design at Kuhlman. Councilmember Burck stated for the record that she disagreed with the design and cost however she understood that it was within the Mayor's purchase authority.
 - h. Status of various projects under consideration. Looking into revising the LOMR for Soldiers Creek for a FIRM map revision with a possible cost of \$80,000. Safe Sidewalks have completed their work along Memorial Drive. Researching cost to install a sidewalk on the north side of Memorial Drive from Bryn Mawr to Voss Road which could estimate about \$100,000. Looking into whether the cost could be paid for with Metro funds. Mayor Dodson asked that it be placed with future projects. However, council comments indicated there was no objection to consider the sidewalk in the future.
3. Fire Commissioner. Alternate Commissioner Matt Thanheiser reported from the Commission meeting which met on February 23rd. The first meeting of the Compensation Sub-Committee has met taking into consideration salary increases by the City of Houston, base salary comparison, Consumer Price Index being a negative number and the directive from the City of Bunker Hill Village to maintain a flat budget with no increase from 2009 to 2010. The department sold one 1995 Suburban vehicle and replaced with a new one for the fleet to be utilized by the Fire Inspector. Completed the remodel of the day room. They were proud to announce the Chief Calagna received the award of Fire Chief of the Year.

4. Police Commissioner. Commissioner Benny Hruzek and Police Chief Gary Byre reported together on the activities of the department. Recently apprehended 2 burglaries in the area and expect to have prepared the required racial profiling report shortly.

- (1) Discussion and possible action to provide direction to the Police Commissioners regarding engaging an independent actuaries consultant to perform an analysis of the TMRS unfunded liability.

A motion was made by Councilmember Wegner with a second by Councilmember Stark to authorize the engagement of an independent actuaries consultant at a cost of \$4,000 to each city that should be paid out of the department's budget. The motion carried unanimously.

5. Discussion and possible action to provide direction to the Police and Fire Commissioners during the development of their respective 2010 budgets.

In support of the letter from the City of Bunker Hill Village asking that the departments to prepare a budget for 2010 flat to 2009, a motion was made by Councilmember Burck with a second by Councilmember Wegner to authorize the Mayor to write a letter to the respective department Commissioners endorsing Bunker Hill Village's position. The motion carried unanimously.

6. City Treasurer's Report. Keen Butcher presented the Treasurer's Report for January indicating the average interest earned on money market investment accounts is 1.31%. Interest income continues to decrease as interest rates continue to fall. All bank accounts are fully collateralized as required. As of the end of January, the total cash and investments in accounts are all in good order. Deborah Loesch, City Secretary, provided council with reports from the various activities of the departments and the financial statement for the month of January. Additionally she reported that the City has received a portion of the FEMA reimbursement for expenses incurred from Hurricane Ike in the amount of \$431,035 of \$1.5M expended and was continuing to pursue FEMA and the State for the remaining funds.

PUBLIC COMMENTS.

Mr. Omar Khan, 823 Wade Hampton, complained about the cars parking on his street from 4:00 – 6:00 p.m. each day for soccer games and after school activities at the elementary school fields. He asked that the No Parking Zone be expanded to 6:00 and to include Flint River.

CONSENT AGENDA. A motion made by Councilmember Wegner a with second by Councilmember Burck, the Council voted unanimously to approve and adopt consent agenda items 1 through 6 as follows:

1. Approval of the Minutes of the January 13, 2009 and January 20, 2009 council meetings.
2. Approval of the Cash Disbursement Journal for January 2009.
3. Approval of an Inter-Budget Transfer for Fiscal Year 2008 for the Memorial Villages Police Department in a corresponding amount of \$46,400.00.
4. Approval of an Interlocal Agreement with Harris County for the housing of city prisoners for one year beginning January 1, 2009.
5. Approval of a renewal contract with Northwest Pest Control to provide mosquito fogging services beginning March 1, 2009 through October 31, 2009.
6. Approval of Resolution No. 09-02 levying an additional penalty and interest for delinquent taxes under the Texas Property Tax Code for tax year 2008.

REGULAR AGENDA

7. Discussion and possible action to consider an ordinance approving amendment #1 to the 2009 fiscal year budget appropriating funds for Long Shadows/Smithdale paving and drainage project and adjusting budget costs for other capital projects.

A motion was made by Councilmember Burck with a second by Councilmember Stark to approve Ordinance No. 734 adopting amendment #1 to fiscal year budget 2009 as presented. The motion carried unanimously.

8. Discussion and possible action concerning the engagement of the City's building official on a contract basis.

Mayor Dodson presented a proposal from Dennis Holm, the City's Building Official, to consider upon his retirement in April to contract with him on a part-time basis as the building official. There was discussion with no formal action taken. However, the council was open to the concept of the position on a part-time basis due to any market down turns in the new housing construction area. Mayor Dodson would continue to discuss the terms of a contract with Mr. Holm and report back at the March meeting.

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 8:28 p.m.

Respectfully submitted,

Deborah L. Loesch

Deborah L. Loesch, TRMC
City Secretary

These minutes were approved on the 24th day of March , 2009.

Ordinance No. 734 and Resolution No. 09-02 are on file in the City Secretary's office and are made a part of these minutes by reference.