

**CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE REGULAR
CITY COUNCIL MEETING
January 23, 2018**

The City Council of the City of Hunters Creek Village, Texas held a regular meeting on Tuesday, January 23, 2018, at City Hall, #1 Hunters Creek Place, Hunters Creek Village, Texas.

Present:	Mayor:	Jim Pappas
	Councilmembers:	Stuart Marks
		Fidel Sapien
		Ken Spalding
		Chip Cowell
		Jay Carlton

City Attorney:	John Hightower
City Administrator:	Tom Fullen
City Secretary:	Crystal R. Dozier
City Building Official:	James Stewart
City Engineer:	Steve Byington

With a quorum of the Council Members present, Mayor Jim Pappas called the meeting to order at 6:00 p.m. followed by the pledge of allegiance led by Alex Valicheck and invocation led by Mayor Pappas.

PUBLIC HEARING. A public hearing will be held before the City Council for the purpose of receiving testimony for or against a proposed amendment to the Zoning Chapter of the City of Hunters Creek Village to: establish new maximum heights, for anything built or placed in a required rear or side yard. More specifically, maximum heights, as measured from natural ground level, would be limited to: 8' (10' for open air structures) if located 5-10' from the rear and side property lines; 10' if located 10-15' from the rear and side property lines; or 15' if located more than 15' from the rear and side property lines.

The Public Hearing was opened for comments. Matt Benner at 12 Voss Park and Lee Hamel at 605 Lindenwood spoke before the Council either for or against the proposed zoning change. The Public Hearing was closed.

1. Discussion and possible action to receive the final report and recommendation from the Planning and Zoning Commission.

A motion was made by Councilman Cowell to accept the final report and recommendation from the Planning and Zoning Commission and Councilman Sapien seconded the motion. The vote to approve the motion was unanimous.

2. Discussion and possible action to adopt an ordinance to: establish new maximum heights, for anything built or placed in a required rear or side yard. More specifically, maximum heights, as measured from natural ground level, would be limited to: 8' (10' for open air structures) if located 5-10' from the rear and side

property lines; 10' if located 10-15' from the rear and side property lines; or 15' if located more than 15' from the rear and side property lines.

No action taken.

3. Discussion and possible action to refer the proposed ordinance described in item 2, back to the Planning & Zoning Commission, for review and recommendation of a proposal to amend the proposed ordinance to increase the allowable maximum height of open air structures, located 5-10' from the rear and side property lines, from 10' to 14'.

A motion was made Councilman Sapien to refer the proposed ordinance described in item 2, back to the Planning and Zoning Commission, for review and recommendation of a proposal to amend the proposed ordinance to increase the allowable maximum height of open air structures, located 5-15' from the rear and side property line from 10' to 14' and to call for a joint public hearing with the Planning and Zoning Commission on February 27, 2018 at 6:00 pm. Councilman Cowell seconded the motion. The vote to approve the motion was unanimous.

4. In the event that City Council adopts the proposed ordinance described in item 2, discussion and possible action to refer to the Planning & Zoning Commission, for review and recommendation, a separate proposal to amend the Zoning Chapter to increase the allowable maximum height of open air structures, located 5-10' from the rear and side property lines, from 10' to 14'.

No action taken.

PUBLIC COMMENTS

Alex Valicheck, President of the Spring Branch FFA at 10718 Marsha Lane addressed the Council regarding the Spring Branch FFA Annual Show and Sale. Matt Benner at 12 Voss Park addressed the Council regarding his concerns with the I-10 development in Hedwig Village.

REPORTS

Treasurer: Tom Fullen, City Administrator, presented the financial report and gave a brief summary.

Police Commission: Eric Jones, Field Operations Commander presented the police report and gave a brief summary on recent events. Follow-up on Previous Month Items/Requests from Commission-The department received the state government procurement pricing for police vehicles for 2018 and are currently completing pricing an emergency vehicle package up-fitting costs for commission consideration. The 2017/2018 I.T. system/health assessment has been. Personnel Changes/Issues/Updates-Four background investigations are in progress as we completed testing 12/15/17 for our (3) current openings for officers. Two of the candidates look promising based on their preliminary backgrounds and experience. 2017 employee evaluations completed and issued to all personnel.

Major/Significant Events

- 12/1/17. Officer Valdez observed a vehicle matching the description of a vehicle involved in a prior theft at the Shell gas station, driving on Voss Road. Officer Valdez initiated a traffic stop and while investigating observed some of the stolen property still

inside of the vehicle. The 2 occupants were arrested and the stolen property was recovered.

- 12/18/17. Officers were investigating a suspicious situation where a resident saw a subject exit her garage during the middle of the night. Upon arrival, officers observed a male walking in the area who then fled from officers on foot. After a foot pursuit the suspect was taken into custody, eventually leading to the arrest of 2 additional suspects. The subjects were found to have broken into vehicles in the area. A stolen handgun was also recovered.
- 12/23-12/28. Multiple fraud cases originated from the 11900 block of Cobblestone. The cases have several similarities and are believed to have originated from a mail theft. Detectives are following up, looking for video evidence from some of the merchants where the fraudulent credit cards were used.

Status Update on any Major Projects-NDI has returned some preliminary pricing for the implementation of a village-wide ALPR system with minimal inter-structure hardware and back-up systems. The new estimated pricing is more promising than the prior estimates. Carpet and Tile installation in the police station has been completed. All personnel have been trained and certified in advanced first aid by the Red Cross. 162 of 168 TBP files have been submitted electronically as of 12/22/17. Of the submitted files, all have been accepted to include 67 that are tentative pending on-site review and verification. The Piney Point V-LINC alarm registration module has been built for 2018.

Fire Commission: Councilman Jay Carlton, reported that the Fire Commission has engaged Carl Shack to do an assessment on the fire station and make a recommendation to the Commission. The station roof is leaking and the cost to repair is estimated from \$215K to \$245K. The Commission will meet on Wednesday, January 24th to further discuss the fire station renovation with a current estimated budget of two million. The Commission will also discuss a study on response times that is estimated to cost between \$32K and \$34K.

Building Official: James Stewart, City Building Official gave a brief summary of the building report and a status update on the home at 10803 Beinhorn.

City Engineer: Steve Byington, City Engineer reported on the following public work projects:

a. Two Outfall Rehabilitation

The Magnolia Bend Outfall is complete and will be submitted to HCFCD for review and concurrence. Hunters Trail is being refined for an alternate method of rehabilitation. Both should be ready to request authorization to bid at next council meeting.

b. Memorial/Voss Intersection Improvements

The design of the improvements is underway and approximately 30% complete. Improvements will include mast arms, removal of all span wire, new pedestrian elements including ramps. The Bluetooth detection PODS will be installed in all lanes at all three intersections as part of this project. This will replace the remaining aged and failing magnetic detector loops. Additionally, this will allow us to record all movements and eventually refine the timing plans to optimize signal timing using the advanced controllers installed in 2015. In February, Steve will present options for style of pole, mast arms and pedestrian poles.

c. Wickline Drainage Study

The topographic survey is completed and processed. Piney Point models have been reviewed against their Master Plan. Models found to match the report. LiDAR and topography used to create accurate surface model of neighborhood and detailed cross sections of Wickline Ravine. The existing condition model created and verified. The 100 year model underway now which will be verified against HCFCD Effective models. Next, the City Engineer will create Harvey hydrology and run through the hydraulic model. Cobb Fenley will send a survey out to residents of Willowick Subdivision requesting anecdotal information during Harvey. Slab elevations were obtained during topographic survey which will allow verification of the "Harvey condition" model. There should have preliminary results before the February meeting.

Mayor and Council: Councilman Cowell requested the Texas Legislature's proposal to establish a property tax revenue growth cap of 2.5 percent per year be an agenda item on the next agenda.

CONSENT AGENDA

1. Approval of the Minutes of the Regular Meeting on December 12, 2017.
2. Approval of the Cash Disbursement Journal for December, 2017.
3. Approval of the Resolution appointing Kyle Sears as the City's official representative for the Harris-Galveston Subsidence District.

A motion was made by Councilman Spalding to approve the Consent Agenda and Councilman Cowell seconded the motion. The vote to approve the motion was unanimous.

REGULAR AGENDA

1. Discussion and possible action to adopt an ordinance amending Article II, "Tree Preservation," of Chapter 18, "Environment," of the City Code of Ordinances to update the Tree Preservation Requirements to comply with recently enacted Section 212.905 of the Texas Local Government Code.

A motion was made by Councilman Cowell to approve and adopt an ordinance amending Article II, "Tree Preservation," of Chapter 18, "Environment," of the City Code of Ordinances to update the Tree Preservation Requirements to comply with recently enacted Section 212.905 of the Texas Local Government Code and Councilman Spalding seconded the motion. The vote to approve the motion was unanimous.

2. Discussion and possible action to approve an Interlocal Agreement with Spring Branch Memorial Library.

A motion was made by Councilman Spalding to approve an Interlocal Agreement with Spring Branch Memorial Library and Councilman Cowell seconded the motion. The vote to approve the motion was unanimous.

3. Discussion and possible action to approve an amendment to the Interlocal Agreement between the City of Bunker Hill and the City of Hunters Creek for Animal Control Services.

A motion was made by Councilman Marks to postpone the item indefinitely and Councilman Spalding seconded the motion. The vote to approve the motion was unanimous.

4. Discussion and possible action to terminate the agreement with Waukesha-Pearce Industries and accept the agreement with Texas Elite Generators for generator maintenance and service.

A motion was made by Councilman Spalding to terminate the agreement with Waukesha-Pearce Industries and accept the agreement with Texas Elite Generators for generator maintenance and service and Councilman Marks seconded the motion. The vote to approve the motion was unanimous.

5. Discussion and possible action to consider a request for reimbursement from the City of Bunker Hill Village for certain Hurricane Harvey expenses.

A motion was made by Councilman Spalding to reimburse the City of Bunker Hill Village in the amount of \$2,166.68 for certain Hurricane Harvey expenses and Councilman Sapien seconded the motion. The vote to approve the motion was unanimous.

6. Discussion and possible action to approve an Ordinance of the City of Hunters Creek Village, Texas, providing for the holding of a General Election on May 5, 2018, for the purpose of electing three (3) Council Members (Position Nos. 1, 2 and 3); and providing details relating to the holding of the election.

A motion was made by Councilman Spalding to approve and adopt an ordinance of the City of Hunters Creek Village, Texas, providing for the holding of a General Election on May 5, 2018, for the purpose of electing three (3) Council Members (Positions Nos. 1, 2, and 3); and providing details relating to the holding of the election and Councilman Cowell seconded the motion. The vote to approve the motions was unanimous.

7. Discussion and possible action regarding the City's 2018 Arbor Day program.

A motion was made by Councilman Cowell to approve the City's 2018 Arbor Day Program and Councilman Marks seconded the motion. The vote to approve the motion was unanimous.

8. Discussion and possible action to accept the rate increase from Building Professionals of Texas L.P. for janitorial services.

A motion was made by Councilman Spalding to accept the rate increase from Building Professionals of Texas L.P. for janitorial services and Councilman Cowell seconded the motion. The vote to approve the motions was unanimous.

9. A motion was made by Councilmember Cowell with a second by Councilmember Carlton to adjourn the meeting. The vote to approve the motion was unanimous.
10. The meeting was adjourned at 7:49 p.m.

