

**CITY OF HUNTERS CREEK VILLAGE, TEXAS  
MINUTES OF THE REGULAR  
CITY COUNCIL MEETING  
May 26, 2015**

The City Council of the City of Hunters Creek Village, Texas held a regular meeting on Tuesday, May 26, 2015, at City Hall, #1 Hunters Creek Place, Hunters Creek Village, Texas.

Present:	Mayor:	David Wegner
	Councilmembers:	Fidel Sapien
		Ronnie Weinstein
		Chip Cowell
		Jim Pappas
	City Attorney:	John Hightower
	City Administrator:	Tom Fullen
	City Secretary:	Crystal Seagler
	City Treasurer:	Shanoop Kothari
	City Engineer:	Steve Byington
	Building Official:	Donnie Sullivan

***With a quorum of the Council Members present, Mayor Wegner called the session to order at 6:01 p.m. followed by the pledge of allegiance lead by Mr. Ed Holland.***

**REPORTS**

City Treasurer Report Shanoop Kothari presented the April financial report and gave a brief summary on the employee pension report as requested by Council at the April meeting. A suggestion was made that the City consider adding a reserve for unfunded pensions costs to the 2016 budget.

Police Commissioner Councilmember Sapien reported the Police Commission is close to finishing the budget and will be meeting Wednesday, May 27<sup>th</sup>.

Fire Commission Councilmember Pappas reported the Fire Department was in the middle of the annual audit. The commission has hired an architect to assess the fire station. The construction work on the kitchen should start in 30 days.

Building Official Donnie Sullivan gave a brief summary on the monthly building report.

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

- a. North Hedwig Road Construction – Piney Point Village  
Construction is complete.
- b. Hunters Creek Drive, Boros Drive, and Hickory Hollow St. Reconstruction

Public information meeting to be set for June 23<sup>rd</sup> prior to the regular city council meeting. The design is 60% complete.

- c. Memorial Drive Pavement  
Geotechnical field work complete. Lab testing on-going. Anticipate results and recommendations by June.
- d. Traffic Signals  
Intersections proposed for upgrade include Voss and Beinhorn, Voss and Memorial, Memorial and Lindenwood, and the flashing red light at Beinhorn.
- e. TxDot Traffic Safety Grant  
After reviewing the crash report over the past three years on Voss Road the recommendation is to not pursue a grant at this time.

### Mayor and Council Report

- a. Villages Independence Festival  
Crystal Seagler reported the committee met and decided on a T-shirt design and worked on parade float design.
- b. Harris County Appraisal District  
HCAD report reflected an increase in property values in the City.
- c. Employee Insurance Analysis  
Council asked Ken Spalding to further review the employee benefits analysis and compare the City's benefits with Bunker Hill Village.
- d. Comments or suggestions for items to include on future agendas.  
Mayor Wegner requested to add the following items to next month's agenda:  
Hedwig Shadows drainage issues.  
CenterPoint Energy to attend next meeting in regards to power outages at Trails Court.  
City Attorney to review options for regulating the parking of vehicles on residential street  
Street signs along Mast Arms  
Lawn maintenance ordinance

### **PUBLIC COMMENTS**

M.J. Iqbal at 9 Hunters Ridge Ct. expressed his concerns about the drainage on his property that is in the flood plain and his issue with the his private lift system. Mike Montgomery with the Memorial Village Water Authority addressed the lift system problem.

Antonio Benavides at 802 Flint River is concerned about the drainage on his property. Tom Fullen, City Administrator ask Mr. Benavides to have a topo survey done of his property in order to further assist him with his drainage issue.

Bill Cutts at 3 Hedwig Shadows brought to the council's attention the reoccurring drainage problem on Hedwig Shadows. The city council requested that the item be put on next month's agenda. Mr. Cutts also requested the foliage be trimmed.

Ed Holland at 314 Shasta reported the drainage on Lindenwood and Shasta fared well in light of the flash flood.

Joe Munson at 521 Trails Court stated the recurring power outages during heavy wind and rain. Staff was directed to contact CenterPoint Energy to see how to resolve the issue and also asked to have CenterPoint Energy representative attend next city council meeting.

Bijan Imani at 916 Hickory Hollow spoke on behalf of his neighbors on Hickory Hollow, Boros and Hunters Creek regarding the proposed reconstruction of their street, including the proposed pavement width. The City Engineer informed the residents there will be a public information meeting for the construction project, to answer all questions, before the next city council meeting, scheduled Tuesday, June 23<sup>rd</sup> at 5:00 pm.

Jeff Shkolnick at 411 Trials Court expressed his concern about a neighbor who parks a vehicle in front of his home for long periods of time. Council direct City Attorney, John Hightower to review the issue, determine what other cities are doing, and make a recommendation at the next council meeting.

### **CONSENT AGENDA**

1. Approval of the Minutes of the Regular Meeting on April 28<sup>th</sup> and of the Special City Council Meeting on May 14, 2015.
2. Approval of the Cash Disbursement Journal for April, 2015.
3. Acceptance of resignation from Tommy Fatjo from his position as Alternate Fire Commissioner and approval of the Resolution appointing Jay Carleton as Alternate Fire Commissioner.

**A motion was made by Councilmember Weinstein to approve the Consent Agenda and Councilmember Pappas seconded the motion. The vote to approve the motion was unanimous.**

### **PUBLIC HEARING**

A public hearing was held for the purpose of receiving comments on the proposed amendments to the City's Zoning Ordinance relating to: Sec. 44-218.1. Non-conforming lots joined with land-locked lots or parcels.

- (a) Generally. Where a lot was non-conforming on March 25, 1955, and has been joined in common ownership with a contiguous lot or parcel that, prior to such joinder, did not have any frontage on a public or private street, the combination of lots shall be treated as a single lot for the purposes of applying this chapter, except as provided below.
- (b) Minimum yard requirements. For purpose of applying Section 218 (b) (2) regarding minimum yard requirements/building lines for non-conforming lots, the combined lot referenced in (a) above shall be treated as a nonconforming lot, regardless of whether, after the combination, it meets the minimum area, width, and depth requirements for a conforming lot.

**Hearing none, the public hearing was closed.**

## **REGULAR AGENDA**

1. Discussion and possible action to consider an ordinance amending the Code of Ordinances of the City of Hunters Creek Village, Texas amending Sec. 44-218.1. Non-conforming lots joined with land-locked lots or parcels. (a) Generally. Where a lot was non-conforming on March 25, 1955, and has been joined in common ownership with a contiguous lot or parcel that, prior to such joinder, did not have any frontage on a public or private street, the combination of lots shall be treated as a single lot for the purposes of applying this chapter, except as provided below.

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**A motion was made by Councilmember Weinstein with a seconded by Councilmember Sapien to approve ordinance amending the Code of Ordinances of the City of Hunters Creek Village, Texas amending Sec. 44-218.1. Non-conforming lots joined with land-locked lots or parcels. (a) Generally. Where a lot was non-conforming on March 25, 1955, and has been joined in common ownership with a contiguous lot or parcel that, prior to such joinder, did not have any frontage on a public or private street, the combination of lots shall be treated as a single lot for the purposes of applying this chapter, except as provided below.**

**(b) Minimum yard requirements. For purpose of applying Section 218 (b) (2) regarding minimum yard requirements/building lines for non-conforming lots, the combined lot referenced in (a) above shall be treated as a nonconforming lot, regardless of whether, after the combination, it meets the minimum area, width, and depth requirements for a conforming lot.**

**The vote to approve the motion was unanimous.**

2. Discussion and possible action to consider a request for an extension of building permit expiring June 22, 2015 at 703 Kuhlman and setting the fees for the extension.

**A motion was made by Councilmember Pappas to approve the extension of the Building Permit for 703 Kuhlman to June 22, 2016 and to require the payment of a renewal fee equal to 25% of the original fee. The motion was seconded by Councilmember Weinstein. The vote to approve the motion was unanimous.**

3. Discussion and possible action to award a bid for mowing services for Memorial Drive.

**A motion was made by Councilmember Weinstein to award the bid to Manicured Landscape for mowing services for Memorial Drive and a seconded was made by Councilmember Sapien. The vote to approve the motion was unanimous.**

4. Discussion and possible action to consider Mast Arms for Traffic Signals.

**No action was taken.**

5. Discussion and possible action to advertise for the position of Permit Administrative Assistant.

**A motion was made by Councilmember Sapien to advertise for the position of Permit Administrative Assistant and a seconded by Councilmember Weinstein. The vote to approve the motion was unanimous.**

6. Discussion and possible action to hear cause for the construction of two new water tanks within the Creekside Subdivision by the Memorial Villages Water Authority.

**Mike Montgomery with Memorial Villages Water Authority addressed his proposed plan to renovate the water plant in the Creekside Subdivision. He would like to start construction sometime next year. No action was taken.**

7. **A motion was made by Councilmember Pappas to adjourn the meeting and Councilmember Weinstein seconded the motion. The vote to approve the motion was unanimous.**

8. **The meeting was adjourned at 8:55 p.m.**

These minutes were approved on the 21st day of July, 2015.

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David Wegner, Mayor

ATTEST:

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Crystal R. Seagler, City Secretary