

CITY OF HUNTERS CREEK VILLAGE, TEXAS  
MINUTES OF THE REGULAR  
CITY COUNCIL MEETING  
March 26, 2013

The City Council of the City of Hunters Creek Village, Texas held its regular meeting on Tuesday, March 26, 2013, at City Hall, #1 Hunters Creek Place, Hunters Creek Village, Texas.

Present:	Mayor	David Wegner
	Council Members:	Steve Reichel
		Fidel Sapien
		Bonnie McMillan
		Jim Pappas
	City Administrator/	
	City Secretary:	Deborah Loesch
	City Attorney:	John Hightower

With a quorum of the Council Members present, Mayor David Wegner called the session to order at 6:00 p.m. followed by the pledge of allegiance led by Ken Spalding. It was noted that Councilmember Michael Schoenberger was not in attendance.

A Proclamation was presented to Michael Cokinos, declaring March 26, 2013 as “Michael Cokinos Day”, in recognition of his public service to the citizens of Hunters Creek Village in various volunteer positions from Planning & Zoning Commissioner, City Councilmember and Police Commissioner. Also Sgt. Eric Jones presented Mr. Cokinos with an award thanking him for his service to the Memorial Villages Police Department.

PUBLIC COMMENTS

David Peacock, resident of Huntington Cove subdivision, addressed the Council regarding their subdivision’s contract for water and sanitary sewer service with the City of Houston. The home owners’ association currently owns the private water and sewer lines in the subdivision, connected to the City of Houston master meter along Voss Road. They are actively pursuing alternatives for water and sewer service to no longer have the responsibility for the operation of this private system. They have met with the Memorial Villages Water Authority discussing annexation of the area into their district. The obstacle for the MVWA to annex the area is the capital cost of \$250,000 to connect across Buffalo Bayou. The expense would have to be paid for by the residents of Huntington Cove, 11 property owners. They are continuing to pursue the City of Houston to consider taking over the system, but they need assistance in contacting the appropriate City of Houston personnel to discuss further. The subdivision is requesting assistance from City Council to help in making contacts. The City Engineer advised City Council that they have available

contact information in the Public Works Department at the City of Houston and would be glad to assist with giving the subdivision representatives the contact information.

Bob Dodson, a Lindenwood resident, addressed that he was in favor of private security patrols being regulated by ordinance.

## REPORTS

Treasurer's Report. Doug Abbott, City Treasurer, presented the monthly financial reports for the month of February 2013, reporting that all bank accounts were reconciled without adjustments. He advised the Council that the annual audit field work was being delayed due to construction activities at city hall, anticipating being able to accommodate their personnel sometime in May to begin field work. Also advised Council on the status of the pending lawsuit on Las Alamedas for delinquent property taxes, with a settlement agreement reached, the agreement is being circulated among the parties and a part of the settlement agreement contemplates the sale of the property to a buyer, who will satisfy all tax liens at the closing of its purchase of the property. Anticipate receiving a copy of the settlement agreement in the next week or so.

Police Commissioner. Mayor Derry Essary of the City of Bunker Hill Village addressed the City Council in regard to concerns he has with the management and board governing the department. He believes that the management of a multi-million dollar public safety department requires full-time professional management with public safety best practices experience, specifically a "public safety commissioner" hired by the cities and immediately responsible for the department for budgeting and general operation. He expressed his approach in managing this type of city services and thanked the Council for giving him the opportunity to discuss this proposal with them. He hoped that this proposal would be given some thoughtful consideration in the future. Before leaving the meeting, Mayor Essary presented to Mayor David Wegner a Proclamation from the City of Bunker Hill Village in recognition of his dedicated service and leadership in the reorganization of the Village Fire Department and the Board of Commissioners.

Interim Chief Roy Osborne reported that the department continues with their investigations on the recent burglaries and has been successful in identifying additional suspects on other break-ins.

- a. Discussion and possible action to consider an amendment to the Memorial Villages Police Department Interlocal Cooperation Agreement regarding the composition and voting rights of the Board of Commissioners.

There was no discussion and no action taken. The item was tabled for the next meeting.

Fire Commissioner. Councilmember Pappas reported budget workshop meetings were being planned. In the budget process they will be considering the effect of 3 senior level staff retiring during the year. Currently operations are running 8% under budget.

Mayor and Council Reports and Comments:

- a. I-10 noise abatement update. Mayor Wegner reported that there is a continued effort to resolve these issues and pursue a joint effort by the villages in supporting the installation of the rubberized asphalt. He also advised that the City of Jersey Village had recently adopted a resolution urging state representatives to advocate for noise mitigation measures with the Texas Department of Transportation related to the US 290 expansion. Several of the villages are preparing a similar resolution to pursue support from the state representatives to mitigate the noise issues.
- b. Discussion and possible action to consider establishment of an engineering advisory committee.

A motion was made by Councilmember McMillan with a second by Councilmember Reichek to adopt Resolution No. 2013-07 establishing an engineering advisory committee to advise City Council on matters pertaining to short-term and long-term infrastructure maintenance Public Works programs and capital improvement programs. The motion carried unanimously.

Building Official Report.

- a. Tom Fullen, Building Official, reviewed the report of new residences under construction through March 22, 2013 with 30 new residences currently under construction.
- b. Discussion and possible action to consider action reasonably required to address the substandard condition of the structure at 311 Voss Road.

Mr. Guy Willibey, property owner, was present at the meeting advising Council that demolition would take place in a week or so. Staff advised that no permit had been issued at this date. A motion was made by Councilmember Reichek with a second by Councilmember Pappas if no permit has been issued by Thursday, 3/28/13 at 4:30 p.m. for demolition, staff is directed to begin procedures for demolition on Monday, April 1. The motion carried unanimously.

City Administrator Report.

- a. Update on City Hall Addition & Renovations project. Deborah Loesch and Tom Fullen reported that roofing was underway and several change orders had to be issued in regard to issues attaching the new roof to the existing roof and also deteriorated wood decking around the cupola that had to be replaced.

- b. HCAD Appraisal Values Historical Changes & Trends. Recently received information from HCAD providing statistical information on changes and trends in property values over the past 6 years.
- c. Pending bills before the Texas State Legislature. Council was provided with information regarding proposed bills pending affecting the city's ability to regulate tree removal and property tax revenue caps.

City Engineer's Report. Charles Eastland, City Engineer, presented his report on the following Public Works projects:

- a. Voss Road at Soldiers Creek Bridge rehab project. This project is involved with the failure of the retaining wall. In reviewing this project, contacts were made with TxDOT to investigate potential participation from TxDOT to include this in their bridge replacement program. Unfortunately the bridge is not considered a bridge under TxDOT standards, with a minimum of 20' of culvert required. The current situation is an 8' culvert box. Design remains at 30% completion at this time.
- b. Roadway damage at 518 Wellesley. Charles Eastland and Deborah Loesch met in February with the contractor that reconnected an abandoned irrigation pipe that was under the roadway to the sprinkler system at this location. This connection is the cause for the failure of the pavement. The contractor was to consult with his attorney and insurance company and get back to us. As of this date, there has been no communication from the contractor. Council requested that the City Attorney prepare a demand letter to send to the contractor and the property owner. The City Attorney distributed the proposed letter for review to be mailed by the end of the week.
- c. Lindenwood Open Ditch Drainage Issues. The northern section of Lindenwood continues to have perpetual residual ponding in the ditches. The estimated cost to re-grade the ditches and re-set culverts and driveway aprons on Lindenwood from Memorial to Shasta would be \$130,000. This option does not include additional storm sewer under the ditches that was initially proposed for the east side of the road.
- d. Erosion study for Soldiers Creek. A draft proposal for the erosion study for \$50,000 was presented to Council. The bank failures will be addressed at the April meeting.
- e. Update on Piney Point Village's Soldiers Creek Impact Study review and impact at Wickline Ravine. Cobb Fendley received the revised report on March 18 and distributed their report to Council at the meeting indicating approval of the plan. Action to approve the study would be at the April meeting. There is still concern on the impact at the Wickline Ravine and a proposal for additional hydraulic modeling and surveying of the Wickline Ravine for \$2,600 was presented for Council action.

- f. North Hedwig Road improvements by Piney Point Village. The engineering review by Cobb Fendley of the proposed plans is being checked with the SCIS data. Comments indicate that the flows are higher than in the study because they are proposing to raise the street as opposed to lowering.
- g. Report on TCEQ Compliance Evaluation. TCEQ recently performed their inspection of the city's MS4 permit and the inspection report had no violations.
- h. Drainage easement at #2 Hedwig Shadows to Soldiers Creek. A drainage easement was granted in 1998 at this location to drain the overflow from Hedwig Road to Soldiers Creek. The easement does not exist outside of the lot and does not extend to Soldiers Creek. The runoff is within the property of 10929 Bridgewood which recently re-aligned Soldiers Creek through that property to be able to develop the lot. The City has received a complaint from the owner at 10929 Bridgewood of the overflow causing erosion and has requested that the City remedy the situation by acquiring an additional easement and installing an underground storm sewer from #2 Hedwig Shadows to the Creek. This will be discussed further at the April meeting.

CONSENT AGENDA. A motion was made by Councilmember Reichek with a second by Councilmember Pappas, the Council voted unanimously to approve and adopt consent agenda items 1 through 4 as follows:

- 1. Approval of the Minutes of the February 26, 2013 meeting.
- 2. Approval of the Cash Disbursement Journal for February 2013.
- 3. Approval to accept the 2013 Consumer Price Index (CPI) adjustment to municipal telecommunications rights-of-way access line rates as set by the Public Utility Commission of Texas.
- 4. Approval of Ordinance No. 810 declaring the unopposed candidates for Mayor (Bonnie McMillan), Council Position No. 4 (Michael Schoenberger) and Council Position No. 5 (Jim Pappas) duly elected and providing that the May 11, 2013 General Municipal Election shall not be held and cancelled.

REGULAR AGENDA

- 5. Discussion and possible action to consider regulations of private security companies operating within the City.

A motion was made by Councilmember Pappas with a second by Councilmember Reichek to table the item to the April meeting. The motion carried unanimously.

Council requested that resident Jeff Weems work with the City Attorney to prepare proposed language in an ordinance for regulations.

6. Discussion and possible action to consider proposed paving improvements for Ripple Creek and Ripple Lane.

Peter Brown with the Better Houston group and Sue Shaper, a resident on Ripple Creek, presented an alternative plan for reconstruction of the street, proposing a 20' wide concrete paved surface with 3' parking shoulders on each side composed of pervious material. The proposed plan would include brick pavers and speed calming areas along the roadway. They advised the Council that almost 100% of the residents on the street were in favor of this proposed plan.

After further discussion of the proposal, there was a request for a motion, hearing none, the discussion ended. There was no formal action taken on this item.

7. Discussion and possible action to consider paving maintenance work on Ripple Creek and Ripple Lane.

A motion was made by Councilmember Reichel with a second by Councilmember McMillan to authorize staff to solicit for bids for repairs and maintenance work on Ripple Creek and Ripple Lane. The motion carried unanimously.

8. Discussion and possible action to consider engineering design services for paving improvements to Hunters Creek Drive and Hickory Hollow.

There was discussion to evaluate the priority of the streets in the CIP to include the changes in budget reallocating funds from the Ripple Creek project. A revised CIP budget would be resubmitted for Council at the next meeting. A motion was made by Councilmember Pappas with a second by Councilmember Reichel to table the item until the next meeting. The motion carried unanimously.

9. Discussion and possible action to consider the results of the Voss Road and Memorial Drive intersection and Voss Road at Beinhorn traffic signal study.

The study included improving the timing and phasing scheme of the signals and to synchronize the signals on Voss between Beinhorn and Memorial.

A motion was made by Councilmember McMillan with a second by Councilmember Sapien to proceed with the signal timing implementation as set out in the study and authorized under City Engineering Agreement Amendment #33 and to include the synchronization of the signals in an amount not to exceed \$2,000. The motion carried unanimously.


10. Discussion and possible action to consider engineering modeling and survey study for Wickline Ravine.

A motion was made by Councilmember Reichek with a second by Councilmember McMillan to authorize the proposal from Cobb Fendley for hydraulic modeling and surveying for Wickline Ravine drainage. The motion carried unanimously.

ADJOURN OPEN MEETING

A motion was made by Councilmember Pappas with a second by Councilmember McMillan to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 10:00 p.m.

Respectfully submitted,



Deborah L. Loesch, TRMC  
City Administrator/City Secretary

These minutes were approved on the 23rd day of April, 2013.

Ordinance No. 810 and Resolution No. 2013-07 are on file in the City Secretary's office and are referred to in these minutes by reference only.