

TUESDAY, SEPTEMBER 15, 2015
PUBLIC HEARING & REGULAR COUNCIL MEETING
6:30 P.M.

REGULAR COUNCIL MEETING

1. CALL TO ORDER: Mayor Whiting called the City of Hilshire Village Council Meeting to order at 6:32 P.M. at 8301 Westview, Houston, Texas 77055.

1.1 Invocation: was given by Council Member Gunn.

1.2 Pledge of Allegiance:

1.3 Present: were Mayor Shannon Whiting, Mayor Pro Tem Paul Maddock, Council Members Stephanie Post, Russell Herron and David Gunn. Also present were City Secretary Susan Blevins, City Attorney Kim Mickelson, Olson & Olson and City Engineer Efrain Him, P.E., HDR Inc. Council Member Mike Gordy and Chief Gary Finkelman, Spring Valley Police Department, were absent.

Recess the Regular Council Meeting at 6:34 P.M.

2. PUBLIC HEARING:

2.1 CALL TO ORDER: Mayor Whiting called the Public Hearing to order at 6:34 PM.

2.2 Discussion: FYE 2016 Budget and 2015 Proposed Property Taxes – Mayor Whiting stated the City was proposing a Maintenance and Operations tax of \$0.415397 and debt tax of \$0.072683 with a total proposed rate of \$0.488080. Council decided to hear what the residents had to say during the Public Hearing and then they would discuss the Budget during the Regular Council Meeting.

2.3 Citizens Comments:

Bill Bristow, 1233 Pine Chase Drive, stated he would like to see this budget include funds to purchase signs for the entrances of the subdivisions to advertise the Council Meetings, Public Hearings and Workshops, money for the Building Officials to attend all Council Meetings to answer questions, money for cleaning the storm sewer drainage easements, money to hire a Code Enforcement Officer and money in the budget to update the council audio system. He would also like for the Mayor to update the citizens with the outcome of the Executive Session.

Bob Conklin, 14 Hilshire Grove Lane, stated he would be interested to know the increase of the ad valorem tax from the significant increase in Certificate of Occupancies. He said City of Hilshire Village is a highly sought-after location due to the legacy that has been passed on from previous Councils.

Rick Wourms, 8201 Burkhart Road, was curious as to why the article in the Chronicle stating the City was going up on taxes when in theory they were going down. Mayor Pro Tem Maddock said that the article said we were raising the taxes but in truth the City was lowering the tax rate. He said the City must advertise the proposed tax rate prior to deciding on the actual rate; therefore, the City must advertise the highest rate being contemplated. Mayor Whiting said she was taken back by the article. She was not interviewed for the article.

Council Member Herron said that the laws are confusing as to what has to be advertised but looking at the City's Budget in detail you can see the City tax rate has gone down.

Adjourn the Public Hearing at 6:50 PM

Reconvene the Regular Council Meeting at 6:51 P.M

3. CITIZENS COMMENTS: Related to the Agenda or any other item

Bill Bristow, 1233 Pine Chase Drive, asked the Citizens at the meeting if they had a copy of the Proposed Budget. Mr. Bristow stated he had printed a copy off the website but he was not sure it was the correct Proposed Budget subject for tonight's hearing.

Bob Conklin, 14 Hilshire Grove, wanted to know why this Council would continue to deliberate over the proposed ten (10) lot subdivision by Schwab. He said there were so many deficiencies. There were serious flaws in these lots.

Tyler Thoem, 8306 Creekstone, had questions regarding the projected surplus for 2016 compared to 2015.

Nancy Freedman Taub, 1313 Pine Chase Drive, stated she had been asked to be on the Zoning Planning Committee two (2) years ago and she has no communication with the City or Council regarding the Committee. She has come to Council twice to ask about the status and the City has not communicated with any of the members.

4. COUNCIL COMMENTS: None

5. REPORTS TO COUNCIL:

5.1 Engineers Report – Efrain Him stated in regard to the **Pine Chase and Glourie Project** that the contractor has corrected the majority of the problems. However, there are two areas, 1206 and 1234 Glourie that are still holding water. He will meet with Triple B Services tomorrow to discuss the matter.

Pine Creek/Bridle Spur Lane Reconstruction Project – Efrain Him stated the bid opening had been postponed until September 17, 2015 due to securing signatures from the City of Houston for the Water Meter Vault. He said that there are approximately

seven (7) potential bidders for this job at this time. Efrain said he would be presenting his recommendation to Council prior to the September 24th Special Council Meeting.

Mennonite Church has postponed the re-plating process until the Schwab Developments re-plat is processed.

1109 Ridgeley has been coordinating with the City and Mr. Tim Cisneros, Architect, on the proposed redevelopment.

1201 Pine Chase – Efrain said he had been coordinating with the contractor and home owner regarding As-Built-Drainage requirements.

1201/1205 Pine Chase Sanitary Sewer – Efrain has spoken with both homeowners and they both agree the sanitary sewer service line needs to be relocated. He is in the process of securing three (3) quotes from local licensed plumbers.

1206 Pine Chase – Efrain is in the process of reviewing the As-Built-Drainage Plan.

1209 Archley Drive – Efrain has been coordinating with the City and Mr. Andrau regarding proposed redevelopment and to discuss the drainage, impervious coverage and safety issues in regard to the ravine.

1210 Archley Drive – Efrain has been coordinating with the builder on requirements to maintain preexisting drainage conditions from 1220 Archley Drive and is now reviewing the Drainage Plan Resubmittal.

Zoning Ordinance – **Efrain stated he had** reviewed and made suggestions to the draft.

Council Member Herron told Efrain Him that he would like to see a site plan with both Mennonite Church and Hilshire Villas showing the streets and egress off Wirt Road.

5.2 Police Report: Mayor Whiting gave the report for August stating there was one (1) arrest where there was failure to identify. There was no significant incident except where a teenager was driving slowly through the Village so another teenager followed him thinking he did not belong in the Village and the original driver thought he was being followed. The parents got involved and then the police.

6. ACTION ITEMS:

6.1 Mayor Pro Tem Maddock made a motion to authorize payment of HDR invoice for Professional Engineering Services provided to the City for the Pine Creek & Bridle Spur Reconstruction Project, invoice # 11, in the amount of \$ 11,326.13, seconded by Council Member Post. **A vote was taken to approve the motion authorizing payment of HDR invoice for Professional Engineering Services provided to the City for the Pine Creek & Bridle Spur Reconstruction Project, invoice # 11, in the amount of \$11,326.13. The vote passed unanimously.**

The City Engineer was excused at this time

Recess the Regular Council Meeting at 7:26 P.M.

6.2 Closed Executive Session: to discuss Personnel Compensation pertaining to the City Secretary and City Clerk and how it relates to the budget.

Reconvene the Regular Council Meeting at 7:40 P.M

6.3 No action

7. DISCUSSION:

Budget and Tax Rates: Mayor Whiting went over the proposed budget and the surplus the City was anticipating. She stated the City was proposing the adoption of \$0.01 over the effective rate. The Maintenance and Operations rate would be \$0.415397 plus a Debt Tax rate of \$0.072683 which would equal a total tax rate of \$0.488080. Using this tax rate would yield \$793,255.00 in revenue. In the Budget presented to Council tonight it shows the change from part-time to a full-time City Clerk, a promotion for the City Secretary to City Administrator and \$5,000 for Code Enforcement. Mayor Whiting said that after the bids come in for Bridle Spur Council would be able to discuss the Capital Budget.

7.1 Planning and Zoning: Council Member Herron stated that at the last Council Meeting, Council gave him direction to have the Zoning Committee begin their process of reviewing the original Zoning Ordinance and the changes made by Mayor Whiting, City Secretary Blevins, City Attorney, City Engineer and himself. He apologized to Nancy Taub because apparently he did not have the right email for her; therefore, she was not properly notified. Council Member Herron stated the Zoning Committee met last night and started reviewing the zones and setbacks. He said there was a lot of work to be done but the Committee was on its way. It is important that they are able to communicate and that they have a clear understanding of the Ordinance and differences between the Ordinance and Deed Restrictions. He would like for the City to have a copy of all Deed Restrictions. Council Member Herron wanted the Zoning Committee to look at the big picture.

Mayor Whiting said that the City had been approached by a Developer regarding the Commercial Area and what type of businesses would be allowed. She would like to see the Committee review the Commercial Area first because she feels the City will be hearing from this Developer or other Developers. Mayor Whiting asked Council what they would like to see. Council said the more information the better.

The City Attorney was excused at this time

8. REPORTS TO COUNCIL: (Con't)

8.1 Fire Commissioner: Mayor Whiting stated the Commissioners approved policies on retention and destruction at the last meeting. They discussed the fire truck and replacement of the ladder truck. She said they will be given a recommendation from the consulting firm regarding the remodel of the fire station. Council Member Gunn asked if ladder trucks were obsolete because of sprinkler systems. Mayor Whiting stated that was incorrect. She referred to an email from the Fire Chief explaining the need of the ladder truck and the National Fire Code as it relates to fire department. The department shall have the capability to deploy 15 firefighters within 8 minutes 90% of the time. The deployment is for a 2000 square foot single family house. VFD has a minimum staff each day of 10 firefighters. To meet the staffing, the VFD has an interlocal agreement with the Houston Fire Department. Although Houston does not meet the 8 minutes on scene time, it is the best the VFD can do. Also, the Insurance Services Office (ISO) and the National Fire Protection Agency's National Fire Code states: "Response areas with 5 buildings that are 3 stories or 35 feet or more in height, or [have] 5 buildings that have a Needed Fire Flow greater than 3,500 gallons per minute (gpm), or any combination of these criteria, should have a ladder company." Within the response area of the Village Fire Department there are 92 commercial buildings which require fire flow greater than 3,500 gpm.

8.2 Building: City Secretary Blevins stated there were fifteen (15) permits and one (1) was for new swimming pool (1307 Friarcreek). There were forty (40) inspections.

8.3 City Secretary: City Secretary Blevins stated that regarding the Complaint and Issue Log, the majority of the drainage issues had been handled. AT&T is still working on their issues at 1202 Glourie. City Secretary Blevins stated that WCA, the City's refuse company, has improved their services and there have been fewer calls.

8.4 Treasurer: City Secretary Blevins said that financials had been discussed during the discussion of the budget.

9. REPORTS FROM COUNCIL

9.1 Mayor Whiting – Noise Abatement Update - Mayor Whiting said the Cities were still in negotiation with TxDOT.

HCMCA's Resolution regarding supporting regional efforts of the Economic Alliance with Houston Port Region is in Councils packet for information.

10. CONSENT AGENDA:

10.1 Mayor Pro Tem Maddock made a motion to approve the Consent Agenda as presented including the disbursements, the Minutes from the Regular Council Meeting of August 18, 2015, Minutes from the Special Council Meeting and Workshop of September 2, 2015, Minutes from the Public Hearing and Special Council Meeting of September 9, 2015, Minutes from the Pine Creek-Bridle Spur Workshop on September 9, 2015, and Resolution Number 145 nominating Ed Heathcott as the City's Representative for a position on the Board of Directors of the Harris County Appraisal

District for a two (2) year term, seconded by Council Member Gunn. **A vote was taken to approve the motion approving the Consent Agenda for September 2015 including the disbursements, the Minutes from the Regular Council Meeting of August 18, 2015, Minutes from the Special Council Meeting and Workshop of September 2, 2015, Minutes from the Public Hearing and Special Council Meeting of September 9, 2015, Minutes from the Pine Creek-Bridle Spur Workshop on September 9, 2015, and Resolution Number 145 nominating Ed Heathcott as the City's Representative for a position on the Board of Directors of the Harris County Appraisal District for a two (2) year term. The vote passed unanimously.**

11. ADDITIONAL COUNCIL COMMENTS: None

12. ANNOUNCEMENTS: City Secretary reminded Council there would be a Special Council Meeting on Thursday, September 24, 2015.

13. ADJOURNMENT: Mayor Pro Tem Maddock made a motion to adjourn, seconded by Council Member Post. The meeting was adjourned at 8:44 P.M.

Shannon Whiting, Mayor

ATTEST:

Susan Blevins, City Secretary