

**MINUTES  
THE CITY OF PINEY POINT VILLAGE  
SPECIAL COUNCIL MEETING  
MONDAY, MAY 15, 2017**

**THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE MET IN A SPECIAL MEETING ON MONDAY, MAY 15, 2017 AT 6:30 P.M. AT CITY HALL, 7676 WOODWAY, SUITE 300, HOUSTON, TEXAS, TO DISCUSS THE AGENDA ITEMS LISTED BELOW.**

**COUNCIL MEMBERS PRESENT:** Dale Dodds, Henry Kollenberg, Mayor Mark Kobelan, Mayor Pro Tem John Ebeling, Joel Bender, Brian Thompson

**CITY STAFF:** Roger Nelson, City Administrator; Maggie Carty, City Secretary, Annette Arriaga, Director of Planning and Development, David Olson, City Attorney with Olson & Olson; Joe Moore and Aaron Croley, City Engineers with HDR Engineering.

**DECLARATION OF QUORUM AND CALL TO ORDER**

Mayor Kobelan called the meeting to order at 6:30 p.m.

**PLEDGE OF ALLEGIANCE**

**CITIZENS WISHING TO ADDRESS COUNCIL** - *At this time, any person with city-related business may speak to the Council. In compliance with the Texas Open Meetings Act, if a member of the public comments or inquires about a subject that is not specifically identified on the agenda, a member of Council or a Staff Member may only respond by giving a statement of specific factual information or by reciting existing policy. The City Council may not deliberate or vote on the matter.*

**1. Canvass the 2017 General Council Election. Discuss and take possible action on Resolution 17.05.15 declaring candidates as stated.**

Mayor Kobelan announced the results of the general election held on May 6, 2017. Councilman Dodds, Mayor Pro Tem Ebeling, and Councilman Thompson were reelected to serve another term. Councilman Kollenberg made a motion to accept the results as stated and to approve Resolution 17.05.15. Councilman Bender seconded the motion and it passed unanimously.

**2. Swearing in of Council Members**

Mayor Kobelan swore in Councilman Dodds, Mayor Pro Tem Ebeling, and Councilman Thompson.

**3. Discuss and take possible action on election of Mayor Pro Tempore**

Councilman Kollenberg made a motion to appoint Mayor Pro Tem Ebeling as the Mayor Pro Tem. Councilman Dodds seconded the motion and it passed unanimously.

**4. Discuss and take possible action on the MVPD monthly report**

Chief Schultz briefly updated the Council on the department's monthly activities. Piney Point Village had 1711 calls, 1256 house watches, 5 accidents, and 211 citations in March. The department has 3 vacancies. No action was taken.

**5. Discuss and take possible action on the VFD monthly report**

Zeb Nash, Fire Commissioner, updated Council on the department's monthly activities. The department has 2 open positions, but have already extended offers to cover those . The new ladder truck will be delivered in mid-June. The number one source of fires in the villages is pool pumps and the number two source is kitchen fires. Work is starting on the annual budget and the audit is not yet complete. Fire fighter compensation and benefits were briefly discussed. No action was taken.

**6. Discuss and take possible action on acceptance of Annual Audit for Fiscal Year 2016**

Louis Breedlove, auditor with the City's independent auditors, Brooks Cardiel, presented the annual report and reviewed the audit findings. Councilman Kollenberg made a motion to adopt the annual report as presented. Councilman Bender seconded the motion and it passed unanimously.

**7. Consider a resolution approving a notice of sale, preliminary official statement, and related materials for the sale of "City of Piney Point Village, Texas General Obligation Bonds, Series 2017," and selection of the paying agent/registrar**

Drew Masterson, with First Southwest, presented options for the sale of \$4 million in bonds. Based on the market, a public sale is recommended. The City expects a AAA rating from S&P. Council will meet to accept bids on May 31<sup>st</sup> at 6:30 PM. Councilman Bender made a motion to accept the resolution approving the notice of sale, preliminary official statement, and related materials for the sale of City of Piney Point Village, Texas general obligation bonds, series 2017, and selection of the paying agent and registrar. Mayor Pro Tem Ebeling seconded the motion and it passed unanimously.

**8. Discuss and take possible action on release of lien**

Council considered a request to release a lien that was placed on a property on Lacewood Lane in 1961 for street construction. Discussion followed. Council will exercise the lien and collect the outstanding funds of \$515.00 to release the lien.

**9. Discuss and take possible action on City Hall office lease**

This item was skipped and will be discussed in Executive Session.

**10. Discuss and take possible action on The Kincaid School SUP and Stillforest tree issues**

Mayor Kobelan reviewed items in the agreement between Kinkaid and the Stillforest HOA and addressed some potential issues. Representatives from both sides were present and assured Council they are working toward a resolution. Discussion followed. No action was taken.

**11. Discuss and take possible action on revised Solid Waste Franchise Agreement**

Roger Nelson, City Administrator, reviewed the proposed solid waste agreement. Items discussed were the rate increase based on consumer price index, a weekly recycling option with larger bins, holiday work schedule, hours of operation, and the contract terms. The final contract will be ready in June. No action was taken.

**12. Discuss and take possible action on the City Administrator's monthly report, including but not limited to:**

- **March 2017 Financials**
- **Landscaping Update**
- **Virtual Gate Project Update**
- **Solid Waste Services Contract with VF Waste**

Roger Nelson briefly discussed the financials. Mayor Kobelan discussed additional landscape plans at the S. Piney Point/Blalock intersection. Mr. Nelson updated Council on the progress of the Virtual Gate Project. The committee will do more research in Sugar Land and West U to gather data on the effectiveness of a virtual gate.

**13. Discuss and take possible action on the City Engineer's monthly report Blalock/Memorial Sanitary Sewer**

- **Smithdale Estates**
- **N Piney Point Change Order for sanitary sewer service conflict at St. Francis**
- **N Piney Point sidewalk shift of 1.5' to protect large oak trees**
- **North Country Squire – Uretek lifts**
- **Smithdale at Lanecrest – Uretek lifts**
- **351 Tynebridge point repair on storm sewer/driveway**

Joe Moore, reviewed the ongoing projects. Regarding the Blalock/S. Piney Point Project, it was discovered that Huff & Mitchell installed the sanitary line going downstream 7" higher than the upstream line and there is also a hump in the line which is causing back up of sewage of about 20" in the manhole. Huff & Mitchell will correct the error. It will take approximately two months. HDR is waiting on a decision from Harris County regarding the traffic flow. The Lanecrest Project is complete and all final walkthrough punch list items have been completed. Final project close-out will be ready soon. The N. Piney Point Road Project is progressing and is at the Cheska Lane intersection and will be continuing north toward Green Bay. A conflict with the sanitary sewer line was discovered. A modification to the proposed box culvert which will include a concrete collar and steel casing will cost \$1200.00 and will be change ordered in if approved. Smithdale Estates is two weeks into the project. The contractor is looking for a location for storage. A resident has agreed to allow the container in front of his house. Regarding Cheska Lane, the residents on Cheska have worked with HDR to finalize the designs for drainage and paving improvements. North Country Squire and Smithdale at Lanecrest are bird baths. To correct by deep polymer injection will cost \$19,500 at each location. A resident at 351 Tynebridge has talked to the City about the driveway cracking which could be caused by an old corrugated pipe cracking and shifting. The cost estimate to replace old corrugated pipe and replace the driveway apron is \$13,800. HDR will bring a quote to next meeting.

Councilman Dodds made a motion to approve the deep injection on N. Country Squire and Smithdale at Lanecrest at \$19,500 each. Mayor Pro Tem Ebeling seconded the motion and it passed unanimously.

**14. Discuss and take possible action on Kingsworthy Amendment to N Piney Point Road contract for design**

Council discussed an amendment to the North Piney Point Road Engineering Contract to include professional engineering services for the ditch regrading option on Kingsworthy for the amount of \$31,600. Councilman Dodds made a motion to approve the amendment. Councilman Bender seconded the motion and it passed unanimously.

**15. Discuss and take possible action on Cheska Paving & Drainage Improvements (Private) – Change Order into N. Piney Point Road contract**

Councilman Kollenberg made a motion to authorize the Mayor to approve a change order for the Cheska drainage and paving improvements designed by HDR which will be reimbursed by the Cheska residents. Councilman Bender seconded the motion and it passed unanimously. Mr. John Driscoll, a Cheska resident, addressed Council regarding the City paying for the pipe on Cheska. Discussion followed. No action was taken on the request.

**16. Discuss and take possible action on Green Oaks Paving & Drainage and residents' comments**

Councilman Dodds and HDR met with Green Oaks residents who have spent \$150,000 for sump pumps and believe the drainage issues on their street have been resolved. The City will not do any drainage improvements on Green Oaks.

**17. Discuss and take possible action on the minutes of the March 27, 2017 Council meeting and the April 11, 2017 Strategic Planning Workshop**

Councilman Bender made a motion to approve the minutes of the March 27, 2017 Council Meeting and the April 11, 2017 Strategic Planning Workshop. Mayor Pro Tem Ebeling seconded the motion and it passed unanimously.

**18. Discuss and take possible action on any future agenda items, meeting dates, etc.**

Items for consideration on future agendas are a discussion of a change to the fiscal year end, a date for the next Strategic Planning Workshop, a garage sale ordinance similar to Hunters Creek's ordinance, and temporary certificates of occupancy.

**19. EXECUTIVE SESSION: The City Council will adjourn into closed executive session pursuant to Section 551.071 of the Texas Government Code (CONSULTATION WITH ATTORNEY), specifically regarding pending and potential litigation; and pursuant to Section 551.072 of the Texas Government Code (DELIBERATION ABOUT REAL PROPERTY), specifically to deliberate the purchase, exchange, lease, or value of real property**

Council adjourned into Executive Session at 8:54 PM.

Council Reconvened in Open Session at 9:14 PM.

**Action outside of Executive Session, if any**

No action was taken on any item.

**20. Adjourn**

Councilman Bender made a motion to adjourn. Councilman Dodds seconded the motion and the meeting adjourned at 9:15 PM.

**PASSED AND APPROVED this 26th day of June, 2017.**

  
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**Mark Kobelan**  
Mayor

  
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**Maggie Carty**  
City Secretary

