

**MINUTES
THE CITY OF PINEY POINT VILLAGE
REGULAR COUNCIL MEETING
MONDAY, SEPTEMBER 23, 2019**

THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE MET IN A REGULAR MEETING ON MONDAY, SEPTEMBER 23, 2019 AT 6:30 P.M. AT MEMORIAL DRIVE ELEMENTARY SCHOOL, 11202 SMITHDALE ROAD, HOUSTON, TEXAS 77024 TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

COUNCIL MEMBERS PRESENT: Mayor Mark Kobelan, Joel Bender, Dale Dodds, Michael Herminghaus, Henry Kollenberg, Brian Thompson

CITY STAFF: Roger Nelson, City Administrator; Karen Farris, City Secretary; Annette Arriaga, Director of Planning & Development; David Olson, City Attorney; Joe Moore, City Engineer

DECLARATION OF QUORUM AND CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Opened the Public Hearing regarding adoption of the Budget for 2020

Mayor Kobelan announced there is a revision to the Budget for 2020 and it is posted on the website. The incorporated changes made were for Surrey Oaks final bid of approximately \$40,000 and Wilding Lane for approximately \$100,000. There were no comments from the public regarding the changes.

Closed the Public Hearing

1. Discuss and take possible action on adoption of Ordinance 2019.09.23A regarding approval of the proposed 2020 Budget.

Council Member Bender made a motion to ratify the property tax increase of \$237,346 in revenue from property tax from the previous year, as reflected in the budget. Council Member Herminghaus seconded the motion and it passed unanimously.

Council Member Bender made a motion to adopt Ordinance 2019.09.23A approving the 2020 Budget. Council Member Thompson seconded the motion. The vote follows:

Council Member Thompson:	Aye
Council Member Herminghaus:	Aye
Council Member Bender:	Aye
Council Member Kollenberg:	Aye
Council Member Dodds:	Aye

The motion passed.

2. Discuss and take possible action on adoption of Ordinance 2019.09.23B regarding approval of the proposed 2019 tax rate.

Council Member Kollenberg made a motion to approve a tax rate for debt service related to the City's fiscal year 2020 Budget at \$.053650 per \$100 valuation. Council Member Bender seconded the motion and it passed unanimously.

Council Member Bender made a motion to approve a tax rate for Maintenance and Operation related to the City's fiscal year 2020 Budget at \$.193041 per \$100 valuation. Council Member Kollenberg seconded the motion and it passed unanimously.

Council Member Bender made a motion to adopt Ordinance 2019.09.23B approving the 2019-2020 tax rate. Council Member Herminghaus seconded the motion. The vote follows:

Council Member Thompson:	Aye
Council Member Herminghaus:	Aye
Council Member Bender:	Aye
Council Member Kollenberg:	Aye
Council Member Dodds:	Aye

The motion passed.

3. Discuss and take possible action on the MVPD monthly report

Chief Schultz provided the report for the month of August. He updated Council on the budget, personnel expenses, and calls for service. In the month of August, for Piney Point, there were 2,664 calls for service, 2,094 house watches, 3 accidents, 391 citations issued, 9 emergency response events with response times of 3 minutes 16 seconds. The number one call for service was false alarms followed by suspicious persons. There were 100 police reports written, 2 crimes against persons, 17 property crimes mostly involving the property of contractors and landscapers, and 81 quality of life events. Chief Schultz updated Council on body worn cameras, in car video systems, and ALPR. Chief Schultz discussed with Council the flooding event and clogged storm drains. Council recognized MVPD police officers for their efforts during the flooding event.

4. Discuss and take possible action on the VFD monthly report

Commissioner Nash announced that Deputy Chief Miller was present to provide the monthly report to Council but quickly wanted to inform Council that fire staff did an outstanding job with rescues during the flood event and that the fire station had the first small roof leak after the repair. The roof is under warranty.

Deputy Chief Miller informed Council the fire department is fully staffed and all trucks are in operation. They are currently waiting for the delivery of the utility truck replacement; which could be delayed by the GM strike. A purchase order has been issued to purchase a Spartan Pumper within one year. The fire department is currently over budget by 1.3% due to EMS and Fire training; this is completed each year. Deputy Chief Miller continued the monthly report by summarizing incidents for Piney Point Village for the month of August: Fire type incidents were 124; EMS

type incidents were 98 for a total of 222 incidents. The Village Fire Department response times continue to be below the National Standard.

- **Take possible action on VFD Budget Amendment**

Commissioner Nash added there is an additional item that needs attention. The Village Fire Department Board of Commissioners approved a \$1.5 million amendment increase to the 2020 Budget. This amendment is an update to the projected cost of renovation to the fire station. Commissioner Nash suggested this will not be the last change but recommended Council approve. There was discussion. Council Member Thompson made a motion to approve a \$1.5 million amendment increase to the 2020 Budget to be placed in the Facility Fund 4. Council Member Bender seconded the motion and it passed unanimously.

Agenda Item #14 was moved to accommodate Wilding Lane residents present at this Council Meeting.

14. Discuss and take possible action on plan for coordination with Wilding Lane residents

Residents from Wilding Lane were present and expressed their desire to be involved in the discussions regarding the Wilding Lane drainage project. Council Member Dodds will be coordinating a committee with residents of Wilding Lane and Council Member Bender, a property owner of undeveloped land on Wilding Lane, will be on the committee. The City Engineer discussed the different levels of man-hour estimates to include tasks, meeting with the committee, staking out the project, resident concerns, reviewing the design, presenting concerns to council and then meeting again with the committee. Council thanked the residents of Wilding Lane for their input.

5. Discuss and take possible action on Appointment of Representative and Alternate to HGAC's 2019 General Assembly

Council Member Kollenberg moved to appoint Council Member Dodds as the Representative to the General Assembly of the Houston-Galveston Area Council for the year 2020 and further moved to appoint Council Member Bender as the Official Alternate authorized to serve as the voting representative. Council Member Thompson seconded the motion and it passed unanimously.

6. Discuss and take possible action on selection of Appraisal District Board Member

Council Member Bender made a motion to nominate Mike Sullivan as the Candidate for a position on the Board of Directors of the Harris County Appraisal District. Council Member Herminghaus seconded the motion and it passed unanimously.

7. Discuss and take possible action on three Farnham Park issues

Bobby Orr resident of Farnham Park Drive was present to voice his concerns to Council regarding current issues.

- Several incidents of individuals breaking into vehicles
- People wandering around on Farnham Park Drive; homeless camp set up across the bayou

- Vacant houses, specifically 15, 17, and 18 Farnham Park Drive. These houses have flooded and are attracting animals, but mostly feral cats. In his opinion the houses need to be demolished.
- 20 and 21 Farnham Park Drive have their HVAC connections and electrical connections visible from the street; perhaps they can be relocated or shielded from street view.

City Attorney will assess, make suggestions and update Council at the next Council Meeting.

8. Discuss and take possible action on traffic signal lights

These items are following-up from the last Council Meeting.

Council discussed installing a left turn permitted on a flashing yellow light at the intersection of Blalock/Memorial/South Piney Point Road. Council Member Herminghaus made a motion to approve the quote from Southwest Signal Supply, Inc. for the amount of \$10,341. Council Member Bender seconded the motion and it passed unanimously.

Council discussed replacing the existing green right arrow with a full green light fixture at the intersection of San Felipe and Stillforest. This will reduce the amount of traffic turning onto Stillforest. Council Member Herminghaus made a motion to approve the quote from Southwest Signal Supply, Inc. for the amount of \$1,531. Council Member Bender seconded the motion and it passed unanimously.

Council considered installing a left turn permitted on a flashing yellow light at the intersection of Farnham Park and San Felipe. It was indicated that residents routinely wait to turn left when there are no vehicles traveling from the west on San Felipe. There was no action taken on this item.

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

• **August 2019 Financials**

The City Administrator presented the Financials for the month of August. Council requested that the auditor be aware that a draft of the audit will be needed in April 2020. The City Administrator updated Council on City Hall repairs from the storm and flooding event. Court will continue despite the repairs.

10. Discuss and take possible action on renewal of Interlocal Agreement with Harris County for Library Services

Council Member Dodds made a motion to renew the Interlocal Agreement with Harris County pertaining to the City's donation of \$1,500 to the Spring Branch Memorial Library for library materials. Council Member Bender seconded the motion and it passed unanimously.

11. Discuss and take possible action on the City Engineer's monthly report

The City Engineer updated Council on the monthly status report.

The City Engineer reviewed the past rain events of 2009, 2015, 2016, and Harvey, and determined that the 2019 rain event ranked in the middle with the past rain

events as far as intensity was concerned, but not by volume. The City Engineer will provide an update at the next Council Meeting regarding how the 2019 rain event affected residents of Piney Point Village. The City Engineer stated that Council Member Herminghaus reported water standing on the Ecclesia lawn. The City Engineer has contacted a contractor to trim some of the rebar off of the inlets to allow bigger holes for drainage and there was discussion to remove the manhole cover and replace with a grate.

The City Engineer reported that the Surrey Oaks Paving and Drainage Improvements received six bids. The low bid was submitted by RAC Industries, Inc. There is an agenda item to award the construction project to RAC Industries. HDR has scheduled a pre-construction meeting with the Contractor and residents for October 17th.

Council Member Kollenberg wished to add comments regarding drainage issues and requested the City Attorney determine if there is anything that can be done regarding CenterPoint Energy poles that are impeding the right of way causing drainage issues. There was also discussion regarding landscaping debris causing drainage issues on the Bunker Hill side of the road.

The design of the Beinhorn project is nearly complete and HDR is waiting for Memorial Village Water Authority to review and comment. Once that is complete, the plans will be advertised for bidding.

The Wilding Lane Drainage and Paving Improvements Project was discussed with residents earlier in this Council Meeting.

There was discussion regarding the City of Houston Windermere Project that the City of Houston did not cleanly grade and sod the easement as original reported. HDR has been in contact with the City of Houston by both email and phone requesting that the City of Houston sod the easement.

On the 2019 Maintenance Project (#2 White Pillars and various concrete point repairs) HDR has completed the design and plan view drawings of concrete point repairs. HDR met with the surveyor and resident of #4 Jeffers Court to ensure a manhole that was previously missing from the survey of #2 White Pillars Lane is included in the drawings. HDR has coordinated with the City Attorney to prepare an easement agreement for the metes and bounds obtained from the survey. At the next Council meeting the easement should be released and receive permission to take the project to bid.

The City of Bunker Hill has approved the cost sharing for the illuminated crosswalk signage at Quail Hollow Lane and Blalock Road. HDR issued a notice to proceed to the contractor. HDR is waiting for the contractor to provide a schedule of work. The City of Piney Point and the City of Bunker Hill will each receive an invoice and each city will submit a check to the contractor. Council discussed using the Safety Fund to pay Piney Point's share.

The potholes at North Piney Point Road and San Felipe have all been filled.

Council discussed concrete repairs that may need consideration. The City Engineer indicated the concrete repairs have been completed in the 2019 Maintenance Project and there is another concrete repair, a bird bath to be considered on Meadow Wick. A meeting has been scheduled with the contractor for a quote. There was discussion regarding a proposal from a resident who has proposed to hire a company to raise the bird bath. The Council would need to authorize the repair before allowing the resident to move forward.

Council discussed potential future paving improvement projects and sidewalk issues.

Mayor Kobelan mentioned trees that needed attention. A tree inspection was done. These trees are on Wilding Lane, there is one tree in bad condition, it has been flagged by the Forester, meaning it needs to come down. Council discussed how long does the City keep bad trees. This tree is in Piney Point right-of-way.

12. Discuss and take possible action on awarding the Surrey Oaks Contract to RAC Industries

There were six construction firms who participated in the bidding process. RAC Industries was the low bidder. They provided a list of references. The City Engineer recommended approval of RAC Industries based on their experience in projects of this nature. There was discussion. Council Member Kollenberg made a motion to accept the bid and authorize the Mayor to sign the contract, when appropriate, awarding the Surrey Oaks Contract to RAC Industries. Council Member Bender seconded the motion and it passed unanimously.

13. Discuss and take possible action on Amendment to HDR Surrey Oaks Construction Observation Contract

HDR previously submitted a proposal for professional engineering services which included a task for full-time construction site observation phase services. The City has since requested half-time site observation phase services instead of full-time services. Council Member Bender made a motion to accept Amendment #2 and a fee reduction of \$73,700 for Site Observation Fees. Council Member Dodds seconded the motion and it passed unanimously.

15. Discuss and take possible action on the minutes of the August 26, 2019 Council Meeting.

Council Member Herminghaus made a motion to approve the Minutes of the August 26, 2019 Council Meeting with the correction of Council Member Bender's first name from Joe to Joel. Council Member Dodds seconded the motion and it passed unanimously.

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

- Wilding Lane meeting will need to be posted as a Notice of a Potential Quorum
- Possible Ordinance revision regarding screening of electrical/HVAC boxes
- Easement Release needs to be on the next agenda
- Light at Radney

17. **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

Executive Session was not needed.

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

N/A

19. **Adjourn**

Council Member Bender made a motion to adjourn. Council Member Herminghaus seconded the motion and the meeting adjourned at 8:39 p.m.

PASSED AND APPROVED this 28th day of October, 2019



Mark Kobelan
Mayor



Karen Farris
City Secretary