

**MINUTES
THE CITY OF PINEY POINT VILLAGE
SPECIAL COUNCIL MEETING
WEDNESDAY, SEPTEMBER 20, 2017**

THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE MET IN A SPECIAL MEETING ON WEDNESDAY, SEPTEMBER 20, 2017 AT 6:30 P.M. AT ST. FRANCIS EPISCOPAL CHURCH – HOGAN BOARDROOM, 345 NORTH PINEY POINT ROAD, TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

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

ABSENT: Joel Bender

CITY STAFF: Roger Nelson, City Administrator; Karen Farris, City Secretary, Annette Arriaga, Director of Planning/Zoning, Development & Permits/Inspections, Joe Moore, City Engineer, HDR Engineering, Aaron Croley, HDR Engineering

DECLARATION OF QUORUM AND CALL TO ORDER

Mayor Kobelan called the meeting to order at 6:37 p.m.

1. Public Hearing on the Proposed 2017 Tax Rate

Discussion began by resident Mr. Herminghaus thanking Council for the information letter that was mailed to Piney Point residents; however, he stated that it does not address appraised values. It was explained that the appraised values in Piney Point are increasing faster than the money can be spent. Mr. Herminghaus personally feels rather than hoarding the money, give it back to the constituents. Piney Point has the highest values. Mayor Kobelan explained the city has a few unknown projects. One of the projects is on S. Piney Point where there is a 96" corrugated culvert that had a failure and the pipe out of round. There is a sinkhole that developed about 2 months ago in that pipe and then after the rain 2 more sinkholes were found a short distance from that pipe along S. Piney Point. The cost to replace that section of pipe is roughly \$2,000,000. The City also has some road work that needs to be done such as finishing the Smithdale Bypass and Dana Lane. Additionally the City is looking at the possibility of putting in drainage and sidewalks along Beinhorn and Wilding. These projects haven't had cost estimates. Mr. Herminghaus suggested a reduction in the tax rate for 2018 or going back to the tax rate before the increase. Council explained that the City of Piney Point will owe the City of Houston for the work they are doing on Buffalo Bayou with no idea of the cost for that project. One of the things the City is going to do in the next 12 months is a study to determine what is the status of drainage in Piney Point, what's ahead of the city, and what's that going to mean money wise. One of the things that Piney Point has not done, is address the road situation. In a sense the road work that has been done, is in connection with drainage projects. In the next 12 months the City should have a plan, and it's conceivable that the City could have more than enough money and could decide to reduce taxes. Currently the Fire Department is looking at

renovating the Fire Station, which is probably a \$600,000 number, and the City's share. There is also the Virtual Gate project, if the City decides to do it. The fact of the matter is that emergencies for Piney Point are going to be failures. Six to eight months ago Piney Point had a failure at Tynebridge ditch which cost a quarter million and could have been a lot worse. Repairs for Windermere went from \$250,000 to \$500,000. The problem that Piney Point has is, it has some type of street or drainage infrastructure failure that requires the City to spend a good amount of money very quick.

There was discussion from John Driscoll, a resident regarding the possibility of a dual tax rate for citizens of private streets and citizens of public streets. Citizens of private streets feel they are actually subsidizing citizens of public streets for maintenance of roads and drainage. The citizens of private streets are being taxed for services that the city can't legally give to them. Mr. Driscoll informed council that he could not find anything in the code that indicates that a city can't have several tiers of tax rates. Mr. Driscoll added that he believes the city should issue to the county every year a list of private addresses, streets and advise the county that these people do not receive these services. Mr. Driscoll added this may help to adjust the appraised value. Mr. Driscoll feels like he is paying for someone else's street repair and he's not getting the same service. Council discussed the possibility that perhaps in the future the City could endeavor to look at the option of providing services to some private streets. Council also suggested that if residents want to become a public street, that 100% of residents on a private street must be in agreement and must present to council in order for council to even begin talking about annexing some streets. Council is open to bringing private streets into public streets but 100% of the residents on the street must agree to some sort of easement. This should be the first step. Council will forward to attorney for an answer.

2. Ratification of Debris Monitoring Contract with GP Strategies

Council discussed debris monitoring. The monitors will be at each site where DRC is picking up the trash. They are going to monitor the loads in the back of the truck, how much, and how compact it is. DRC will bill the city and then the city will be reimbursed by FEMA. The City has an extensive list of houses that were affected by the flood. This list can be posted on the website. Residents can notify the City if they were affected by the flood and are not on the list.

Councilmember Dodds made a motion to ratify the Debris Monitoring Contract with GP Strategies. Councilmember Kollenberg seconded the motion and it passed unanimously.

3. Reports and Discussion concerning Hurricane Harvey

Mayor Kobelan discussed the First Responder's Relief Fund. It was a big success raising over \$100,000. The goal is to enable first responders to have access to funds as soon as possible. It's set up as a 501.c3. There were two employees who were each issued a \$5,000 check so they could get their personal situations in order due to the flood. The funds will remain active for future emergencies.

Piney Point's gator was flooded in the parking garage. The Kinkaid School has agreed to allow Piney Point the use of their gator until Piney Point's gator is repaired. The

Kinkaid School has also agreed to allow the City to store the gator, once repaired, at The Kinkaid School since they did not flood.

Mayor Kobelan discussed the island on S. Piney Point Rd. There is a very large rut, approximately 14 inches deep caused by vehicles running over the landscape. The suggestion was to pour 12 inches of concrete at the level of the present concrete. Joe Moore of HDR will follow up with estimates and change order the following month.

Councilmember Dobbs discussed rainfall with Joe Moore. Joe presented his report. For Piney Point the total rainfall was 29 inches. The Buffalo Bayou gauge at San Felipe was the lowest along Buffalo Bayou. The Bayou peaked at noon on Sunday the 27th under 60 feet, just from the rain, and then started going down. The Army Corp of Engineers started releasing water just after midnight on the 28th. The peak that it reached from the dam release was not ever as high as the storm.

There is concern regarding the bridge on S. Piney Point. Water was over the top of the bridge, creating lateral pressure on the bridge. There is concern over the scourer around the columns or around the supports of the bridge. HDR hasn't been able to look at the bridge especially the scour part because the bayou is still up. TX DOT wants a preliminary inspection of the bridge, they are waiting for the water to get low enough to get a scour analysis, probably next week. Any repairs needed will be submitted to FEMA for reimbursement. While HDR was on S. Piney Point, it was noticed that 2 voids formed on the east side of the road, probably 30-40 feet from the 96 inch pipe repair. These voids could be caused by movement of silty soil by the water. On the west side of the road there is a lot of vegetation and vines and a huge ditch 20-30 feet deep. HDR is not sure if reinforcement exists. There are longitudinal cracks along the sidewalk, or it's because the sidewalk has tilted. There is evidence up and down the bank that needs to be monitored to insure the ground does not sluff off into the bayou. Water will move the soil. HDR suggested a couple of relatively inexpensive tasks that can be done to monitor this situation. One option is to put survey points up and down the bank to determine any changes taking place; the only downfall is, you can't see what's going on deeper underground. The other option is to monitor it with an inclinometer. TX DOT will request the city to inspect the N. Piney Point Rd. at Soldiers Creek Bridge.

Discussion and review of the Rainfall & Streamflow Data continued. 100% of initially flooded homes in Piney Point were from the storm and not from the dam.

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

The Regular Council Meeting will be held at St. Francis Episcopal Church.


5. Adjourn

Councilmember Dodds made a motion to adjourn at 7:55 pm. Councilmember Thompson seconded the motion and the meeting adjourned.

PASSED AND APPROVED this 23rd day of October, 2017.



Mark Kobelan
Mayor



Karen Farris
City Secretary

