



Regular Council Meeting Minutes

Tuesday, March 17, 2026 at 6:30 PM
8301 Westview Drive, Houston, Texas 77055

1. **CALL TO ORDER** Mayor Buesinger called the meeting to order at 6:30 PM

1.A. **Invocation** was given by Mayor Buesinger

1.B. Pledge of Allegiance

1.C. **Present**

Mayor Bob Buesinger
Council Member Mike Gordy
Council Member Matthew Butts
Mayor Pro Tem Andy Carey

Absent

Council Member David Schwarz

Also Present: Engineers Him and Moylan, HDR Engineering, Spring Valley Village PD Menchaca and Spriggs, Village Fire Chief Croft, Secretary Stephens, Assistant City Secretary Ray

2. **CITIZEN'S COMMENTS**

David Hay, Hilshire Grove, inquired about the anticipated start date for the sidewalk project. He also noted recent increases in property taxes and utility rates. Additionally, Mr. Hay referenced a solicitation from Base Power, described as a competitor to Reliant, offering to install battery backup systems for homes and assume electrical service.

3. **REPORTS TO COUNCIL**

3.A. **Spring Valley Police Report**

Officer Menchaca reported that for the month of February there were 1,016 calls for service. Additionally, 25 traffic stops were conducted, resulting in 47 citations. There were also 2 citations issued for unpermitted solicitation. No further items were reported.

Council Member Carey confirmed that the Flock camera has been relocated back to Hilshire Green.

3.B. **Fire Commissioner's Report**

Chief Croft reported that 23% of projected revenue has been collected, totaling \$81,000 in EMS collections. He also noted that the captain involved in the ladder truck accident has made a full recovery and has returned to work after 16 months of injury leave. Chief Croft further reported that 152 community members participated in scheduled public relations events. In February, 60 CPR certifications were completed within the Memorial Villages, and there were 3 EMS calls in Hilshire Village during the month. All six cities have approved the blocker truck, and the build-out phase is expected to begin next week, weather permitting. Mayor Buesinger stated that the commission will meet the following week and will begin the first round of budget discussions for the upcoming fiscal year.

3.C. City Engineer's Report

Plan reviews for new residential construction remain standard. Engineer Him reported that CenterPoint submitted Right-of-Way permit applications; however, the plans were mislabeled and missing required profile information. As a result, Engineer Him recommended rejecting the plan set to ensure there is no interference with existing water and sewer infrastructure.

1307 & 1308 Friarcreek: The proposal and final design were scheduled for presentation; however, ongoing accessibility issues have prevented geotechnical borings within the channel embankment. Engineer Him will coordinate with the Harris County Flood Control District (HCFCD) to determine whether a slope study variance may be obtained, as the project is not within the Spring Branch Ravine.

Wirt Road Sidewalk Project: The County's contractor will obtain the permit from the City of Houston and Hilshire Village is responsible for reimbursing the cost of that permit once issued. Delays occurred due to difficulty identifying the appropriate City of Houston project number for permit assignment. The contractor has begun initial outreach to affected stakeholders regarding the project timeline and has started mobilizing traffic control measures. The permit is still pending, and work has not officially commenced. There are no updates from the School of the Woods on the easement paperwork.

Hickory Shadows Project: The contractor is progressing well and remains approximately 10% ahead of schedule. The water line replacement is 95% complete. One section of existing asbestos-cement pipe must be cut, and once abatement is finished, the wet connections will proceed. Lab testing has passed, and only minimal service disruptions are expected during the final tie-ins. Two conflicts with existing manholes were identified. At 16 Hickory Shadows, a direct conflict with a sewer pipe requires installation of a new conflict manhole structure, as the existing structures cannot be reused. This will result in a change order. The new paving for the westbound lanes has been completed. Council Member Gordy asked about the gate on the north side of Hickory Shadows. A cash allowance has been set aside for its replacement, and the HOA is coordinating storage and reinstallation with the gate vendor and the contractor. Engineer Him noted that there is no ordinance permitting a gate at that location, and Secretary Stephens will research the applicable regulations.

Ditch and Regrading: The contractor continues to address grout overflow issues. The City has requested re-surveying and verification of affected areas. Mrs. Williams, citizen, expressed concern about additional work occurring in the ditch on both sides of her driveway. Staff will continue coordination with Creekstone residents to ensure proper communication. Resodding has been completed on Guinea Drive.

Mallie Court: Erosion issues are being evaluated, with increased stormwater velocity identified as a contributing factor. Estimated repair costs are under \$35,000. Engineer Him recommended treating the work as a maintenance project. A full survey of the ravine will be conducted to ensure work remains within City limits and does not encroach into HCFCD jurisdiction. A survey has been requested from Landtech and is expected for the next Council meeting, with design and proposal to follow. Restoration to prior conditions may be challenging due to the lack of established benchmarks; care will be taken to avoid impacts to the floodway.

MS4 compliance: approval was initially rejected; Aaron Crowley is addressing corrections. The issue is minor and largely procedural.

Mayor Pro Tem reported that a leak at Hilshire Green has reoccurred. Secretary Stephens has contacted the City of Houston but has not received a response.

3.D. Building Official's Report

An additional occupancy violation occurred when a residence was occupied prior to receiving final approval. Although the building construction was complete, the drainage requirements had not been finalized. The contractor moved the residents into the home without proper authorization, and they continue to accrue fees until the required revisions are completed and approved.

A total of 11 permits were issued and 29 inspections were conducted during the reporting period. No other unusual activity was noted.

3.E. Mayor Buesinger's Report

A proclamation was issued recognizing the Civic Club Spring Event, scheduled for Sunday, April 12 in the Pine Chase cul-de-sac. The Mayor encouraged community members to attend.

CenterPoint has distributed notice regarding the replacement of existing wooden utility poles with upgraded infrastructure designed to improve storm resilience. Residents are advised that crews will be working in the area during this process.

3.F. City Secretary's Report

Secretary Stephens reported on the call log including a complaint regarding the use of invisible electric fences for dog restraint. Council discussed that the current ordinance language creates challenges for enforcing these systems and noted concerns about how electronic fencing affects pedestrians and passing animals, particularly when a dog charges the property line and may be perceived as

attempting to attack.

Secretary Stephens reported that generator setback regulations have recently changed under state law, which broadly limits local authority to regulate generators. City staff and legal counsel are continuing to review the updated requirements to determine what aspects of generator location may still be regulated and whether any adjustments to current permitting or inspection procedures will be necessary.

3.G. City Treasurer's Report

Secretary Stephens discussed the withdrawal of funds from the debt investment account to cover expenses associated with the Hickory Shadows project. All other financial matters were reported as typical business.

The second quarter treasurer's report will be included in the April council meeting packet.

4. CONSENT AGENDA

Motion made by Mayor Pro Tem Carey, Seconded by Council Member Gordy.

- 4.A. Approve Disbursements
- 4.B. Approve Minutes from the Regular Council Meeting February 17, 2026
- 4.C. Approve Check Registers February 2026
- 4.D. Approve Proclamation for the Hilshire Village Civic Club Spring Event April 12, 2026

Voting Yea: Council Member Gordy, Mayor Pro Tem Carey, Council Member Butts

The motion carried 3-0

5. PUBLIC HEARING

Mayor Buesinger opened the Public Hearing at 7:36PM

- 5.A. Hilshire Village City Council will conduct a public hearing on the following Zoning Regulations: Amend Exhibit "A" Chapter 12 Planning and Zoning of the Code of Ordinances, Section 02:00 Definitions, Section 11:01.06 "Maximum Lot Coverage", and establishing Section 11:01.09 "Artificial Turf".

David Hay, citizen, inquired about proposed changes to the ordinance. Following a robust discussion, Council determined that the most effective way to regulate artificial turf would be to classify it as impervious coverage.

Tom Steffan, citizen, asked whether existing artificial turf installations would be permitted to remain. Council clarified that existing turf may be maintained and replaced in-kind; however, any expansion of artificial turf areas will be counted toward impervious coverage limits and required to comply with these requirements.

Mayor Buesinger adjourned the public hearing at 7:40 PM.

6. DISCUSSION AND POSSIBLE ACTION

6.A. Discussion and possible action to approve Ordinance 853-2026 amending regulations related to artificial turf installation and use.

Motion made by Mayor Pro Tem Carey, Seconded by Council Member Gordy.

Council Member Butts requested clarification that artificial turf will be treated as impervious coverage moving forward, similar to concrete. Secretary Stephens confirmed that this is correct.

Voting Yea: Council Member Gordy, Mayor Pro Tem Carey, Council Member Butts

The motion carried 3-0

6.B. Discussion and possible approval of City of Hilshire Village Ordinance 859-2026 cancelling the May 2, 2026 General Election.

Motion made by Mayor Pro Tem Carey, Seconded by Council Member Gordy.

Secretary Stephens stated that incumbents Mayor Buesinger and Council Member Gordy ran unopposed in their respective positions. Additionally, Position 2 candidate Tom Steffan ran unopposed for the vacant seat. With all candidates unopposed, the City is now eligible to officially cancel the election in accordance with state law.

Voting Yea: Council Member Gordy, Mayor Pro Tem Carey, Council Member Butts

The motion carried 3-0

6.C. Discussion and possible action to approve City of Hilshire Village Resolution 2026-279 suspending the effective date of a Gas Interim Rate Adjustment for 45 days currently scheduled to go into effect on April 18, 2026.

Motion made by Council Member Gordy, Seconded by Mayor Pro Tem Carey

Secretary Stephens noted that this is an annual action taken to formally express the City's opposition to the proposed rate increase by CenterPoint.

Voting Yea: Council Member Gordy, Mayor Pro Tem Carey, Council Member Butts

The motion carried 3-0

6.D. Discussion and possible action to approve Hilshire Village Fiscal Year 2024-2025 Budget Amendment 2025-01.

Motion made by Mayor Pro Tem Carey, Seconded by Council Member Gordy.

Secretary Stephens reported that the General Fund ended the year with revenues exceeding budget amounts, combined with expenditures coming in under budget. This resulted in a surplus of approximately \$690,000. The Utility Fund, by contrast, received

less revenue than budgeted and exceeded its expenditure estimates, resulting in a narrow surplus of approximately \$18,000. These surpluses will be added to their respective fund balances.

Voting Yea: Council Member Gordy, Mayor Pro Tem Carey, Council Member Butts

The motion carried 3-0

7. FUTURE AGENDA TOPICS

HDR Engineering Master Service Agreement

Pay application #3 for Hickory Shadows

Possible report with more information regarding invisible fences and generator setbacks.

8. ADJOURNMENT

There being no further business to come before the Council, Mayor Buesinger adjourned the Regular Council Meeting at 7:56 PM.

Robert F. Buesinger, Mayor

ATTEST:

Cassie Stephens, City Secretary