



Regular Council Meeting Minutes

Tuesday, November 21, 2023 at 6:30 PM
8301 Westview Drive, Houston, Texas 77055

1. **CALL TO ORDER** Mayor Buesinger called to order the Regular Council Meeting at 6:30 P.M.

1.A. Invocation was given by Council Member Carey.

1.B. Pledge of Allegiance

1.C. **PRESENT**

Mayor Bob Buesinger
Council Member Mike Gordy
Council Member Justin Crawford
Mayor Pro Tem Andy Carey
Council Member Kristi Cooper

Council Member Mark Huber arrived a few minutes late.

Also present: Attorney Scott Bounds*, Olson & Olson, Engineer Efrain Him, HDR Engineering, Police Chief Schulze and Lieutenant Menchaca, Spring Valley Village, Secretary Stephens, and Clerk Ray.

*Present remotely

2. **CITIZEN'S COMMENTS** None

3. **REPORTS TO COUNCIL**

3.A. **Police Report:** Lieutenant Menchaca said that during the month of October, a total of 925 service calls were recorded, encompassing 772 business checks, 38 public relations activities, and the issuance of 26 traffic citations.

Lieutenant Menchaca addressed the Council regarding safeguarding against opportunistic thieves who tend to be more active during this time. He advised locking vehicles and garage doors and removing packages from plain sight.

Lieutenant Menchaca studied the south **curve of Ridgeley Drive**, emphasizing street parking, previous traffic violations, and overall safety for drivers and pedestrians. The primary recommendation is to establish a No Parking Zone on the outside curve, mirroring the existing one on the inside. The rationale behind this recommendation is to permanently improve visibility, reduce potential obstructions, and enhance overall safety for road users. Lieutenant Menchaca said that a

temporary speed radar was posted at the curve for driver awareness.

Chief Schulze acknowledged the department's dedication to meeting the rigorous criteria set forth by the Texas Police Chiefs Association Best Practices Program. This achievement reflects the department's commitment to professionalism, adherence to best practices, and continuous improvement in service delivery. Pins were distributed to commemorate this significant accomplishment. The City Council commended the individuals within the department who have contributed to the successful accreditation process.

Chief Schulze presented an article that listed the Memorial Villages as one of the safest places to retire. This article reflects the strength of our community bonds, our commitment to fostering a secure living environment, and the effectiveness of crime prevention initiatives in place.

- 3.B. **Building Official Report:** Clerk Ray said that in November 16 permits were issued, 38 inspections were conducted, and 3 inspections failed. She said there are currently 15 active permits, 8 new construction, 3 remodel/additions, and 2 swimming pool permits. Also, 14 Pine Creek and 1236 Archley plans were approved today.
- 3.C. **Engineer Report:** Engineer Him stated that **water pressure** testing has been normalized, with satisfactory residuals. Although daily testing has been discontinued, assessments are still conducted on a weekly basis according to the regular schedule.

The water meter survey for **Pine Chase Grove** has been completed. We are currently developing improvement recommendations, including bumpers, paint, and the installation of a deflector for the backflow preventer to mitigate erosion.

The **Wirt Road Safety Project** Interlocal Agreement (ILA) has been finalized, and our focus has shifted to the dedication of the School of the Woods easement. This process will involve coordination with the Real Estate Department before it proceeds to the Legal Team at the City of Houston. Engineer Him has provided an update on the project's progress to Harris County.

In response to Council Member Gordy's inquiry, a timeline for the City of Houston plan review is being sought and Engineer Him is actively coordinating with Patrick Nguyen to facilitate this aspect of the project.

The surveyor for the **Hilshire Green Capital Improvement Project** encountered challenges with the boring equipment and assured completion after the holiday.

- 3.D. **Fire Commissioner's Report:** Interim Fire Chief Miller said that there are still two injuries causing fire medics to be on light duty and assist with dispatch. He said in the month of October there were three (3) fire calls and three (3) EMS calls in the City with an average response time of 5 minutes and 30 seconds. Three (3) new hires are set to start work in January. Maintenance is underway for Ladder 1, addressing mechanical issues.

The Fire Department was called in response to an overcrowded SBISD meeting,

leading to its cancellation. The meeting will be rescheduled at a larger venue to accommodate the attendance.

The committee tasked with selecting a replacement for the Fire Chief held its first meeting.

- 3.E. **Mayor Buesinger's Report:** Mayor Buesinger stated that the LED street light conversion was complete and asked the Council to identify dark areas in need of additional lighting fixtures.
- 3.F. **City Secretary's Report:** Secretary Stephens said that the number of entries in the complaint log has decreased due to the improvement in water conditions. There were no outstanding items to discuss regarding the Consent Agenda.
- 3.G. **City Treasurer's Report:** Secretary Stephens stated that over the upcoming 90 days, the staff will initiate collaboration with auditors for the fiscal year 2022-2023 review.

4. **CONSENT AGENDA** Motion made by Council Member Huber, Seconded by Mayor Pro Tem Carey.

- 4.A. Approve Disbursements
- 4.B. Approve Check Registers and Financials through October 2023
- 4.C. Approve Minutes from the Regular Council Meeting September 19, 2023
- 4.D. Approve Minutes from the Regular Council Meeting October 17, 2023

Voting Yea: Council Member Gordy, Council Member Crawford, Mayor Pro Tem Carey, Council Member Huber, Council Member Cooper

The motion carried 5-0.

5. **DISCUSSION AND POSSIBLE ACTION**

- 5.A. **Discussion and possible action to approve the Village Mutual Insurance Cooperative Board's recommendations to provide Medical, Dental, Vision, Life, AD&D, Long Term Disability, and Supplemental Life for City employees for the 2024 Budget year.**

Motion made by Council Member Huber, Seconded by Council Member Cooper.

Secretary Stephens stated that the rates are lower than last year and comfortably within the budget limits.

The Council asked Secretary Stephens to provide comparative data on the insurance rates and actual expenditures for the past three years.

Voting Yea: Council Member Gordy, Council Member Crawford, Mayor Pro Tem Carey, Council Member Huber, Council Member Cooper

The motion carried 5-0.

5.B. **Discussion and possible action to approve the Village Fire Department Budget Amendment 2023-05 to reallocate \$146,651 between budget categories at no additional cost to the City.**

Motion made by Council Member Crawford, Seconded by Council Member Gordy.

Mayor Buesinger stated that the excess was determined through the category breakdown, including \$16,777.66 for capital expenditure, \$73,646.64 for personnel expenditure, \$35,365.74 for operational expenditure, and an anticipated additional income of \$12,176.35 from projected year-end interest. The surplus in these specific categories alleviates the \$146,651 deficit present in other budgetary areas.

Voting Yea: Council Member Gordy, Council Member Crawford, Mayor Pro Tem Carey, Council Member Huber, Council Member Cooper

The motion carried 5-0.

5.C. **Discussion and possible approval for Lead and Copper Rule Revised Service Line Inventory with a not-to-exceed cost of \$40,300.**

Motion made by Council Member Gordy, Seconded by Council Member Huber.

Engineer Him said that the city has consistently met TCEQ testing standards for three consecutive years and has been allowed to revert to tri-annual testing.

The testing process includes physically visiting the meters to assess the materials used in the connections on both sides. In cases where a meter box has shifted or the lines are not visible, additional excavation may be required. We have comprehensive data on city installations and have been diligently collecting TCEQ forms post-construction for reference. The report is due by October 2024, and the anticipated timeframe for the task is a few weeks. It's worth noting that issues on the private side of the meter may be eligible for grant assistance.

Engineer Him suggested postponing the decision until more quotes can be obtained. Initially, he assumed that Inframark would handle the work internally. However, the provided quote indicates that an external company, with subcontractor markup, is involved. Engineer Him has sought another quote expecting it to be more competitive.

The motion was amended to table discussion and possible approval until additional information and comparison quotes can be provided.

Voting Yea to table the motion: Council Member Gordy, Council Member Crawford, Mayor Pro Tem Carey, Council Member Huber, Council Member Cooper

The motion carried 5-0, the item was tabled.

5.D. **Discussion and possible action to opt out of a proposed settlement with 3M Company and Dow Chemical to provide money to water utilities to test for and**

treat PFAS in public water systems due to the potential hazards associated with PFAS.

Motion made by Council Member Crawford, Seconded by Council Member Cooper.

PFAS (per- and polyfluoroalkyl substances) chemicals are present in water sources, with one cause being runoff from firefighting foam. Notably, these chemicals are persistent, often referred to as "forever chemicals," and the Texas Commission on Environmental Quality (TCEQ) currently lacks established standards for their testing or treatment.

Secretary Stephens conveyed that she spoke with Attorney Bounds, who informed her that Inframark initiated testing for PFAS chemicals in our water in February and found no significant levels. She outlined three options for the city: Firstly, the city could remain in the lawsuit, filing claims for minimal reimbursement given the absence of excessive chemical levels. Secondly, the city could take no action, defaulting to stay in the suit but forfeiting the ability to file a claim or receive compensation. Lastly, the city could choose to opt out of the lawsuit, retaining the right to sue in the future if needed.

It was noted that the City of Houston and the Gulf Coast Water Authority are likely to opt out, and Attorney Bounds suggested that the city could join their claims in the future. Considering the City's inability to treat its own water, the decision would align with Houston's stance, given the impact on our water treatment.

Voting Yea: Council Member Gordy, Council Member Crawford, Mayor Pro Tem Carey, Council Member Huber, Council Member Cooper

The motion carried 5-0.

5.E. Discussion and possible approval of City of Hilshire Village Resolution # 2023-253 authorizing joining a coalition of cities in the Texas, Gulf Coast, South Texas, and Beaumont/East Texas divisions served by CenterPoint Gas and suspending the effective date of the rate change.

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

Secretary Stephens stated that this resolution postpones a rate increase from CenterPoint for 90 days.

Voting Yea: Council Member Gordy, Council Member Crawford, Mayor Pro Tem Carey, Council Member Huber, Council Member Cooper

The motion carried 5-0.

5.F. Discussion and possible approval of City of Hilshire Village Resolution # 2023-254 to become a participating member of the Harris-Galveston Area Council, and payment of annual dues.

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

Engineer Him stated that this group plays a beneficial role by coordinating financial grants and advocating for the region. Secretary Stephens added that the annual dues for membership in this group amount to \$200.

Voting Yea: Council Member Gordy, Council Member Crawford, Mayor Pro Tem Carey, Council Member Huber, Council Member Cooper

The motion carried 5-0.

5.G. **Discussion and possible action to appoint or reappoint a director to the Subsidence District Board for a two-year term.**

Motion made by Council Member Crawford, Seconded by Council Member Gordy.

The Council, unfamiliar with the candidate, requested a biography of Kyle Sears for consideration regarding his reappointment to the position.

The motion was amended to table the item until further information about Kyle Sears and his position can be provided.

Voting Yea on the amended motion: Council Member Gordy, Council Member Crawford, Mayor Pro Tem Carey, Council Member Huber, Council Member Cooper

The motion carried 5-0, the item was tabled.

6. **DISCUSSION** None

7. **ADDITIONAL COUNCIL COMMENTS** The Council discussed the landscaping issues at the Verizon Cell Node locations and asked if CenterPoint would replace the vegetation. Secretary Stephens is tasked with reviewing the contract agreement and establishing contact with the CenterPoint representative.

8. **FUTURE AGENDA TOPICS** The Council requested a report on solutions for the Ridgeley Drive south curve. Secretary Stephens was asked to present the replacement costs for the city hall generator and confirm the manufacturer's warranty period.

9. **ANNOUNCEMENTS** None

10. **ADJOURNMENT** Motion made by Council Member Gordy, Seconded by Council Member Crawford.

Voting Yea: Council Member Gordy, Council Member Crawford, Mayor Pro Tem Carey, Council Member Huber, Council Member Cooper

The motion carried 5-0.

The meeting was adjourned at 7:45 P.M.

ATTEST:

Robert F. Buesinger, Mayor

Cassie Stephens, City Secretary