



Public Hearings and Regular Council Meeting Minutes

Tuesday, September 21, 2021 at 6:30 PM
8301 Westview Drive, Houston, Texas 77055

The meeting was held in person at City Hall with several remote attendees.

1. CALL TO ORDER Mayor Pro Tem Maddock called to order the Regular Council Meeting at 6:31 P.M.

1.A. **Invocation** was given by Mayor Pro Tem Maddock

1.B. **Pledge of Allegiance**

1.C. **PRESENT**

Council Member Mike Gordy
Council Member Robert Byrne
Council Member Andy Carey arrived late
Mayor Pro Tem Paul Maddock

Also present: City Attorney Bounds, City Administrator Blevins, Assistant City Secretary Stephens.

Present Remotely: Mayor Russell Herron, City Engineer Him, Building Official Taylor

ABSENT

Council Member David Schwarz

2. CITIZEN'S COMMENTS

Bill Bristow, 1233 Pine Chase Drive, said he has observed hazards in the City such as traffic, fire, flood, drainage, and playground equipment in residential front yards.

3. REPORTS TO COUNCIL

3.A. **Police Report:** Administrator Blevins said there was nothing major to report from Captain Lane.

4. DISCUSSION AND POSSIBLE ACTION

4.A. **Discussion and Possible authorization for the Mayor to enter into a one (1) year contract with Flock Group Inc. for three (3) Automatic License Plate Detection Cameras**

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

Attorney Bounds said there are three (3) items in the contract that need to be amended: section 5.3 needs the addition of the language “this agreement is subject to the Texas Prompt Payment Act, in section 8.1 the reference to “Georgia” should be changed to “Texas” as well as any other references, and section 8.4 should be stricken and potentially deleted.

Council Member Byrne amended the motion to approve a one (1) year contract with Flock Group Inc. for three (3) Automatic License Plate Detection Cameras after said amendments.

Voting Yea to the Amended Motion: Council Member Gordy, Council Member Byrne, Mayor Pro Tem Maddock
Absent from the vote: Council Member Carey

The motion passed unanimously.

Council Member Carey entered the building.

5. REPORTS TO COUNCIL

- 5.A. **Engineer’s Report:** Engineer Him said **1303 Friarcreek Lane** has temporary erosion control measures in place which may need reinforcing. He said the homeowner is still obtaining quotes and what he has received have been substantial.

Engineer Him said the **Wirt Road Safety Project** has had good response regarding the sidewalk. He said the turning lane expansion and traffic signal will be more challenging to coordinate with the City of Houston based on the slow-moving projects in the last several years.

Engineer Him stated that he will also be talking with the City of Houston about the replacing the combination meters in Pine Chase Grove and Hickory Shadows to get less head loss across the assembly. He will be coordinating with the City of Houston to determine if just the assembly or the whole meter vault needs to be replaced.

Lift Station Generator – Engineer Him said during the recent tropical storm the lift station lost power and Inframark was pumping the sewage from the tank to prevent overflow. Administrator Blevins said she and Council Member Gordy were working on the project.

Mayor Pro Tem Maddock said the approval of the parking pad at **1306 Pine Chase Drive** was a mistake and he believes it to be a bad example that others will want to replicate.

- 5.B. **Building Official’s Report:** Building Official Taylor said **1306 Pine Chase Drive** is on the list of issues they are trying to resolve. He said they are monitoring the site to make sure the area stays clean.

Mayor Herron asked the building official to clarify the requirements for detached garages at the rear setback line. Building Official Taylor said per ordinance,

detached garages are limited to a ten-foot height where the building sits at the ten-foot rear setback line. He said the roof slope can increase in height at a set ratio of five-feet vertically for every three-feet horizontally inward. City Administrator Blevins stated this information has been given to the builder.

6. DISCUSSION AND POSSIBLE ACTION

- 6.A. **Discussion and Possible Approval of the City of Hilshire Village Resolution Number 2021-219 authorizing the Mayor to execute, and the City Secretary to attest respectively, an amended Concealed Network Node Deployment Agreement with GTE Mobilnet of South Texas, Ip d/b/a Verizon Wireless to update the type of installation and location of certain network nodes and related equipment subject to the city's Right-of-Way Management Ordinance Motion made by Council Member Byrne, Seconded by Council Member Gordy.**

Administrator Blevins said the new utility pole that was to be installed between 1201 Archley Drive and 1205 Archley Drive has been eliminated as CenterPoint can utilize an existing pole at the intersection of Ridgeley Drive and Archley Drive. She said the pole will be moved to the corner allowing for less trees to be affected and better service provided. She stated that because it will be moved more than three (3) feet, the Council needs to approve the new location.

Voting Yea: Council Member Gordy, Council Member Byrne, Council Member Carey, Mayor Pro Tem Maddock

The motion passed unanimously.

- 7. PUBLIC HEARING # 1** Mayor Pro Tem Maddock recessed the Regular Council Meeting and called to order Public Hearing #1 at 6:56 P.M.

- 7.A. **Public Hearing - Amend Chapter 12 Planning and Zoning of the Code of Ordinances of the City of Hilshire Village, Texas, Section 02:00, Definitions, and Section 11.02, structure to allow habitable areas in an attic under certain conditions and regulating location of a balcony; providing a penalty for any violations.**

Bill Bristow, 1233 Pine Chase Drive, are there any existing balconies existing in the Village at this time that would be affected by this ordinance?

Attorney Bounds said any existing balconies that are closer than the setback allowed per this ordinance would be allowed to be grandfathered.

Mayor Pro Tem Maddock adjourned Public Hearing #1 and reconvened the Regular Council Meeting at 6:58 P.M.

8. DISCUSSION AND POSSIBLE ACTION

- 8.A. **Discussion and Possible Adoption of Ordinance Number 810-2021 of the City of Hilshire Village amending Chapter 12, Planning and Zoning, Section 02:00, Definitions, and Section 11.02, Structure to allow habitable areas in an attic**

under certain conditions; regulating location of a balcony and providing a penalty.

Motion made by Council Member Byrne, Seconded by Council Member Carey.

Mr. Kraeger, prospective future citizen, asked if the habitable attic will be permitted to include a bathroom. Attorney Bounds answered, "yes". Mr. Kraeger asked if the balcony provision is primarily a setback requirement. Attorney Bounds answered, "yes".

Voting Yea: Council Member Gordy, Council Member Byrne, Council Member Carey, Mayor Pro Tem Maddock

The motion passed unanimously.

9. PUBLIC HEARING # 2 Mayor Pro Tem Maddock recessed the Regular Council Meeting and called to order Public Hearing #2 at 7:00 P.M.

9.A. Public Hearing on the proposed Annual Budget for the Fiscal Year Ending 2022

Bill Bristow, 1233 Pine Chase Drive, said he was under the impression that there was not going to be a tax increase this year. Administrator Blevins explained that although the tax rate is lower, due to increased property values the budget will raise more revenue than last year's budget.

Mayor Pro Tem Maddock adjourned Public Hearing #2 and called to order Public Hearing #3 at 7:03 P.M.

10. PUBLIC HEARING # 3

10.A. Public Hearing on the proposed Tax Rate for Fiscal Year 2021

A tax rate of \$0.589884 per \$100 valuation has been proposed by the governing body of City of Hilshire Village.

PROPOSED TAX RATE \$0.589884 per \$100

NO-NEW-REVENUE TAX RATE \$0.576348 per \$100

VOTER-APPROVAL TAX RATE \$0.589884 per \$100

The **no-new-revenue tax rate** is the tax rate for the 2021 tax year that will raise the same amount of property tax revenue for City of Hilshire Village from the same properties in both the 2020 tax year and the 2021 tax year.

The **voter-approval rate** is the highest tax rate that City of Hilshire Village may adopt without holding an election to seek voter approval of the rate.

The **proposed tax rate** is greater than the no-new-revenue tax rate. This means that City of Hilshire Village is proposing to increase property taxes for the 2021 tax year.

There were no public comments.

Mayor Pro Tem Maddock adjourned Public Hearing #3 and reconvened the Regular Council Meeting at 7:04 P.M.

11. DISCUSSION AND POSSIBLE ACTION

- 11.A. **Discussion and Possible approval of Ordinance Number 811-2021 amending Appendix “A” Fee Schedule of the Code of Ordinances of the City of Hilshire Village, Texas by deleting section 7.200 and replacing with a new section 7.200 establishing new water and trash rates:**

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

Administrator Blevins said this includes a \$0.25/1000 gallon increase in water rates and a \$1.36 increase in the monthly garbage rates.

Voting Yea: Council Member Gordy, Council Member Byrne, Council Member Carey, Mayor Pro Tem Maddock

The motion passed unanimously.

- 11.B. **Discussion and Possible approval of Ordinance Number 812-2021 adopting the City of Hilshire Village, Texas General Budget for the FYE 2022: In accordance with Section 102.007(c) of the Local Government Code, adoption of this year’s budget will require raising more revenue from property taxes than in the previous year.**

Motion made by Mayor Pro Tem Maddock, Seconded by Council Member Byrne.

Administrator Blevins said the increase of the election budget on line item 89 as previously discussed by the Council from \$3,800.00 to \$5,000.00 was not amended prior to publishing the meeting packet. She stated that the new net fund total including this change should be updated to \$3,570.00.

Roll Call Vote

Mayor Pro Tem Maddock – Yea

Council Member Gordy – Yea

Council Member Byrne – Yea

Council Member Carey – Yea

The motion passed unanimously.

- 11.C. **Discussion and Possible action to ratify the proposed property tax increase reflected in the FY 2021-2022 Budget in accordance with Section 102.007 (c) of the Local Government Code.**

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

Administrator Blevins stated that this is acknowledging that the tax rate will increase the City's revenue for the 2022 budget and is ready to be voted on at tomorrow's meeting.

Roll Call Vote

**Mayor Pro Tem Maddock – Yea
Council Member Gordy – Yea
Council Member Byrne – Yea
Council Member Carey – Yea**

The motion passed unanimously.

- 12. CLOSED EXECUTIVE SESSION:** The council did not convene into an executive session.

13. REPORTS TO COUNCIL

- 13.A. **Fire Commissioner's Report:** Commissioner Byrne said the department is still operating within the budget. He said the response times are well within the Class 1 department National Standards.

Commissioner Byrne said the Village Fire Department Reconstruction projected move-in date is October 3rd. He said the department has made a lot of adjustments to its operations in order to move into the building faster.

- 13.B. **Mayor Herron's Report:** Mayor Herron said it is important to stay on top of the **Wirt Road Safety Project**. He stated that it has been in Council discussions for several years.

He also said that he did independent research on **Street Lighting** and was disappointed with the information CenterPoint provided online. He said in his research he found factors that have not been discussed with CenterPoint and need to be worked out.

- 13.C. **City Administrator's Report:** Administrator Blevins said there is a section of the City that has consistently experienced electric outages and the citizens want to meet with a CenterPoint representative. She stated that CenterPoint agreed to meet and will compile the outage history prior to the meeting.

Administrator Blevins said during the recent storm, a tree fell in a residential back yard in Glourie Circle and was suspended on the power line threatening the home.

- 13.D. **City Treasurer's Report:**

14. CONSENT AGENDA

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

- 14.A. Disbursements
- 14.B. Minutes From the Council Workshop & Special Council Meeting August 5, 2021.
- 14.C. Minutes From the Public Hearing and Regular Council Meeting August 17, 2021.
- 14.D. Minutes From the Budget Workshop September 7, 2021.
- 14.E. Check Registers
- 14.F. Approving a Proclamation recognizing National Night Out to be held October 5, 2021 on Ridgeley Drive.
- 14.G. Approving a Proclamation recognizing Halloween Night to be held October 31, 2021 on Archley Drive

Voting Yea: Council Member Gordy, Council Member Byrne, Council Member Carey, Mayor Pro Tem Maddock

The motion passed unanimously.

15. ADDITIONAL COUNCIL COMMENTS

Council Member Byrne thanked Administrator Blevins and Assistant City Secretary Stephens for the setup to host hybrid meetings. Council Member Gordy said the speakers might need an upgrade to help with the sound quality from the remote attendees.

Council Member Byrne stated that Harris County's Sherriff's Department might be able to help with enforcing the speed limit on Wirt Road. Mayor Herron said the County did a speed study about 4 years ago. Mayor Pro Tem Maddock said the traffic in Houston everywhere is like this, and that the City of Houston is not in control of the traffic. Mayor Herron said Commissioner Ramsey might also be helpful.

16. FUTURE AGENDA TOPICS

17. ANNOUNCEMENTS

- 17.A. Special Council Meeting to adopt Property Taxes will be held on Wednesday, September 22, 2021 at 1:30 P.M.

18. ADJOURNMENT

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

Voting Yea: Council Member Gordy, Council Member Byrne, Council Member Carey, Mayor Pro Tem Maddock

The motion passed unanimously.

The meeting was adjourned at 7:32 P.M.

Paul Maddock, Mayor Pro Tem

ATTEST:

Susan Blevins, City Secretary