



Regular Council Meeting Agenda

Tuesday, August 16, 2022, at 6:30 PM
8301 Westview Drive, Houston, Texas 77055

1. CALL TO ORDER

1.A. The **invocation** was given by Council Member Carey

1.B. **Pledge of Allegiance**

1.C. **Roll Call**

PRESENT

Mayor Bob Buesinger
Council Member Mike Gordy
Council Member Justin Crawford
Council Member Andy Carey
Mayor Pro Tem Paul Maddock
Council Member David Schwarz

Also present were: City Administrator Blevins, Assistant City Secretary Stephens, Spring Valley Police Chief Schulze, Spring Valley Police Corporal Clawson, Spring Valley Police Sergeant Manchaca, City Attorney Bounds, City Engineer Vasquez, Dick Pursley, HDR Engineering, and CenterPoint Representative Angie Pindell

*Present remotely

2. CITIZEN'S COMMENTS

Raul Rizo-Patron, 4 Hilshire Oaks Ct, said that he believes only a small percentage of residents will use the sidewalk. He stated that the project carries liabilities for property damage and has the potential to decrease property values. Mr. Rizo-Patron said it is dangerous for pedestrians to walk on such a busy street.

Ignacio Pujol, 10 Hilshire Oaks Ct, said that he has concerns about the sidewalk project. He stated that he consulted the City of Houston sidewalk specifications which require certain widths and there is not enough room alongside Wirt Road. Mr. Pujol also said that traffic speed on Wirt Road is too dangerous for pedestrians. Additionally, he stated that there is an existing sidewalk on the other side of Wirt Road which pedestrians can use.

Brock Griffiths, 1324 Pine Chase Drive, said that he has concerns about the lack of plans for the Pine Chase Grove cul-de-sac water vaults and equipment. He said that the City of Houston opened the fire hydrant and flushed water onto his personal property causing damage to the ground. He stated that repairs are needed to the whole area and a

plan to prevent future erosion.

Bill Chesney, 3 Hilshire Oaks Ct, said that he is in opposition to the proposed sidewalk on Wirt Road. He stated that he doesn't believe there is enough room to comply with ADA requirements and it isn't safe. He said more foot traffic would be dangerous at the city's busy intersections.

Austin Davis, 2 Hilshire Oaks Ct, stated that he lives on the corner of Ridgeley Drive and Wirt Road. He said that there are a lot of vehicles traveling at high rates of speed on Wirt Road, and he is worried about peak travel times as it is already difficult to enter and exit the City.

3. REPORTS TO COUNCIL

3.A. Police Report: Police Chief Schulze said that there were 257 calls for service. He said on the 1300 block of Glourie Drive there was a gas leak and officers were able to work with the Village Fire Department to shut down the street until it was safe.

Chief Schulze said that on August 1st there was a burglary of a motor vehicle on Glourie Drive. He stated that the suspect was found, and charges were filed. Corporal Clawson said that she assisted with the recovery of the stolen items and the suspect was charged for the crime in Hilshire Village as well as previous illegal activities in the City of Houston.

Council Member Carey asked for location suggestions within the City where additional license plate reader cameras would be effective. Chief Schulze said that Hickory Shadows is a good candidate as there is only one entry point and the camera could also capture the pocket park. He also said that Friarcreek Lane and Creekstone Circle are good options as well as Pine Creek Lane and Hilshire Grove Lane.

3.B. Building Official Report: City Administrator Blevins stated that in the month of July there were 12 permits issued and 24 inspections performed. She said a red tag was issued for premature removal of silt fencing on Hilshire Green and at 12 Pine Creek Lane for loose debris in the street.

3.C. Engineer Report: Engineer Vasquez said that there are concerns about the erosion of the outfall channel between **1307 Friarcreek Lane and 1305 Friarcreek Lane**. He stated that he visited the site and took photos of the current conditions including existing stones and concrete flatwork. He said that this is a city easement and there are options on how to address the area. Administrator Blevins played a video for the Council and audience taken during a rain event showing the volume of water that passes through this channel.

Council Member Gordy asked for an estimated elevation drop to the rear creek. Engineer Vasquez said he wasn't sure, but that Harris County Flood Control District should be involved as well.

Engineer Vasquez said that the Pine Chase Grove site meeting with the City of Houston was scheduled to establish parameters for the safety and aesthetics of the meter vaults and related equipment. He said that the City of Houston verbally

prohibited any items in the easement including fencing and vegetation. Engineer Vasquez said that a survey is needed to locate the exact area of the easement. He stated that the meter needs to be close to the vault, and the City of Houston representative said it cannot be moved.

Brock Griffiths, 1324 Pine Chase Grove, asked why the meters cannot be relocated off the vaults similar to the positioning at the Pine Creek Lane Water Vault. He also said that fire hydrant flushing has caused erosion. Engineer Vasquez said that the City of Houston agreed to allow safety skirting around the metal vault covers.

Council Member Schwarz asked Engineer Vasquez to research an orange and white fiber optic stub that has been installed at Archley Drive and Ridgeley Drive, and whether it is temporary or permanent.

Nick Pursley, HDR Engineering Water/Wastewater Department, said it is ultimately the City of Houston's responsibility to deliver safe water. He stated that the data he has seen indicates that the water is safe for human consumption, but there are some aesthetic problems with it. He said that HDR Engineering as well as Inframark and City Staff have been reporting the issue to the City of Houston, but they have only responded minimally. Mr. Pursley stated that he is not sure exactly what the problem is, but that it likely has to do with the ratio of chemicals used to disinfect the water. He said there are five (5) interconnects where the City of Hilshire Village receives water from the City of Houston.

- 3.D. Fire Commissioner's Report:** Commissioner Presswood said that there are periods when there are no vehicle assets at the station because they are all out on service calls. He stated that during the COVID-19 outbreak there was a lot of "wall time" spent waiting for the patient to be transferred from the fire medics to the hospital. He stated that the fire trucks carry enough equipment to provide EMS services, and there is a scheduled discussion to hire three (3) EMS-certified firefighters to support a third ambulance. Commissioner Presswood said that this is included in the budget for next year by transferring overtime funds, it is less expensive to staff a third ambulance than continue with overtime pay. He said that he has been looking into the procedures for Medicare and Medicaid and when the transfer of patient responsibility is supposed to occur. He stated that the commission is planning to coordinate with the hospitals to transfer patients to hospital staff more efficiently. Council Member Crawford asked if it was possible to split up the EMS team to return the vehicle and equipment into rotation. Commissioner Presswood said when needed, they are doing that.

Commissioner Presswood said that the **Fire Station Renovation** is still ongoing as there are issues with the roof and windows on the bay door. He said that Chief Foster had a meeting with the architect and the final payment is being held.

4. DISCUSSION AND POSSIBLE ACTION

- 4.A. Discussion with representative and possible approval of a LED Replacement Agreement with CenterPoint Energy Houston Electric, LLC**

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

Council Member Carey said that there is not a fee structure included in the documents provided and asked for more guidance on the selection of color tone.

Council Member Gordy said that there will be savings on the bills in the future but wants to make sure that the City isn't signing up for a big increase in the payback period.

CenterPoint representative Angie Pindell said that CenterPoint applies to the Public Utility Commission for a distribution cost recovery factor, which determines what percentage of payback will be allowed, then approved fees would be assessed to the City's Street light bill. She stated that streetlights are a non-metered service based on kilowatt usage and maintenance fees per light. Angie said that kilowatt usage will be reduced significantly by upgrading to LED and added that the cost to maintain and replace high-pressure sodium lights is becoming more expensive.

Mayor Buesinger asked if the waiting period of one (1) year was accurate. Angie said there is a waiting list between 6-8 months from when the agreement was signed.

Mayor Buesinger asked about the color output. Angie said they are a 4000-kelvin white light, and that the majority of the City of Houston is converted except for specialty decorative fixtures.

Council Member Gordy asked if there is a standard cost for adding streetlights. Angie said that most overhead lights are free if there is an existing pole and power source. She said that if a transformer is required then there is a cost.

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

Motion carried 5-0.

The council discussed items 4.B. and 4.C. collectively.

- 4.B. Discussion and possible approval to allow an existing circular driveway to remain in the same size and location after new construction at 1126 Guinea Drive in addition to a single access driveway to the garage. Hilshire Code of Ordinances Section 4.623 (Permitted Driveway and Pedestrian Access within Public Rights-of-Way).**
- 4.C. Discussion and possible approval to allow an existing circular driveway to remain in the same size and location after new construction at 1123 Guinea Drive in addition to a single access driveway to the garage. Hilshire Code of Ordinances Section 4.623 (Permitted Driveway and Pedestrian Access within Public Rights-of-Way).**

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

Mark Huber, 1126 Guinea Drive, and Alex Celli, 1123 Guinea Drive, presented images of their respective properties. Mr. Huber explained that both properties are corner lots and have existing circular driveways. He stated that the driveways provide additional parking to keep vehicles off the street and added that the intersection of Burkhart Road and Guinea Drive is uncontrolled. Mr. Celli and Mr. Huber stated that they do not have plans to change the location or size of the circular driveways but might need to replace the concrete and asphalt with new materials. They also said these circular drives are in addition to a single access driveway which in both situations will exit onto Burkhart Road.

Attorney Bounds said that the provisions regulating driveways are in the general code, not in zoning and that is why the Council has the authority to approve.

Voting Yea for approval to retain existing driveways at 1126 Guinea Drive and 1123 Guinea Drive: Council Member Gordy, Council Member Crawford, Council Member Carey, Mayor Pro Tem Maddock, Council Member Schwarz

Motion carried 5-0.

5. DISCUSSION AND POSSIBLE ACTION

5.A. Discussion on Wirt Road Safety Project

Mayor Pro Tem Maddock said that he is concerned about undesired foot traffic as a result of the sidewalk construction.

Council Member Gordy said that people dangerously cross Wirt Road to get to the east sidewalk and added that he hasn't seen suspicious people traveling on it. Council Member Gordy said that Harris County has generously offered to fund the sidewalk and the City will only have to pay for the design. He said he is not sure about the width requirements but there will be accessible ramps to get to the street level at each intersection. He stated that the Mennonite Church was required by the City of Houston to install the sidewalk in front of their building when it was rebuilt.

Council Member Carey said that there are sidewalks on both sides of the street in Spring Valley and asked if there are known issues there. Chief Schulze stated that the sidewalk on Bingle Road has curves and is narrow in some areas, and they have received complaints about it. Council Member Gordy said that power poles can be moved, or the sidewalk could go behind the poles and away from the street side.

Mayor Pro Tem Maddock said that the right-of-way elevation changes and asked how the perimeter brick walls and supports would be affected. Engineer Him said that retaining walls can be created for areas with grade issues.

5.B. Discussion on structures and recreational objects such as playground equipment in front of the building line

Attorney Bounds said that this is a zoning matter because it's a "use" issue. He stated that enforcement can be difficult because a judgment of temporary versus permanent is subjective.

Chad Ireton, 1327 Pine Chase Drive, said that his children play in the front yard and none of the structures at 1323 Pine Chase Grove are permanent. He also said that lighting has been installed in the trees and to his knowledge, none of the neighbors have an issue with the lights.

Attorney Bounds said that other cities have restrictions specifically for batting cages including a stipulation that it be in the backyard, as well as lighting and size specifications.

Council Member Carey said that he would like to see ordinance examples from other cities that restrict items such as batting cages and trampolines. Attorney Bounds suggested asking BBG Consulting for examples they are familiar with.

5.C. Review FYE 2023 Budget, Capital Improvement Projects, Utility Rates, FYE 2022 Actuals, and Proposed 2022 Taxes

Administrator Blevins said that she added funds to the Hilshire Green Capital Improvement Project.

Council Member Carey said he was looking at the debt schedule. He asked for an updated capital improvement project list.

6. REPORTS TO COUNCIL

6.A. Mayor Buesinger's Report: Mayor Buesinger did not have anything additional to report.

6.B. City Administrator's Report: City Administrator Blevins said that she added newly received invoices to the consent agenda disbursements, copies of which were provided to the Council before the meeting.

6.C. City Treasurer's Report: City Administrator Blevins stated that she was working on setting up a new account with TexPool so that funds could be transferred for the General Fund.

7. CONSENT AGENDA

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

7.A. Disbursements

7.B. Minutes from the Regular Council Meeting on July 19, 2022

7.C. Approve the Minutes from the Council Budget Workshop, August 2, 2022

7.D. Check Registers

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

Motion carried 5-0.

- 8. **CLOSED EXECUTIVE SESSION:** The Council did not convene in an executive session.
- 9. **ADDITIONAL COUNCIL COMMENTS:** None
- 10. **FUTURE AGENDA TOPICS:** None
- 11. **ANNOUNCEMENTS:** None
- 12. **ADJOURNMENT:**

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

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

The motion carried 5-0.

The meeting was adjourned at 9:10 PM

Robert Buesinger, Mayor

ATTEST:

Susan Blevins, City Secretary