

**MINUTES
THE CITY OF PINEY POINT VILLAGE
REGULAR COUNCIL MEETING
MONDAY, FEBRUARY 27, 2017**

THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE MET IN A REGULAR MEETING ON MONDAY, FEBRUARY 27, 2017 AT 6:30 P.M. AT CITY HALL, 7676 WOODWAY, SUITE 300, HOUSTON, TEXAS, TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

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

CITY STAFF: Roger Nelson, City Administrator; Maggie Carty, City Secretary, Annette Arriaga, Director of Planning and Development, David Olson, City Attorney with Olson & Olson; Joe Moore and Aaron Croley, City Engineers with HDR Engineering.

DECLARATION OF QUORUM AND CALL TO ORDER

Mayor Kobelan called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

CITIZENS WISHING TO ADDRESS COUNCIL - *At this time, any person with city-related business may speak to the Council. In compliance with the Texas Open Meetings Act, if a member of the public comments or inquires about a subject that is not specifically identified on the agenda, a member of Council or a Staff Member may only respond by giving a statement of specific factual information or by reciting existing policy. The City Council may not deliberate or vote on the matter.*

2. Discuss and take possible action on accepting Excel Paving and Construction's withdrawal from the construction work contemplated for the Smithdale Estates Bypass Project and consider releasing Excel's bid bond.

Joe Moore, City Engineer, discussed Excel Paving having very limited experience and HDR does not recommend awarding the bid to Excel Paving for the Smithdale Estates Bypass project. Councilman Ebeling made a motion to accept Excel Paving's withdrawal and release of the bid. Councilman Bender seconded the motion and it passed unanimously.

3. Discuss and take possible action awarding construction contract for the Smithdale Estates Bypass Project to Conrad Construction in the amount of \$2,455,820.00.

Mayor Kobelan stated the bid includes two alternates to the base bid. The base bid is \$2,143,395. Alternate one is \$193,650 for paving the other half of the street. Alternate two is \$118,775 to pave the cul-de-sac. Joe Moore discussed the bidder, Conrad Construction, stating they were the 2nd lowest bidder at the bid opening. The company has good references. Tom Fuller, City Administrator at Hunters Creek, gave a good

recommendation. Rob Nally, resident on Smithdale, discussed Alternate 1 and 2. He is against the partial pavement option due to aesthetics and mechanics. Bruce Baganz urged council to take action this evening on approving the paving of the entire street. He also urged Council to approve the project to include some special provision for protecting or repairing the landscaping. Lynn Ellison discussed the trees on Smithdale Estates. She stated the live oaks on Smithdale should be protected. She asked Council to commit, in writing, to remove and replace, at a later date, any tree that dies due to construction, even if up to 7 to 10 years later. Discussion regarding the project and alternate options followed. Councilman Dodds made a motion to approve the base bid with the understanding that at next meeting Alternate 1 and 2 will be decided. Councilman Ebeling seconded the motion and it passed unanimously.

4. Discuss and take possible action on Resolution 17.02.27A authorizing the use of General Fund monies for the initial construction of the Smithdale Estates Bypass project.

Councilman Kollenberg made a motion to approve Resolution 17.02.27A authorizing the use of General Fund money, in the amount of \$2,143,395, including the language concerning the right to reimburse the funds with potential bond sales. Councilman Bender seconded the motion and it passed unanimously.

1. Receive a report from Hedwig Village Mayor Brian Muecke regarding paver installation on north side of Beinhorn.

Brian Muecke, Mayor of Hedwig Village, discussed three AT&T boxes located on Beinhorn Road in the City of Piney Point, but within an easement granted to Hedwig Village in 1972. This area is damaged when AT&T services those boxes. Mayor Muecke has proposed to install semi-permeable pavers to resolve the issue. AT&T has agreed to pay for a portion of the repair, up to \$32,000. Hedwig Village will pay the remainder. Mayor Muecke is requesting approval to proceed with the project. Councilman Kollenberg made a motion to authorize Mayor Kobelan to allow the issuance of a permit upon the receipt of supporting documents as he and the Permits Director deem appropriate. Councilman Bender seconded the motion and it passed unanimously.

5. Discuss and take possible action on the MVPD monthly report and budget amendment request.

Chief Sanders updated Council on the department's monthly activities. They currently have one opening for a patrol officer, and are fully staffed for dispatch. There were 4839 events, 1287 in Piney Point, 399 citations were issued, 133 in Piney Point. There were 234 houses checked. The electronic ticket writers are in the testing process. He hopes to have it operational in all 3 cities by the middle of the year.

A budget amendment was discussed for replacing unmarked vehicles. Chief Sanders proposes to move \$62,000 from the auto replacement surplus fund to auto replacement budget line item. Councilman Bender made a motion to approve the budget amendment. Councilman Ebeling seconded the motion and it passed unanimously.

6. Discuss and take possible action on the VFD monthly report.

Zeb Nash, Fire Commissioner, updated Council on the department's monthly activities. He stated that Chief Foster issued the department's annual report last week. Medical calls and falls are at the top of the list of calls at VFD. The 100 foot ladder truck should be delivered in late April. The Commission will begin working on 2018 budget in April. A

subcommittee was created to look into facilities improvements. Councilman Brian Thompson is on the committee. Mr. Thompson updated Council on possible facility improvements. No action was taken.

7. Discuss and take possible action regarding Kinkaid submittal.

Gene Werlin presented to Council plans for the drainage retention pond. Discussion regarding the project options, timing, and permit requirements followed. A traffic study was presented and discussed regarding the west entrance driveway. No action was taken. David Olson, City Attorney, will work with Kinkaid on an ordinance for the SUP incorporating additional traffic lanes for the west entrance, drainage retention ponds, and a turf field for Council approval at the next meeting.

8. Discuss and take possible action on annual review of Investment Policy.

Roger Nelson discussed the City Investment Policy. He did not recommend any changes. Councilman Dodds made a motion to approve the Investment Policy. Councilman Ebeling seconded the motion and it passed unanimously.

9. Discuss and take possible action on Audit Committee policies.

Councilman Kollenberg made a motion to approve the Audit Committee rules and policies. Councilman Bender seconded the motion and it passed unanimously.

10. Discuss and take possible action regarding Historic Marker Projects.

Mayor Kobelan discussed how the project has grown to include markers in Hunters Creek and Bunker Hill. The Mayor requested authorization to sign an agreement to place two markers in Piney Point Village, one on Arrowwood, and one in front of Fritz Schroeder Home at 435 Piney Point Road. Councilman Dodds made a motion to authorize Mayor Kobelan to sign the agreements, Councilman Bender seconded the motion and it passed unanimously.

11. Discuss and take possible action on the City Administrator's monthly report, including but not limited to:

- * **January 2017 Financials**
- * **Health/Dental/Vision (Cigna) and Life (Standard) Insurance Proposals**
- * **Update regarding Blalock/South Piney Point landscaping project**
- * **Update regarding upcoming St. Francis SUP**
- * **Discuss the issuance of the remainder of the City's Drainage Project Bonds**
- * **Update on the installation of Eagle Scout doggie station project**

Roger Nelson, City Administrator, presented the January financials. He reviewed the cash flow and available funds for upcoming construction projects. Mr. Nelson will invite Drew Masterson with First Southwest to attend the next meeting to discuss the issuance of bonds. Mr. Nelson reviewed the new employee health and life insurance providers. He announced the public information meeting dates of March 6th, to present the N. Piney Point Road Project, at Memorial Drive Baptist Church, 6:00 PM. On March 7th, there will be a public meeting at MDE at 6:00 PM to present the Smithdale Estates Bypass Project. Mr. Nelson confirmed the approval of the additional doggie stations to be installed by the Eagle Scout. Mayor Kobelan informed Council that he signed the agreement with Bright Landscaping and Blue Water Irrigation for the median landscaping project and the project is now moving ahead.

12. Discuss and take possible action on the City Engineer's monthly report.

Joe Moore, City Engineer, briefly reviewed the monthly report. The Lanecrest Project will be finished next month. HDR will meet with residents on Green Oaks to evaluate potential problems on the street. There has been no activity by the City of Houston on the Windemere Project. The estimated cost for Windemere is between \$300,000 and \$400,000. Regarding future projects, HDR has been working on Kingsworthy and Milbrook 30% designs. Mr. Moore hopes to present the plans to Milbrook residents next week. No action was taken.

13. Discuss and take possible action on awarding construction contract for the North Piney Point Road Paving and Drainage Project to Huff & Mitchell in the amount of \$2,869,379.00.

Councilman Dodds made a motion to award the North Piney Point Paving and Drainage Project to the lowest bidder, Huff & Mitchell, in the amount of \$2,869,397.00. Councilman Ebeling seconded the motion and it passed unanimously.

14. Discuss and take possible action on Resolution 17.02.27B authorizing the use of General Fund monies for the initial construction of the North Piney Point Paving and Drainage Project.

Councilman Dodds made a motion to approve Resolution 17.02.27B authorizing the use of General Fund monies for the initial construction of the North Piney Point Paving Project including the language for reimbursement from a future bond issuance. Councilman Bender seconded the motion and it passed unanimously.

15. Discuss and take possible action on Memorial Point Storm Sewer Washout and Repair Project.

Joe Moore reviewed an estimate to repair the Memorial Point storm sewer washout. Councilman Kollenberg made a motion to authorize the Mayor to spend an amount up to \$75,000, contingent upon Roger Nelson's approval. Councilman Dodds seconded the motion and it passed unanimously.

16. Discuss and take possible action on the minutes of the January 23, 2017 City Council meeting and the minutes of the Strategic Planning meeting of January 24, 2017.

Councilman Dodds made a motion to approve the minutes of the January 23, 2017 and the January 24, 2017 Council meetings. Councilman Bender seconded the motion and it passed unanimously.

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

Public Information Meetings will be held on March 6 & 7 regarding the upcoming construction projects. A discussion regarding issuing bonds will be on the next agenda.

18. EXECUTIVE SESSION: The City Council will adjourn into closed executive session pursuant to Section 551.071 of the Texas Government Code (CONSULTATION WITH ATTORNEY), specifically regarding pending and potential litigation; and pursuant to Section 551.072 of the Texas Government Code (DELIBERATION ABOUT REAL PROPERTY), specifically to deliberate the purchase, exchange, lease, or value of real property.

Council adjourned into Closed Executive Session at 9:17 PM.

Action outside of Executive Session, if any.

Council reconvened in Open Session at 9:26 PM. No action was taken on any item.

Adjourn

Councilman Bender made a motion to adjourn. Councilman Dodds seconded the motion and the meeting adjourned at 9:26 PM.

PASSED AND APPROVED this 27th day of March, 2017.



**Mark Kobelan
Mayor**


**Maggie Carty
City Secretary**

