

**MINUTES  
CITY OF HEDWIG VILLAGE  
REGULAR MONTHLY CITY COUNCIL MEETING  
THURSDAY, APRIL 14, 2016  
6:30 P.M - 955 PINEY POINT ROAD**

**1. CALL TO ORDER**

Mayor Muecke called the meeting to order at 6:31 p.m.

Present: Brian T. Muecke, Mayor

City Councilmembers:

William Johnson

Carrol McGinnis

Barry Putterman

Bob Wiener

Matt Woodruff

Kelly Johnson, City Administrator/City Secretary-Treasurer

Lane Standley, Building Official

David Gott, Police Chief

Lisa Modisette, Interim Assistant City Secretary

Alan Petrov, City Attorney

Absent: None

Five (5) members of Planning & Zoning Commission were present for the Council meeting. Mayor Muecke stated one member would need to leave the meeting room when Council discussed agenda item 5A. City Attorney, Alan Petrov, verified that one member of Planning & Zoning would need to leave the room during the discussion.

**2. CITIZEN/VISITOR COMMENTS**

Tom Roth, 854 Pecanwood, spoke in relation to the Village Fire Department. He stated visitors to the Fire Department speak highly of the department. He stated he interviewed members of the fire department for his history of Hedwig Village. He stated an independent agency reviews fire departments nationwide and based on many factors such as response time, education, equipment, etc.; the agency received an ISO rating of Class 1. The Village Fire Department is one of only sixty departments nationwide with this rating.

Mr. Roth also stated the Texas Law Enforcement Recognition Program has 164 best practices. He stated Hedwig Village Police Department has met all 164 best practices requirements.

James Key, Boy Scout Troop 641, was in attendance to meet requirements for a merit badge.

Rakesh Verma, Planning and Zoning Commission Member, has lived in Hedwig Village since approximately 1996. He stated he also owns and operates a computer programming business in the city. He offered his services to the city.

3. **CONSENT AGENDA**– All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

**A. Approval of Minutes**

The minutes were removed from the consent agenda in order to discuss corrections.

Regular Council Meeting – March 10, 2016

Mayor Muecke stated he would like the following corrections to be made to the minutes:

Page 3, 2nd bullet point – City of Houston is now subscribes to CrimeReports.com.

Item 4C, 4th paragraph – correct the term “dark skies initiative” to “light trespass”

Page 4, 6<sup>th</sup> and 7<sup>th</sup> paragraphs – correct entire paragraphs to read as follows:

Council Member Johnson stated the chairman had asked the commission attorney, before the meeting and without input from the commission, to research “How to terminate the Chief” and a legal bill reflecting that work was delivered to the fire department secretary.

Council Member Johnson stated the Commission went into Executive Session for annual performance review of Chief Foster.

Item 4E, 5<sup>th</sup> bullet point – correct the term “sold” to “under sales contract”

Councilmember McGinnis stated he had another correction for the March 10 minutes. Page 5, Item G – early voting – correct “May 28 and April 3” to “April 28 and May 3”.

**B. Approval of General Fund Bills**

General Fund Bills - #31524 - #31603

Voided Checks – None

**C. Approval of General Fund Bills over \$2,500**

Village Independence Festival - \$5,000.00

C&G Wholesale - \$11,162.00

EXTask - \$5,175.00

Bob Baldwin - \$4,175.00

Jason Bienek - \$3,070.00

**D. Approval of Construction Fund Bills**

Northwest Communication - \$3,900.00

Trinity Paving - \$6,500.00

PGAL - \$15,785.85 (2 invoices)

Centerpoint Energy - \$350.00

BOXX Modular - \$1,370.00

Durotech - \$232,044.36

Ewing Irrigation - \$381.21

**E. Approval of Police Seizure Bills**

0 Items - \$0.00

**F. Approval of CenterPoint Energy 2016 Annual GRIP Adjustment for the Houston Division**

Councilmember Putterman requested to remove Item 3F from the Consent Agenda so he may recuse himself from the vote.

**G. Finalized I-10 Noise Abatement Agreement**

No comments.

**H. Proposed Proclamation in Support of “National Safe Digging Month”**

Councilmember Woodruff moved, Councilmember Putterman seconded, for the approval of the consent agenda with item B, C, D, E, G, and H with the removal of item 3F, the GRIP adjustment, and item 3A, the March 10, 2016 minutes.

Councilmembers Johnson, McGinnis, Putterman, Wiener and Woodruff voted “Aye”, “Noes” none.

**MOTION CARRIED UNANIMOUSLY**

Councilmember Woodruff moved, Councilmember Putterman seconded, for the approval of Item 3A, the March 10, 2016 Minutes with the corrections as discussed by Mayor Muecke and Council Member McGinnis.

Councilmembers Johnson, McGinnis, Putterman, Wiener and Woodruff voted “Aye”, “Noes” none.

**MOTION CARRIED UNANIMOUSLY**

Item F, Approval of CenterPoint Energy 2016 Annual GRIP Adjustment for the Houston Division: Councilmember Woodruff moved, Councilmember Wiener seconded, for the approval of item 4F, the GRIP adjustment for the Houston Division.

Councilmembers Johnson, McGinnis, Wiener and Woodruff voted “Aye”, “Noes” none.

Councilmember Putterman abstained from the vote.

**MOTION CARRIED UNANIMOUSLY**

**4. REPORTS**

**A. Financial Report – February, 2016 – City Administrator/City Secretary-Treasurer Johnson**

Mayor Muecke stated the sales tax for the first four months of the year was up 4.5% compared to the same time period last year. Hedwig Village was flat for March 2016, City of Houston was down 2.5 % in March.

Kelly Johnson, City Administrator, City Secretary-Treasurer, stated the audit is still ongoing. There will be adjustments when the audit is complete.

Kelly Johnson presented the financials through Feb 29, 2016 and stated some line items are over-budget year to date due to timing issues.

Mayor Muecke asked if the city was fully collateralized. Kelly Johnson referred to the Collateral Report and stated the city was fully collateralized.

**B. Police Report – March 2016 Crime Report & Statistics – Police Chief Gott**

Chief Gott stated the department has moved into the new building and it is an incredible facility. He thanked Council, staff, and the citizens for the support needed to build the building.

Crime is up from the previous month and up from the previous year for the same time period. The crime for the year is down for the same time period as last year.

There were 13 burglaries of a motor vehicle for the month. There does not appear to be a pattern. Chief Gott stated these are crimes of opportunity; criminals will take advantage if items are left in the vehicle. Officers patrol the shopping centers and arrests are made. No violent crimes this month.

**C. Planning & Zoning Commission – February Meeting – Sylvie Bucci, Chairperson**

Tom Roth, Planning & Zoning member, left the Council Chamber for the duration of the Planning & Zoning report and discussion.

Sylvie Bucci, Chairperson of Planning & Zoning Commission (P&Z), stated the Commission met on April 05, 2016.

Planning & Zoning discussed the illuminated sign ordinance. P&Z recommends monument signs lit from within, churches and schools only be allowed to have the illuminated signs, and the illuminated signs will not face residential zones. P&Z established an area or “zone” where the illuminated signs would be allowed. This zone would accommodate most churches and schools.

Councilmember McGinnis asked for the definition of a school. He stated the ordinance should clearly state the definition of a school.

Alan Petrov, City Attorney, stated a for-profit business would not qualify as a school. Sylvie Bucci stated the commission discussed the boundaries of the “zone” where the illuminated signs would be allowed. The zone boundaries include the Church of Christ.

Councilmember McGinnis asked if the number of signs allowed per property will increase.

Councilmember Putterman stated the number of signs allowed per property will not increase. This ordinance just removes the prohibition concerning electronic message signs.

Sylvie Bucci stated the commission discussed other items. They amended the language to allow a lit flag without affecting neighbors.

City Council and Planning & Zoning Commission will hold a Joint Public Hearing on May 5, 2016 at 6 p.m. in relation to the illuminated sign ordinance. The required notice has been published in the newspaper.

Several members of the commission met with Mayor Muecke on April 4, 2016 and discussed several items, such as allowing boulders in the city right-of-way.

Councilmembers and the City Attorney discussed regulating the language on commercial signs.

**D. Fire Department – March Meeting - Councilmember Johnson**

Councilmember Johnson stated the statistics are in the Councilmember packets and there is nothing out of the ordinary.

Councilmember Johnson reported on two continuing issues.

- One issue concerned moving the Memorial Village Police Department and the Village Fire Department dispatches into one location. This topic is still under review.
- Second issue is a recommendation by at least two Mayors to add another dispatcher to each shift. Cost for this recommendation would be \$250,000 a year. There is no support for this recommendation within the Village Fire Department or on the commission. The average number of calls received by the Village Fire Department dispatch is five, sometimes as high as seven; some days there have been no calls. The commission decided to ask an independent expert to review and make a recommendation. McGrath will probably be the expert called upon to review. Councilmember Johnson stated the reasoning behind the Bunker Hill recommendation for a second dispatcher is that two dispatchers per shift are considered “best practice”.

Two captains have resigned. Both have been offered battalion chief positions at Willow Fork Fire Department in Cinco Ranch. Willow Fork has two fire houses and building a third. Councilmember Johnson stated that personnel leaving for other departments will continue to happen because there is rarely room for advancement in our department.

**E. Building Official** – Monthly Report; Update on Police Department Facility – Lane Standley

Monthly Report:

- Slow month for the Building Department. Three house remodel permits issued. Three houses nearing completion. Three houses in plan review.

Update on Police Department Facility:

- Hedwig Village Police Department (HVPD) construction was a joint effort involving a lot of people. The building turned out very nice.
- City crews will start removing the utilities from the temporary building behind Bank of America. The building needs to be returned to Boxx Modular in the same condition the city received it. The modifications done at the city’s request will need to be removed.

**F. Mayor** – Annual Update; Cleaning of Soldier’s Creek; I-10 Noise Abatement next steps – Brian Muecke

Mayor Muecke thanked former Mayor Sue V. Speck and former City Administrator/City Secretary-Treasurer Beth Staton for their hard work on laying the foundation for the police department new facility, such as securing financing and remaining on budget.

Mayor Muecke stated he would issue an annual State of the City.

*“Spring 2016*

*Fellow residents,*

*I am pleased to be writing you with an update on our city. Going forward, the city will send bi-annual updates as well as special notices as situations warrant.*

*After 10 months in office, I am pleased to report the following progress on city initiatives:*

*New Police Facility*

*The Hedwig Village Police Department facility was completed earlier this month. Our police leadership and city staff did an outstanding job of managing this build and bringing the project in under budget. Kudos to Chief of Police David Gott, Building Official Lane Standley, City Administrator Kelly Johnson, and Police Captain Paul Warner for their collective efforts here. Although she has since retired from the city, former City Administrator Beth Staton deserves accolades for her groundwork on this development.*

*New City Administrator*

*Our former City Administrator, Beth Staton, retired in November 2015 after serving the city well for 19 years. Many of you heard my platitudes for Beth at her retirement luncheon last fall; Beth was an institution in Hedwig Village and will be fondly remembered.*

*I am very pleased to report that we have hired Kelly Johnson as our new City Administrator. Kelly has 26 years' experience in public service in Spring Branch. She is very responsive to citizen needs and intimately familiar with the specific challenges we face here, the expectations of our residents, and the financial and administrative policies of our city. Please feel free to be in touch with her if you have questions or concerns.*

*I-10 Noise Reduction Achievements*

*I am excited to say that the City of Hedwig Village has, at long last, signed a contact with the Texas Department of Transportation (TxDOT) for noise abatement on Interstate 10. This has been a multi-year process which began before I took office, so please see the credits below.*

*After an eight month process to finalize project scope and contract details, TxDOT has proposed, and we have agreed, to treat the surface of Interstate 10 with grooved pavement that will reduce materially the ambient noise currently heard in Hedwig Village. This is the same treatment that has recently been applied to 610 between I-10 and TC Jester. I encourage you to listen closely next time you drive on the north loop to see what we have coming to Hedwig Village. This treatment makes a material difference in sound levels.*

*Bringing this process to this point has been a collaborative effort over the last 5 years. During that time, the following state and city leaders have materially contributed to this agreement:*

*Representative Jim Murphy, Texas 133rd District;  
Mayor David Wegner, Hunters Creek;  
Mayor Tom Ramsey, Spring Valley;  
Mayor Shannon Whiting, Hilshire Village;  
HOA President of Sandalwood  
Fmr. Mayor Sue Speck, Hedwig Village;  
Fmr. Mayor Mike Andrews, Spring Valley;  
Fmr. Houston City Councilman Oliver Pennington; and,  
Current and former Councilpersons from Hunters Creek, Hedwig Village,  
Spring Valley and Hilshire Village*

*TxDOT has scheduled this project for letting (bid-signing) in Q3 2016 with operations to commence thereafter. Stay tuned for further updates as project commencement draws near.*

#### *New Street Signs*

*The city will begin installing new and improved street signs and poles more in keeping with the standard of our area. While these new signposts are certainly aesthetically pleasing, they are also more legible and sturdy than our current installed base of signs.*

*Installation of these new signs will be handled by the city public works crew, headed by Terry Vick. We will begin this multi-phase upgrade by first replacing street and stop signs, and then progressing to 'secondary' traffic-control signs (speed limit, no parking, etc.).*

*If you or your neighbors have a specific sign placement or upgrade request, please notify the city at [kjohnson@thecityofhedwigvillage.com](mailto:kjohnson@thecityofhedwigvillage.com). While we cannot address every suggestion, we would like your help in surfacing legitimate issues that are known best to the residents on a street-by-street*



*basis.*

*Police Department*

*Since May, Chief Gott has added 3 new officers to the HVPD, bringing us to full staffing for the first time since September 2015. Please welcome:*

*Officer Nathan Scott  
Officer Julie Buhs  
Officer Rey Garza*

*Chief Gott has also begun circulating monthly crime reports to our city email distribution list. If you would like to sign up for these monthly updates, please visit [thecityofhedwigvillage.com](http://thecityofhedwigvillage.com) to enroll.*

*City Website*

*The city has contracted with EZ Task, a firm specializing in municipal website design, to craft our new city website, which was last re-designed in 2006. The new site will include signup for city / PD / FD alerts, an easy-access city calendar, and streamlined information flow to and from the city. We will circulate electronic and paper notice when the website is online, expected to be in Q3 2016.*

*Thank you for your support and suggestions to further improve our fine city."*

Mayor Muecke stated the timeline for the street signs poles would be five to seven weeks before the poles are delivered. Phase One consists of 100 street poles, to include street name signs and stop signs. Phase Two will be the secondary signs, such as No Parking, No U-Turn, Speed Limit, etc. Phase Three will be any other signs and poles not included in Phase One or Phase Two. Terry Vick and his crew will handle the installation of the poles and signs. Total cost of all three phases will be approximately \$100,000.

Mayor Muecke stated he spoke with Quincy Allen, District Engineer with TxDOT, to determine the next steps in the I-10 Noise Abatement. Prior to August, TxDOT will send out a Request for Proposal (RFP) for quotes from companies interested in doing the work. The sealed bids will be received in August by TxDOT, the bids will be opened, and the contractor will be chosen. Within 60 days of bid opening, TxDOT will negotiate the terms on the contract between TxDOT and the chosen contractor. Work will commence shortly after. Construction should start in the fall of 2016. Hedwig Village will participate in any pre-construction meetings as well as knowing in advance about lane and exit closures.

Mayor Muecke stated the wording “Cleaning of Soldier’s Creek” on the agenda is incorrect. The correct wording should be “Stonegate Drainage Complaints”. The city has been talking to residents on Stonegate, where two houses flooded during the Memorial Day 2015 rain event. The residents of Stonegate state there is a problem with the maintenance of the drainage system on Stonegate. The city has requested Harris County Flood Control to maintain Soldier’s Creek, such as doing a better job of controlling the foliage. The city received bids to “roto-rooter” a portion of Soldier’s Creek. The cost estimate was prohibitive, in excess of \$600,000. The residents requested the city reduce the scope of the work and do a survey of the creek to determine the amount of “fall” along the length of the creek through the city and get revised estimates based on the reduced scope and the survey. City officials and residents met again to discuss the findings of the survey and the revised estimates. The city determined through the survey that the creek has only about a three inch fall and the natural course of the creek makes drainage difficult. The revised estimates were in excess of \$200,000 in order for the city to de-silt about 900 feet of the creek. Mayor Muecke stated the city has an annual budget of \$100,000 for drainage. The city has done drainage work in other parts of the city this year. The revised estimate is still prohibitive. Mayor Muecke stated he would request that council increase the drainage budget in upcoming years in order to complete this work. METRO funds would not be used for this project.

Lane Standley, Building Official, stated the estimates received were high due to the inaccessibility of Soldier’s Creek. Mr. Standley stated the estimates were based on raw numbers so the quote may be high. When the city goes out for bids, the quotes may be more reasonable.

**G. City Administrator – City Website Update; Election; Audit**

City Website:

- Delayed until the city logo is updated due to color choices

Election:

- One position in opposed
- 57 mail ballots
- Early voting starts on April 25, 2016

Audit:

- Started Monday, April 11, 2016
- Should take about 2 weeks

Councilmember McGinnis asked about the quote EZTask submitted for the website design.

Kelly Johnson stated the city spoke with other cities that used EZTask to create their website. The other cities were pleased with the results of EZTask’s work.

**5. CONSIDERATION OF ORDINANCES / RESOLUTIONS** – The City Council will discuss and consider possible action of the following:

- A. AN ORDINANCE CALLING A JOINT PUBLIC HEARING TO BE HELD BEFORE THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF HEDWIG VILLAGE, TEXAS FOR THE PURPOSE OF CONSIDERING CERTAIN AMENDMENTS TO ARTICLE V, ZONING REGULATIONS, SECTION 507, SIGNS, OF THE HEDWIG VILLAGE PLANNING AND ZONING CODE RELATING TO THE REGULATION OF ELECTRONIC MESSAGE SIGNS WITHIN THE CITY.

Councilmember Johnson moved, Councilmember Wiener seconded, to approve the ordinance calling for a joint public hearing held by city council and the Planning & Zoning Commission.

Councilmembers Johnson, McGinnis, Putterman, Wiener and Woodruff voted “Aye”, “Noes” none.

**MOTION CARRIED UNANIMOUSLY**

**6. CONSIDERATION OF CONTRACTS/AGREEMENTS** – The City Council will discuss and consider possible action on the following:

None

**7. CONSIDERATION FOR REQUESTS FOR COUNCIL AUTHORIZATION** The City Council will discuss and consider possible action on the following:

- A. Approval of 4<sup>th</sup> Quarter 2015 Investment Report.

Kelly Johnson, City Administrator/City Secretary-Treasurer, stated the investment report would not change in relation to the audit.

Councilmember Woodruff moved, Councilmember Wiener seconded, to approve the 4<sup>th</sup> Quarter 2015 Investment Report.

Councilmembers Johnson, McGinnis, Putterman, Wiener and Woodruff voted “Aye”, “Noes” none.

**MOTION CARRIED UNANIMOUSLY**

- B. Cancellation of the Regular Council Meeting on May 12, 2016 and rescheduling the meeting for May 19, 2016.

Councilmember Woodruff stated the 100 Club will recognize several Village Fire Department personnel on May 12, 2016, which is the date for the next council meeting.

Mayor Muecke asked the councilmembers to check the availability of May 19, 2016 for the in lieu of date for the council meeting.

Councilmember Johnson stated he did not like the precedent of moving the council meeting.

Councilmember McGinnis moved, Councilmember Woodruff seconded, to move the council meeting from May 12, 2016 to May 19, 2016.

Councilmembers Johnson, McGinnis, Putterman, Wiener and Woodruff voted "Aye", "Noes" none.

#### **MOTION CARRIED UNANIMOUSLY**

### **8. DISCUSSION ITEMS/PRESENTATION OF SPECIAL REPORTS**

#### **A. Discussion of existing City Drainage Ordinance and possible changes thereto.**

Mayor Muecke stated Councilmembers received a copy of a memo sent out by Alan Petrov, the City Attorney. The memo is an example of a city ordinance concerning sub-surface retention of water.

Alan Petrov stated Hedwig Village does not have a section in the city Code of Ordinance dedicated to drainage. There are references to drainage throughout the code, such as drainage related to construction within the city's right-of-way in regards to connecting to the existing city drainage. Such construction requires the approval of city engineers before construction can begin. Drainage concerning private property is found in the platting and zoning sections. These private property drainage references are vague, give no definitions for terms, and therefore hard to enforce. Due to drainage regulations evolving over time, other cities have created more specific ordinances to better deal with drainage. These ordinances have created methodologies to calculate flows from properties and use flowrates to better manage the flow of water off of a property. These methodologies and flowrates would apply every time a building permit is applied for. The permit application process would give the city the opportunity to regulate the drainage on the property and ensure the drainage meet the drainage standards.

Mayor Muecke asked if the Building Official or City Engineer decides, during the plan review process, if drainage plans are adequate.

Alan Petrov stated Lane Standley, as the Building Official, would make the decisions concerning sheet flow methodologies to ensure water would drain to the street and not to neighboring properties.

Mayor Muecke asked if there was a test used to determine if the flow was adequate and sufficient.

Alan Petrov stated yes, based on current city ordinances.

Councilmember Woodruff stated the current city drainage references in the ordinances was written with the intent of removing water from the property to the street without affecting other properties. He stated the more modern concern is how, as a community, we do not put too much water into the drainage system at once as to cause flooding within the community or downstream. Detention was not given much thought in the past.

Mayor Muecke asked Mr. Petrov to explain the City of Bunker Hill Village example ordinance that was provided to all councilmembers.

Alan Petrov stated other cities in the Houston area have enacted ordinances that are very detailed. He provided the City of Bunker Hill Village drainage ordinance because their ordinance is representative of others in the surrounding area. The City of Bunker Hill Village created, in their drainage ordinance, drainage calculations that must be applied whenever the building permitting process is started. The building official at Bunker Hill is charged with verifying the drainage calculations in the building plans. A building contractor or developer must supply with the building plans a drainage plan that is certified by a licensed engineer that the plans meet the city's criteria.

Jeff Cannon, the City Engineer, discussed the drainage impact on Hedwig Village from neighboring cities and outlying developments. He stated that while the city is improving or revising the drainage criteria, the city needs to keep in mind that having detailed criteria to limit the amount of drainage run-off and addressing an increase in surface area is criteria the city should have but the city has other issues beyond their control that contributes to the drainage problems. When writing the new drainage ordinance, the city needs to be specific to the different areas within the city, such as commercial and residential. He stated that the drainage in the commercial areas will not change much due to the impervious surfaces in the commercial districts. He stated the city does not want to force a developer to put in detention because that would take land away from development. The residential area would be the areas needing the drainage upgrades. The city currently has limits on the amount of impervious areas in the residential districts as well as flow of water to the street.

Councilmember Woodruff stated the city should do more to mediate flooding in the future.

Mayor Muecke stated the city needs a new drainage study completed.

Jeff Cannon stated the drainage pattern is that the water flows northwest to southeast with two primary outlets in Soldier's Creek and Hunters Branch. A small portion of the water flows to the City of Bunker Hill, due to an inter-local agreement.

In the late 80's and early 90's, Espa Huston & Associates was commissioned by Harris County to complete a master drainage study for the Villages. Several projects were recommended, including the Hunters Branch Drainage Project. This project, when completed in 1998, utilized the capacity of Hunters Branch and installed a "backbone" system through the bulk of the city and enhanced the core of the drainage system already in place. Throughout the next decade, the city completed ancillary projects to compliment the Hunters Branch Drainage Project. Some of the ancillary projects were completed when road construction was done. After the Hedwig Village's Hunters Branch Drainage Project was completed, several other challenges arose. Texas Department of Transportation (TxDot) commissioned an engineering study when the construction work on widening I-10 changed the flow of water. However, a visual study of extreme rain events shows more water flowing into the city from the feeder road onto Bunker Hill Road. Around the same time as the I-10 construction, Bunker Hill Road was lowered approximately 2 – 2 ½ feet. Bunker Hill Road is now lower than the W-151 Drainage Channel which creates flooding if the W-151 is at capacity. The overflow water from W-151 then flows south into Hedwig Village. In addition to the Bunker Hill Road/W-151 issue, Soldier's Creek is built out. Harris County Flood Control District has very limited and no contiguous right-of-way access through Soldier's Creek. The chance of getting Soldier's Creek cleared out and cleaned up is very low. The issues the city has are limited outfall and high inflow of water from the north and west as well as the city's own drainage. The drainage system the city has was designed to address the drainage within its boundaries.

Two additional issues are sheet-flow and the overflow from W-151. Potential solutions are to limit water coming into the city from these sources and increase the outflow. Solutions concerning Soldier's Creek involve cleaning the creek out and to increase the size of the drainage pipes to allow more water to flow into Hunter's Branch. The city would need to increase detention, either in the area or offsite. The city needs to off-set more water flowing from the city into Hunter's Branch. An option to limit the amount of water coming into the city could include dikes along Bunker Hill Road. The use of dikes may cause a problem for the city due to the Texas Water Law, which states no one can impede water naturally coming from neighboring land and no one can increase water going to neighboring land. TIRZ 17 commissioned a dynamic drainage study that proved on several rain events, such as a greater than 10 year storm, that adjacent developments have caused an increase in the rain event water flowing to Hedwig Village.

Councilmember Johnson stated the city had a limited drainage study done several years ago for the west side of the city. He stated there was a partial solution for the conditions that existed at the time relating to W-151 that came out of the study. He also stated there was a huge cost associated with the solution. The solution involved several entities

working together to correct the drainage problem. Hedwig Village portion of the cost was estimated at approximately \$1 million dollars. The entities involved could not come to an agreement and the solution and the study was shelved.

Mayor Muecke asked what areas would be surveyed in order to do an analysis of the flow of water from the west.

Jeff Cannon stated the area would encompass I-10 to Taylorcrest and from Bunker Hill Road to W-151 drainage channel.

Councilmember Woodruff asked what the drainage baseline is since the railroad tracks north of I-10 were removed. He stated the railroad tracks acted as a water barrier in favor of Hedwig Village and now that the tracks are gone, that barrier is also gone.

Jeff Cannon stated the baseline changes, based on the natural lay of the land. He stated drainage studies are used to determine an existing issue and to create a solution to a problem.

Jeff Cannon stated the city has not had a recent major drainage study done to assess the current situation since approximately 1992. The drainage study conducted in 1998 was in relation to construction work to be done. Mr. Cannon recommends doing a baseline drainage study to determine what is going on in Hedwig Village. He stated the next step would be to do schematic models to look at alternatives to fix the flooding issues.

Mayor Muecke stated the city needed to know how much inflow, how much potential holding capacity, and how much potential new outflow the city could have.

Councilmember Woodruff asked if the city has any ordinances in effect concerning new residential construction and drainage.

Lane Standley, Building Official, stated the ordinance in effect for the city states a new house must be built 12 inches plus 2% above the nearest drainage device. However, he stated FEMA recommends building 18 inches above. If plans were submitted to the building department that did not meet the 18 inch requirement, those plans would be rejected.

Mayor Muecke requested Jeff Cannon submit three quotes in the near future for drainage studies. The three quotes would differ in how in-depth the studies would be.

**9. CLOSED SESSION** – The City Council will retire into Closed Session as authorized by Chapter 551; Texas Government Code, to discuss the following matters:

None

**10. ACTION – CLOSED SESSION** - The City Council will discuss and consider any action necessary on items discussed in Closed Session.

None

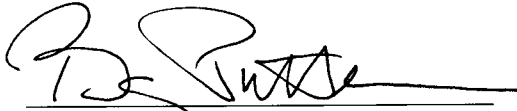
**11. ADJOURNMENT**

Councilmember McGinnis moved, Councilmember Putterman seconded, to adjourn the meeting at 9:09 p.m.


Councilmembers Johnson, McGinnis, Putterman, Wiener and Woodruff voted “Aye”, “Noes” none.

**MOTION CARRIED UNANIMOUSLY**

Approved and accepted on July 14, 2016.

  
\_\_\_\_\_  
Barry Putterman  
Councilmember

ATTEST:

  
\_\_\_\_\_  
Lisa Modisette  
Interim Assistant City Secretary