

CITY OF CASTLE HILLS
REGULAR CITY COUNCIL MEETING
MINUTES OF SEPTEMBER 13, 2011

The City Council of the City of Castle Hills convened at 6:30 p.m. on the 13th day of September, 2011, in the Council Chambers at 209 Lemonwood Drive, Castle Hills, Texas.

The attendance roster included Beverly Zaiontz, Milton Zaiontz, Bill Martin, Bill and Helen Schluter, Pat Butler, Richard Szecsy, Pamala Farris, LaVerne Japhet, Joan Buerschinger, John Strieb, Helen B. Glass, Brother William Dooling, Betty Howard, Susana Rios, William Beuhler, and Vera Howard.

Staff present was City Manager Michael Steele, Assistant City Manager Rita Hoyl, City Secretary Linda Gill, City Attorney Michael Brennan, Police Chief Donny Davis, Fire Chief Jerry Riedel, and Public Works Director Rick Harada.

I. OPENING

A. QUORUM

Present and composing a quorum of the council were Tom Davis, Douglas Gregory, Steve McGuire, Marcella Huff, and Tim Howell. Mayor Smiley-Kaliff was absent and Mayor Pro-Tem Davis conducted the council meeting.

B. INVOCATION

The invocation was led by Bill Martin.

C. PLEDGE OF ALLEGIANCE

LaVerne Japhet led the Pledge of Allegiance.

II. ANNOUNCEMENTS & PRESENTATIONS

Councilman Howell recounted the 911 ceremony and presentation by Castle Hills First Baptist Church of a one ton monument that will be placed in front of the city's fire station. He said the church also donated 1,000 hours of community service to the city and can be used for whatever City Council decides.

- A. Mayor Pro-Tem Davis read and presented a proclamation to Castle Hills Elementary School after a presentation by students of their annual play. The proclamation declared September 22nd and 23rd of 2011 as *Castle Hills Big Bad Musical Days*.
- B. Police Captain Wayne Davis of the introduced Romeo Munoz, a new police officer who came to the city from Corpus Christi.
- C. Discussion of time conflicts with two council members resulted in general agreement among council members to contact the mayor by email with other options before setting the official time for a meeting to vote on the tax rate. No specific time was announced for the meeting to vote on the 2011 Tax Rate or FY 2011 Budget.

III. OLD BUSINESS-None

IV. NEW BUSINESS

A. CONSENT AGENDA

1. Consideration of the minutes of the Special City Council meeting held August 9, 2011.
2. Consideration of the minutes of the Special City Council meeting held August 15, 2011.
3. Consideration of the minutes of the Special City Council meeting held August 25, 2011.
4. Consideration of the minutes of the Special City Council meeting held August 30, 2011.
5. Consideration of the Treasurer's Report for the month of August, 2011.
6. Consideration of a Resolution regarding collection and remittance of Time Warner Cable Public, Educational and Governmental facilities fee..
7. Consideration of an ordinance setting the minimum fee for building permits at \$50.
8. Consideration of expending up to \$4425 from the Child Safety Fund for firefighters to attend Fire Safety Inspection training.
9. Consider expending \$13,708 from the Municipal Court Building Security Fund for security equipment for City Hall.
10. Consider and act upon appointment of members to the Castle Hills Crime Control and Prevention District.

Council member Huff requested discussion of items 2, 6, 7, 8, 9, and 10. Councilman McGuire asked for discussion on items 1 and 5.

A. CONSENT AGENDA (Omissions)

1. Consideration of the minutes of the City Council meeting held August 9, 2011.
Council member McGuire noted a correction to Item F in the minutes

2. Consideration of the minutes of the Special City Council meeting held August 15, 2011.
Council member Huff requested that dialogue be added in regard to the monthly postcard mailings.

3. Consideration of the minutes of the Special City Council meeting held August 25, 2011.
Councilman Gregory noted a typographical error on page 3.

5. Consideration of the Treasurer's Report for the month of August, 2011
Councilman McGuire noted that Mayor/Council expenses are over budget for this year. Mr. Steele explained how any future expenses would be monitored and approved only with consent of the full council. The city secretary responded to questions concerning the payroll paid for the Fiesta Fund, explaining that separate checks were written and charged directly to that fund. Councilman Gregory discussed the declining interest rate on bonds and the money market account.

6. Consideration of a resolution regarding collection and remittance of Time Warner Cable Public, Educational and Governmental facilities fee.
Mr. Steele explained the reasoning behind Resolution No. 1109-01, which is captioned as follows:

RESOLUTION NO. 1109-01

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF CASTLE HILLS ELECTING
NOT TO REQUIRE THE REMITTANCE OF A
PEG FEE BY HOLDERS OF A STATE ISSUED
CERTIFICATE OF FRANCHISE AUTHORITY

(A copy of Resolution 1109-01 is attached and made a part of these minutes.)

7. Consideration of an ordinance setting a minimum fee for building permits at \$50. City Manager Steele explained that the current, minimum building permit fee is \$30. He said the building inspector charges the city \$35 to do an inspection. Mr. Steele said \$50 is not enough to cover staff time to fill out forms and monitor the permits, but it will cover out-of-pocket costs. He referred council members to the city's website for a listing of city fees. Ordinance No. 1078 is captioned as follows:

ORDINANCE NO. 1078

AN ORDINANCE AMENDING CHAPTER 5:
BUILDING AND BUILDING CODE, SECTION
5.202 COST OF BUILDING PERMITS, BY
REVISING THE SCHEDULE OF BUILDING
PERMIT FEES TO REQUIRE A MINIMUM FEE
OF FIFTY DOLLARS (\$50.00)

(A copy of Ordinance No. 1078 is attached and made a part of these minutes.)

Bill Schluter of 112 Lemonwood commented that enforcement of ordinances regarding building permits is one of the best ways to increase city revenue.

8. Consideration of expending up to \$4425 from the Child Safety Fund for firefighters to attend Fire Safety Inspection training. Mr. Steele said that the state recently passed legislation that persons who perform fire inspections must be licensed and certified. He explained that Wendy did research and found that the Child Safety Fund can be utilized for licensing and certification of two firefighters on each shift.

9. Consider expending \$13,708 from the Municipal Court Building Security Fund for security equipment for City Hall. The city manager commented that this is the only city he has worked at in three states that does not have audio and video security coverage. He said that eight cameras and three panic buttons will be installed in sensitive areas of the City Hall where cash is handled and security could be at risk, such as the court, the permit office, and the council chambers. Mr. Steele said that the Municipal Court Building Security Fund will pay for the system, which will be monitored by Dispatch and recorded for playback if necessary.

10. Consider and act upon appointment of members to the Castle Hills Crime Control and Prevention District. Mayor Pro-Tem Davis said that there are 4 positions on the Crime Control Board that are set to expire. The members up for reappointment are Frank Paul, Bill Schluter, Betty

Chandler, and Jack Joyce. He said the mayor has recommended that all four be reappointed. Councilman Gregory said that the nominees are very hard working and work well together. He said that he supports the mayor's recommendation.

Motion: Council member Huff moved to approve all items in the Consent Agenda as amended. Councilman Gregory seconded the motion. The motion passed unanimously.

B. DISCUSSION ON SELLING CITY PROPERTY ON PERSIMMON

The Mayor Pro-Tem deferred this item to Councilman Gregory, who suggested that the city have the property on Persimmon behind the Public Works building assessed and put on the market to sell. He said, at least, the city would get more tax dollars. The city manager said that he contacted several realtors and found that vacant lots around the city are valued at about \$125,000, but every realtor he talked to had reservations about the Persimmon lot for a number of reasons. He said reasons were because it has a drainage problem that runs across the lot, the lot is non-conforming, and it backs up to Public Works and the Fire Department, which goes out at all hours. He said each of the realtors he talked to reported that the value of the lot is between \$60,000-\$70,000. Councilman McGuire suggested that the city manager research the title to see if it is clear, get a value on the property, and find out what the non-conforming issue is before the council decides whether to sell the property. Council members agreed. No action was taken.

C. DISCUSSION ON ADG, INC., ECO LIGHTING PRODUCTS AND AUTHORIZING CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE AGREEMENT.

Milton Zaiontz of 214 Glentower, a resident of the city for 46 years, said that he and his son are owners of Green Energy Systems of South Texas. He presented a program using induction lighting that is designed to drastically reduce energy consumption by 50-90%. Mr. Zaiontz explained the program and indicated that there would be no out of pocket costs to the city. He said that he could not give the council a number on the dollars saved until a full audit of the city lights is conducted. He said an audit of the interior lights has been completed, but he has been told that City Public Service (CPS) owns the street light poles and light fixtures and Castle Hills owns the bulbs. He said he has also been told that CPS owns the poles and the city owns the light fixtures and the bulbs. Mr. Zaiontz requested that the council direct the city manager to set up a meeting with CPS to determine the facts and the kilowatt per hour cost the city pays. Council members expressed general interest in moving forward with the request, but agreed they will have questions that need answering.

V. CITIZENS TO BE HEARD

Vera Howard of 14 West Oaks Court reported on needed repair to the street on West Avenue in front of Antonian High School that was just repaired last year. She also indicated that she witnessed as many as three u-turns during one traffic light on North West Military at the island that was recently constructed. She suggested delineators be installed to deter u-turns there.

Joan Buerschinger of 212 Glentower commented on the cost of garbage fees in Castle Hills. She suggested that the city needs to "go green" to cut down on landfill costs.

Bill Martin of 113 Cobblestone asked if induction lighting would be effective for residential customers. Mr. Steele said it would not.

VIII. ADJOURNMENT

Motion: Council member Huff moved to adjourn the meeting at 8:15 p.m.. Councilman Gregory seconded the motion. The motion passed unanimously.

These minutes were approved on the 11th day of October, 2011.

APPROVED: _____
Bruce Smiley-Kaliff, Mayor

ATTEST: _____
Linda Gill, City Secretary