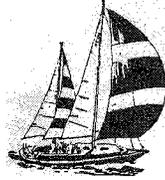


City of Shoreacres



MEETING MINUTES

The City Council of the City of Shoreacres, Texas met in Regular Session on
Monday, August 23, at 7:00 p.m.

in the City Council Chambers of City Hall, 601 Shoreacres Blvd.,
Shoreacres, Texas, with the following present constituting a quorum:

Mayor	Dolly Arons
Mayor pro tem	Richard Adams
Alderman	Connie Ramirez
Alderman	Dana Woodruff
Alderman	Gerry Victor
Alderman	Nancy Schnell

City Administrator / City Secretary David Stall

1.0 **CALL TO ORDER / ROLL CALL:** Members Present and Absent

The meeting was called to order by Mayor Dolly Arons at 7:01 p.m.

2.0 **PLEDGE OF ALLEGIANCE**

3.0 **PUBLIC HEARINGS, SPECIAL PRESENTATIONS & COMMENTS**

3.1 Citizen's Comments

Anita Willis - 1009 Forest Ave: Ms. Willis informed Council that she spoke with Emergency Management representatives and that she will pick up Emergency Management information to distribute with our water bills. Ms. Willis raised concerns about pot holes on West Bayou between Shoreacres Blvd and Forest. David Stall indicated that the City has a couple of yards of road base that we can use to fill in the holes. Ms. Willis also indicated that there are dead trees on West Bayou Drive. David Stall indicated that the City is working with FEMA to obtain a grant for the removal of dead trees.

Tracy Melancon - 606 Oakdale:- Ms. Melancon informed Council that the vacant lot and ditches across the street need to be mowed and poison ivy needs to be removed.

Dennis McClung - 631 Baywood: Mr. McClung voiced his concern about long grass in the ditch.

Mellyn Fisco - 526 Shoreacres Blvd: Ms. Fisco raised the issue about people not mowing their lawns. She also stated that the house on 523 Shoreacres Blvd needs to be maintained. There is a blue tarp on the house.

Patrick Stanton – 128 Shadylawn: Mr. Stanton asked if the City has a noise ordinance.

Johnny Hill – 1024 North Country Club: suggested that on a future agenda, Council include a discussion of the City's process of dealing with abandoned homes.

Paula Davis – 527 Shoreacres Blvd: Ms. Davis stated that the roof on the shed located on the lot to the east of her and the roof on the house to the west of her is about to fall in and that there is mold in the house to the west of her.

Anita Willis – 1009 Shoreacres Blvd: Ms. Willis requested that the City take action to ensure that people who have swimming pools keep their gates closed.

Dennis McClung - 631 Baywood: Mr. McClung asked the City Administrator if he knew of any money available to residents to offset the cost of cutting down residential trees damaged in the storm.

Darlene Bays – 627 Baywood: Ms. Bays inquired about the possibility of the City purchasing a mosquito sprayer. She raised concerns about drainage and indicated that some of the ditches on Baywood are too deep to mow.

4.0 APPROVAL OF MINUTES

4.1 Council Meeting: May 10, 2010

4.2 Council Meeting: July 12, 2010

Minutes of May 10, 2010 and July 12, 2010 – Motion (Dana Woodruff/Second: Gerry Victor) to approve the minutes. The motion passed unanimously.

5.0 REPORTS

5.1 Council Reports

5.1.1 Dolly Arons – Reported that she spoke with Michelle Hundley at POA about Ms. Woodruff's request that the security cameras being installed by the POA be coordinated with the City's needs. Ms. Hundley is looking into the possibility of coordinating the placement of cameras on Broadway.

5.1.2 Richard Adams – Reported that he attended the SEACAP meeting. He also indicated that El Jardin is holding a Bayfest. Richard asked Anita Willis to present information on the SEACAP meeting. Ms. Willis reported that SEACAP members worked on program planning for next year. They also discussed the safety fair and homeland security. The new cranes will be operational in September 2010.

5.2 Staff Reports

5.2.1 City Administrator – Reported on progress made with installation of the new City Server and computer upgrades. Two hundred feet of the 400 feet of the water line on Meadowlawn will be replaced and equipment has been ordered. The City has placed a special focus on cleaning up Shoreacres Blvd. Highway 146 construction continues on schedule.

6.0 BUSINESS

6.1 Consideration and approval of invoices. ^{Stall}

After responses to questions, there was a motion to approve invoices (Richard Adams/Second: Gerry Victor). The motion passed unanimously.

6.2 Discussion of Texas Community Development Block Grant (TxCDBG) project applications, projects and status. ^{Stall}

The City had preliminary discussions with engineers to develop scoping for round 1 of the TxCDBG funding. The method of distribution for phase 1 of Round 2 excludes our City from funding because it is targeted toward communities with low and moderate incomes with programs in place. However, the City is working with our grant administrator and it appears that we may be eligible for phase 2 of Round 2. It is possible that these funds could be used to fund additional storm drainage and street work. Mr. Stall indicated there are parallel housing funds and perhaps these funds could assist residents with the removal of dead trees. No Council action was required.

6.3 Discussion of reconstruction of Public Works building. ^{Stall}

The City set aside \$25,000 in our budget for reconstruction of the public works building. The City asked the vendor who rehabilitated our City Hall to provide a cost estimate. The estimate involved restoring the break room, one 10 x 10 office, and installing a shower. The estimate, which was for labor only, was higher than expected--\$24,925. No Council action was required.

6.4 Consideration and action to indefinitely suspend consideration of legal action against the Port of Houston; and, actively pursue mitigation alternatives to address noise associated with Bayport activities with the new executive officer. ^{Arons}

There was extensive discussion of whether the City should pursue legal action against the POA to mitigate noise. Council discussed the pros and cons of a potential law suit and constraints imposed by the statute of limitation. There was discussion of informing the public of the noise situation through the media. It was pointed out that the POA provides many jobs in the County. Input was also received from the residents. There was a motion (Nancy Schnell/ Second: Dana Woodruff) to table taking any legal action until the beginning of the new budget year and to continue trying to negotiate mitigation with the new Executive Officer of the POA. Motion carried with Gerry Victor opposing.

6.5 Consideration, discussion, and action to propose a property tax rate that exceeds the effective tax rate. ^{Arons}

David Stall presented information on the taxable value of properties in our City. Last year, the Harris County Appraisal District (HCAD) estimated that our land values increased 5% even after the damage due to Hurricane Ike. This year HCAD estimated our land value increased 10%. This agenda item requires that the City determine if it is going to consider a tax rate above the effective tax rate. Prior to Ike, the City's tax rate was \$.7056. Since revenue from property taxes decreased last year, computations in accordance with the truth in taxation law placed the effective tax rate at \$.93. According to the Truth in Taxation law, the rate of \$.93 reflected a zero tax increase. Believing that this rate was

extraordinarily high, Council reduced taxes 5% to \$.884264. Under state law, this translated to a 5% reduction. The City also offset the actual increase by instituting a credit reflected on utility bills. Given that home values are increasing since hurricane Ike, the new State effective tax rate is \$.78 cents. There was a motion (Dana Woodruff/Second: Connie Ramirez) keep the door open to exceeding the effective tax rate. Motion carried with Nancy Schnell opposed.

6.6 Consideration and action to schedule Public Hearings on the property tax rate increase. ^{Arons}

The Council scheduled property tax rate hearings for Sept 7 (the Tuesday after labor day) and Sept 13, 2010. Adoption of the budget is scheduled for the 27th of September. Adoption of the tax rate is scheduled from October 14th. There was a motion (Nancy Schnell/Second: Connie Ramirez) to schedule hearings on the tax rate for Sept 7 and Sept 13.

6.7 Consideration and action to adopt Ordinance 2010-76 amending the definitions and rules of construction of the Shoreacres City Code (vacant lots). ^{Stall}

This proposal changes the definition of vacant lot. There was a motion (Dana Woodruff/Second: Nancy Schnell) to adopt Ordinance 2010-76 relating to vacant lots. The motion carried unanimously.

6.8 Consideration and action to accept a proposal from Patillo, Brown, & Hill to perform a financial audit for General Fund (fiscal year ending 2010) and Utility Fund (fiscal year ending 2010) including compliance with the Single Audit Act requirements for state and federal funds received; and, adoption of Ordinance 2010-77 authorizing the Mayor to sign agreement. ^{Stall}

The City did not receive the proposal from Patillo, Brown, & Hill so this item was postponed.

6.9 Consideration and action to approve Ordinance 2010-78 authorizing an agreement with CBeyond Communications to provide telecommunication services; and, authorizing the Mayor to execute such agreement. ^{Stall}

Given our recent difficulties with the reliability of our internet, we are looking at getting a T1 service, which is bundled. This would enable us to get more services for a reasonable price. We would be able to get 8 phone lines, fax access, internet access, 5 static IP addresses, 5 gigabytes of offsite storage, and web site hosting. The City administrator requested additional time to investigate this further. No action was taken.

7.0 ADJOURNMENT

The meeting was adjourned at 9:11 pm.

PASSED AND APPROVED THIS 11TH DAY OF OCTOBER 2010.



Dolly Arons
Dolly Arons, Mayor

David K. Stall
David K. Stall, City Administrator / City Secretary