



**REGULAR MEETING OF THE CITY COUNCIL
NOVEMBER 8, 2022
MINUTES**

A meeting of the City Council ("Council") of the Village of The Hills ("the Village") was held in person and remotely. Mayor Wharton called the meeting to order, and the roll was called of the duly constituted officers and members of the Council to wit:

Present:

Greg Wharton, Mayor	Rick Van Dalen, Councilmember (via Zoom)
Hilda Potsavich, Mayor Pro Tem	Jim Nelson, Councilmember, Treasurer
Robert Smith, Councilmember, Secretary	Sarah Carroll, Councilmember

thus, constituting a quorum.

Also present were Wendy Smith, City Manager and Sonja De La Fuente, City Secretary, Village of The Hills and Luis Ozuna, Deputy Constable, Tom Stiles, The Hills POA, and Mike Maroney, Hurst Creek MUD.

1. CALL TO ORDER

The Regular meeting was called to order at 9:02 A.M. The Council convened to Executive Session at 9:02 A.M. and reconvened the open meeting at 9:33 A.M.

2. PLEDGE OF ALLEGIANCE

The Mayor led the Pledge of Allegiance.

3. EXECUTIVE SESSION

The Mayor and City Council may adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code including, but not limited to, Sections §441.071 (Consultation with attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), §551.087 (Economic Development), §418.183 (Deliberations about Homeland Security Issues), and as authorized by the Texas Tax Code including, but not limited to Section 321.3022 (Sales Tax Information).

- City Manager Transition

4. PROCLAMATION

- Honoring Councilmember Robert Smith's service to the City

The Mayor and City Council presented Councilmember Smith with a proclamation and thanked him for his many years of service.

5. PUBLIC COMMENT

Jim Vick thanked Wendy for the work she's done in the Village of The Hills and wished her all the best.

6. CONSENT AGENDA

- A. Minutes of the October 11, 2022, Regular City Council Meeting
- B. Minutes of the November 3, 2022, Special City Council Meeting
- C. Finance/Treasurer's Report for October 2022
- D. Report of disposition of records meeting the retention schedule

Treasurer Jim Nelson provided the Treasurer's Report. He advised that the City sales tax revenue came in just short of 12% of the annual budget.

Mayor Pro Tem Hilda Potsavich noted that the City Secretary made a minor change to the minutes of the October 11th meeting and distributed to the Council prior to the meeting.

Mayor Pro Tem Potsavich moved approval of the consent agenda; Councilmember Smith seconded the motion, which carried 5-0.

7. REPORTS

- A. Law Enforcement

Deputy Constable Ozuna reviewed the written report. He reported the National Night Out at the beginning of the month was successful. Major calls received were a criminal trespass warning, where an individual entered the wrong residence, and they were issued a warning. Also, a criminal mischief incident where someone damaged a passenger side mirror on a vehicle. They also received reports of reckless driving, which turned out to be minors. The parent has been spoken to and there have been no issues since then. He advised people tailgating others is causing damage to the armed bars at the gates. He also reported that he continues to stop people who are running stop signs at The Hills & Tiburon, The Hills & Wingreen, as well as The Hills & Club Estates.

B. POA Liaison

Mayor Pro Tem Potsavich reviewed her written notes from The Hills POA meeting on October 25th as follows:

1. Homeowner Open Forum - 35 residents attended virtually, and 1 resident appeared in person. The majority of residents spoke in opposition to both the use of the 360-camera surveillance vehicle for property inspections and the violation letters they have received related to their lawns. The main concern with the vehicle was protection of privacy. Ricky Ziem of PS Properties described the benefits of using the camera rather than having a person drive around making inspections. He also identified the security protections that PS Property follow to ensure that resident's information is stored safely. Issues with broken gates, trash can inspections and the Reserve Study were also mentioned.
2. Architectural Committee - The AC Rule Book changes will be completed by the end of the month.
3. Landscape Committee - the bid to repair the irrigation at the gates has been approved and work has started; the fountain (and its future) continues to be a problem, but the committee is working to resolve it.
4. Security Committee - they are narrowing down their search for a Guard Company; Peter Rispoli was approved as a new committee member.
5. Treasurers Report- a PS Properties accountant has the budget in balance after changing from Grand Manors to PS Management; the Reserve Study indication is that reserves should be doubled from \$200K to \$400K.
6. The Board is in the process of planning the Budget for 2023 that will be presented at the annual meeting.

The next POA General Meeting will be a combined November and December meeting and will be held December 13th.

C. MUD Liaison

Councilmember Nelson attended the Hurst Creek MUD Board Meeting on October 17th. He reported on the following:

1. A developer is interested in putting their logo on the Hurst Creek MUD water tower. There was no decision made, but future discussions will be held.
2. With the work on Club Estates, the MUD will be making some drainage improvements.
3. Water rates have increased slightly effective October 1st. Notices have been included in the bills and on the website.

MUD Board Member Mike Maroney pointed out that rates have not increased in many years. Those that will probably notice an increase are those that consume more.

D. Club Liaison

Councilmember Rick Van Dalen reported that while the Clubhouse is being renovated, the Waterfall room will remain open. Construction should last three to six months.

E. Park Liaison

Councilmember Sarah Carroll reported HillsFest/Hills City Limits was held over the weekend and it was very well attended. They received over \$1,000 in product donations. The next Parks and Recreation Commission meeting will be next Monday, and the next event will be Holidays in the Park.

F. Youth Advisory Commission Liaison

City Manager Wendy Smith reported that the Youth Advisory Commission were involved with HillsFest, and they closed out the Diaper Drive at HillsFest where they accepted product and cash donations. The students also helped clean up after the HillsFest event.

G. City Manager's Report

City Manager Smith reported on the following:

- The POA is working on quotes for striping and signage.
 - Jim Vick advised it would hopefully be before the end of the year.
 - Steven helped prepare for and has been cleaning up after HillsFest. He has been working with the tree trimming contractor to get the path clear on the Stillmeadow greenbelt and the tree trimming is being done in phases. He will be ordering replacement signs for Club Estates Parkway.

H. Mayor's Report

Mayor Wharton reported that he is working on the City Manager departure and transition.

8. **BUSINESS ITEMS**

- A. Consider a funding request from Homeowners United for Rate Fairness (HURF)

The City Council held a brief discussion regarding this item.

There was a consensus of the Council to allow the information to flow through the Village, communicate and share the information, and allow the citizens to decide if they would like to participate on an individual basis.

B. Consider an Ordinance increasing certain property tax exemptions beginning Fiscal Year 2023-2024

The City Manager advised that the ordinance is not yet complete, but it will be brought forward when it is.

The Mayor noted that it has been adopted, but the formal announcement will be made once the Ordinance is finalized.

C. Consider approving a License Agreement with The Hills Country Club for the Stillmeadow Cart Path Project

The Mayor explained that he is still working on this item and the legal language.

Jim Vick clarified that there is no expectation of the Village to participate in the cost of the bridge. The POA is working with Hurst Creek MUD on improving and retrofitting the bridge. The POA will take care of that part. They will most likely wait until the City completes their portion.

D. Consider for changes to the Code of Ordinances related to Parks & Recreation

City Manager Smith provided the report for this item. She advised the current ordinance is with the City Attorney and shared the redline version with the Council. This will be an amendment to the current code of ordinances emphasizing the advisory role, as practice has changed over time. The City Council liaison and City Management team will head up planning and financial aspects, thereby affecting a more seamless planning and execution process. She recommended making the City Council Liaison the standing Chair. There was discussion held among the Council regarding when to implement changes.

Mayor Pro Tem Potsavich moved to make the City Council Liaison the standing Chair of the Parks and Recreation Advisory Committee with the City Manager and/or appropriate staff per the updated Ordinance; Councilmember Smith seconded the motion, which carried 5-0.

E. Consider possible action related to the City Manager Transition

The Mayor advised that the Council would facilitate the search and transition as a whole. Council will continue to canvass existing resources (i.e., MUD staff and shared staff resources that may be able to take up incremental tasks) Councilmembers will provide subject matter oversight (i.e., Councilmember Sarah parks, Councilmember Van Dalen accounting and budgeting issues, and Mayor traffic). They will also explore temporary staff.

Councilmember Potsavich announced that a farewell reception will be held for City Manager Wendy Smith on November 16th from 3:00 P.M. until 5:00 P.M. in the Conference Room.

9. ANNOUNCEMENTS AND REQUESTS

- New business items to be included on the next agenda.

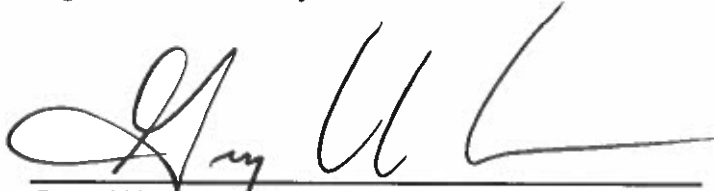
There were no items requested for the next agenda.

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10. ADJOURNMENT

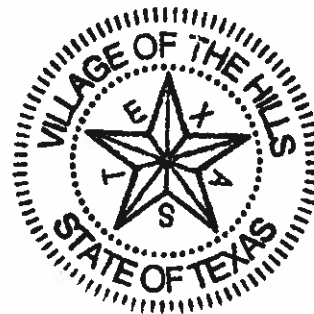
Councilmember Nelson moved to adjourn the meeting at 10:37 A.M.; Councilmember Smith seconded the motion, which carried 5-0.

Signed this 13th day of December 2022.



Greg Wharton, Mayor

(Seal)



ATTEST:



Sonja De La Fuente, City Secretary