



Regular Council Meeting Agenda

Tuesday, April 16, 2024 at 6:30 PM
8301 Westview Drive, Houston, Texas 77055

The City Council of Hilshire Village, Texas will meet on Tuesday, April 16, 2024, at 6:30 PM in the City Hall Council Chambers at 8301 Westview, Houston, Texas 77055.

Individuals may personally engage with the City Council during the meeting at City Hall or through written communication. Please ensure your comments are submitted in advance to Cassie.Stephens@HilshireVillageTexas.com.

Participants attending the meeting via videoconference will not have audio or video functionalities enabled.

[View Zoom Meeting](#)

1. **CALL TO ORDER**

1.A. Invocation (Council Member Cooper)

1.B. Pledge of Allegiance

1.C. Roll Call

2. **CITIZEN'S COMMENTS**

This is an opportunity for citizens to speak to Council about agenda and non-agenda items. Comments are limited to up to three minutes. If the topic the speaker wishes to address is on the agenda, the speaker can either speak at this time or defer comments until such time the item is discussed.

Speakers must address the council at the microphone and give their name and address before voicing their concerns.

Note: To comply with provisions of the Open Meetings Act, the City Council may not deliberate on items discussed under this agenda item. Items that cannot be referred to the City staff for action may be placed on a future City Council agenda. A copy of any prepared remarks or notes to be used and distributed by the speaker must be presented to the City Secretary prior to the beginning of the meeting.

3. **REPORTS TO COUNCIL**

3.A. Spring Valley Police Report

3.B. Building Official's Report

- 3.C.** City Engineer's Report
On-Going Plan Review
Ditch Regrading and Drainage Easement Improvements
Hilshire Green Paving, Drainage & Utility Improvements
Pine Chase Grove Water Meter Area
Street Pavement Point Repairs
Wirt Road Safety Project/Interlocal Agreements
- 3.D.** Fire Commissioner's Report (Mayor Buesinger)
- 3.E.** Mayor Buesinger's Report
- 3.F.** City Secretary's Report: (City Secretary Stephens)
City Hall Call Log
Consent Agenda
- 3.G.** City Treasurer's Report (City Secretary Stephens)
Quarterly Finance Report - FY 2024 Q2
Houston Annual Water Rate Increase, Effect on City's Budget

4. CONSENT AGENDA

- 4.A.** Approve Disbursements
- 4.B.** Approve Minutes from the Regular Council Meeting March 19, 2024
- 4.C.** Approve Check Registers

5. DISCUSSION AND POSSIBLE ACTION

- 5.A.** Discussion and Possible Approval of Ordinance Number 839-2024 amending the City's General Budget for Fiscal Year Ending 2023. (City Secretary Stephens)
- 5.B.** Discussion and Possible Approval and Acceptance of the City of Hilshire Village's Fiscal Year Ending 2023 Audit (Belt, Harris, Pechacek)
- 5.C.** Discussion and possible action to approve the City of Hilshire Village Resolution # 2024-257 creating a new TexPool account to invest utility funds.
- 5.D.** Discussion and possible approval of a Contractor to perform the asphalt point repair areas located on Pine Creek Lane, and the intersection of Burkhart Road and Guinea Drive.
- 5.E.** Discussion and possible approval to appoint Kyle Sears to the Harris-Galveston Subsidence District.
- 5.F.** Discussion and possible action regarding amended ordinance language for tree removals on private property.
- 5.G.** Discussion and possible action to select locations for additional street lights including purchasing and dedicating a 5-foot front easement to CenterPoint.

6. **DISCUSSION**

7. **ADDITIONAL COUNCIL COMMENTS**

8. **FUTURE AGENDA TOPICS**

May

Tree Removal Amendments in Ordinance Format

SVPD Police Week Proclamation

HCAD Certified Estimates

June

VFD Budget Review & Approval

Renew Contract for City Designated Newspaper - Memorial Examine

9. **ANNOUNCEMENTS**

Civic Club Spring Event in Pine Chase Grove on Sunday 4/21 @ 5 PM

10. **ADJOURNMENT**

NOTES:

*Agenda items may be considered in any order.

* In the event a quorum of the city council is not present, the members who are present may meet as a sub-committee of the council to discuss the agenda items above.

*City Council may recess into a closed meeting at any time during the open meeting to discuss any of the matters listed above as authorized by Texas Government Code, Sections 551.071 (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), and 551.086 (Certain Public Power Utilities: Competitive Matters).

I, Cassie Stephens, do hereby certify that the above Notice of Meeting and Agenda for the City Council of the City of Hilshire Village was posted in a place convenient and readily accessible April 12, 2024 at 3:00 p.m.

This facility is wheelchair-accessible and accessible parking spaces are available. Requests for accommodations or interpretative service must be made 48 hours before this meeting. Please contact the City Hall at 713-973-1779 or FAX -713-973-7793 for further information.

SPRING VALLEY POLICE DEPARTMENT

Calls - By Type

03\01\2024
thru 03\31\2024
Zone is: HILSHIRE VILLAGE

Type	Description	# Of Calls
6	ACCIDENT	2
22	ALARM	8
135	BUSINESS CHECK	864
68	HOUSE CHECK	60
70	INFORMATION	9
81	OPEN DOOR	1
162	PARKING VIOLATION	9
86	PUBLIC RELATIONS	36
97	SPECIAL ASSIGNMENT	2
104	SUSPICIOUS PERSON	1
105	SUSPICIOUS VEHICLE	1
108	TRAFFIC CONTROL	3
11	TRAFFIC STOP	17
	Total	1,013

Status	Address	Street	Construction Type
Active	1236	Archley	New Construction
Active	8005	Anadell	New Construction
Active	1222	Glourie Dr	New Construction
Active	1226	Glourie Dr	New Construction
Active	1319	Pine Chase	Remodel
Active	14	Pine Creek	Swimming Pool
Active	1241	Ridgeley Dr	Covered Patio Addition
Active	1118	Glourie Dr	Interior Remodel
Active	8002	Burkhart	New Construction
Active	1315	Friarcreek Ln	New Construction
Active	1311	Friarcreek Ln	New Construction
Active	1118	Guinea Drive	New Construction
Active	1201	Archley	New Construction
Active	1311	Friarcreek Ln	New Construction
Active	1306	Glourie Dr	New Construction
Active	1210	Ridgeley Dr	New Construction
Active	7	Pine Creek	Remodel
Active	1011	Ridgeley	Remodel
Active	1242	Ridgeley Dr	Remodel & Drainage
Active	1126	Guinea Drive	Swimming Pool
Active	1201	Archley	Swimming Pool
Active	1218	Ridgeley Dr	Swimming Pool
Active	1242	Ridgeley Dr	Swimming Pool
Active	1131	Wirt	Swimming Pool
Pending Submittal	1117	Guinea Drive	New Construction
Pending Submittal	1214	Ridgeley	New Construction
Permit Pending	1210	Hilshire Villas	New Construction

Plan Review Permit Log

	Date	Permit Number	Address	Issued To	Amount Received	Description / Scope
1	3/1/24	HV-23-029I	8002 Burkhart	Masterscape	\$ 240.00	Irrigation -NSFR
2	3/4/24	HV-24-021R	7911 Hilshire Green	Manchac Roofing	\$ 240.00	Roof
3	3/6/24	HV-23-094P	1118 Guinea	Linc Plumbing	\$ 530.00	Plumbing - NSFR
	3/6/24	HV-24-022R	1011 Ridgeley	Home Remedy Inc	\$ 776.14	Plan Review - Interior Remodel
4	3/7/24	HV-24-017FW	1314 Bridle Spur	Magic Construction	\$ 380.00	Backyard Flatwork
5	3/8/24	HV-23-094E	1118 Guinea	EWOH	\$ 170.00	Electric-T-Pole
6	3/8/24	HV-24-023T	1106 Guinea	Lilia Acosta	\$ -	Tree Removal - Dead
7	3/18/24	HV-24-022R	1011 Ridgeley	Home Remedy Inc	\$ 1,632.28	Remodel
8	3/18/24	HV-24-024T	1220 Archley	Gomez Tree Services	\$ -	Tree Removal -Dead
9	3/18/24	HV-24-024T	1220 Archley	David Schwarz	\$ -	Tree Removal - Dead
10	3/22/24	HV-23-094B	1118 Guinea	Enterprise Builders	\$ 10,381.84	Building-NSFR
11	3/22/24	HV-23-094D	1118 Guinea	Enterprise Builders	\$ 460.00	Drainage-NSFR

Permits	
Building - NSFR	1
Drainage	1
Electric	1
Flatwork	1
Irrigation	1
Plumbing	1
Remodel	1
Roof	1
Tree Removal	3

Total 11

Inspection Log

Log #	Address	Permit #	Inspection Type	Result	Date	Inspector
3/1/24	1118 Guinea Drive	HV-23-094DEMO	Demo Final	PASS	3/4/24	BBG
3/4/24	1242 Ridgeley Dr	HV-23-022SP	Pool Steel Inspection	PASS	3/5/24	BBG
3/4/24	1311 Friarcreek	HV-22-078B	Fence Final	PASS	3/5/24	BBG
3/4/24	1311 Friarcreek	HV-22-078B	Building Final	PASS	3/5/24	BBG
3/5/24	1315 Friarcreek Ln	HV-22-071M	Vent Hood	PASS	3/6/24	BBG
3/5/24	1218 Ridgeley Dr	HV-23-052SPE	Pool Electric Final	PASS	3/6/24	BBG
3/5/24	1311 Friarcreek Ln	HV-22-078T	Tree Final	PASS	3/6/24	Cary Moran
3/5/24	1335 Friarcreek	HV-22-071I	Irrigation Cover	PASS	3/6/24	BBG
3/7/24	1314 Bridle Spur	HV-24-017FW	Form -Backyard Patio	PASS	3/8/24	BBG
3/7/24	1118 Guinea	HV-23-094E	T-Pole	PASS	3/8/24	BBG
3/8/24	1236 Archley	HV-23-080B	Windstrap	PASS	3/11/24	BBG
3/11/24	1221 Pine Chase	HV-24-016P	Water Heater Final	PASS	3/12/24	BBG
3/11/24	8002 Burkhart Rd	HV-23-029I	Irrigation Final - backflow cert attached to device	PASS	3/12/24	BBG
3/12/24	1201 Archley Dr	HV-23-082B	Foundation	PASS	3/13/24	BBG
3/12/24	1236 Archley	HV-23-080B	Nail Pattern	PASS	3/13/24	BBG
3/12/24	1311 Friarcreek Ln	HV-22-078D	Drainage Final	PASS	3/13/24	HDR
3/12/24	14 Pine Creek Ln	HV-23-064E	Pool-Electrical	PASS	3/13/24	BBG
3/12/24	14 Pine Creek Ln	HV-23-064P	Pool-Plumbing	PASS	3/13/24	BBG
3/13/24	8002 Burkhart	HV-23-029B	Flatwork	PASS	3/14/24	BBG
3/13/24	8002 Burkhart	HV-23-029B	Drainage	PASS	3/13/24	HDR
3/13/24	1210 Ridgeley Dr	HV-22-048B	Drainage Final	PASS	3/13/24	HDR
3/13/24	1222 Glourie	HV-24-006DEMO	Demo Final	PASS	3/14/24	BBG
3/14/24	8005 Anadell St	HV-22-071Es	Underground-Electrical	PASS	3/15/24	BBG
3/14/24	8005 Anadell St	HV-22-071Es	Meter Release	PASS	3/15/24	BBG
3/18/24	7 Pine Creek	HV-23-072H	HVAC-Cover	PASS	3/19/24	BBG
3/20/24	1242 Ridgeley Dr	HV-23-022P	Shower Pan	PASS	3/21/24	BBG
3/21/24	7911 Hilshire Green	HV-24-021R	Roof Final	PASS	3/22/24	BBG
3/22/24	1315 Friarcreek	HV-23-038	HVAC Final	PASS	3/25/24	BBG
3/22/24	1241 Ridgeley	HV-23-071AB	Nail Pattern	PASS	3/25/24	BBG
3/22/24	1241 Ridgeley	HV-23-071AB	Windstorm	PASS	3/25/24	BBG
3/25/24	1306 Glourie Dr	HV-23-007P	Gas Release	PASS	3/27/24	BBG

Inspections	
Cancelled	0
Failed	0
Pass	31
Total	31



April 12, 2024

Mayor and City Council
City of Hilshire Village
8301 Westview Drive
Houston, Texas 77055

Re: Engineer's Report for April 16, 2024 Council Meeting
HDR Job No. 10361759

Dear Mayor and Council Members:

HDR Engineering, Inc. (HDR) is pleased to submit this report on engineering related issues from March 15, 2024 to April 12, 2024.

1. On-Going Services (10361759):

a. 8002 Burkhart Road –

- On March 19, 2024, HDR provided a cover re-inspection for 8002 Burkhart Road. The re-inspection passed with exceptions noted.

b. 1311 Friarcreek Lane –

- On April 12, 2024, HDR received additional information for an As Built Drainage Plan submittal for 1311 Friarcreek Lane. The as built drainage plan is currently being reviewed for comments.

c. 1222 Glourie Drive –

- On April 2, 2024, HDR received additional information for a Drainage Plan submittal for 1222 Glourie Drive. The as built drainage plan is currently being reviewed for comments.

d. 1118 Guinea Drive –

- On March 21, 2024, HDR reviewed and returned comments for the Drainage Plan Resubmittal for 1118 Guinea Drive. All previous comments/corrections were addressed by the engineer on March 15, 2024 and the drainage plan was approved with exceptions noted.
- On March 22, 2024, HDR attended the pre-construction meeting for 1118 Guinea Drive. The Contractor was made aware of the pertinent construction items for drainage as noted in the City Code of Ordinances.

hdrinc.com 4828 Loop Central Drive, Suite 800
Houston, Texas 77081
T 713-622-9264 F 713-622-9265
Texas Registered Engineering Firm F-754

- e. 1210 Ridgeley Drive –
 - On March 27, 2024, HDR reviewed and returned comments for the As Built Drainage Plan for 1210 Ridgeley Drive. The as built drainage plan shall be revised and resubmitted to address all comments.
 - On March 13, 2024, HDR provided an as built drainage inspection for 1210 Ridgeley Drive. The inspection is currently being coordinated for reinspection and approval.
- f. 1310 Ridgeley Drive –
 - On September 13, 2023, HDR received the remaining information for the As Built Erosion Control Plan submittal for 1310 Ridgeley Drive. The plan submittal is currently being coordinated for review completion.
- g. 1131 Wirt Road –
 - On February 20, 2024, HDR received a complete As Built Pool Drainage Plan Resubmittal for 1131 Wirt Road. The as built pool drainage plan is currently being reviewed for comments.
- h. Ditch Regrading and Drainage Easement Improvements
 - HDR is currently coordinating with potential Contractors and Erosion Control Contractor to review and price the work associated with ditch regrading and improvements to the drainage easements located in Friarcreek Lane and Pine Chase Drive.
- i. Hilshire Green Paving, Drainage & Utility Improvements –
 - Project survey for the area is currently being processed and Geotechnical report and findings have been received and are currently being reviewed.
- j. Pine Chase Grove Water Meters –
 - HDR is currently in the process of completing design information and opinion of probable construction cost and coordination with City of Houston for the proposed improvements.
- k. Street Pavement Point Repairs
 - HDR provided coordination with three (3) general contractors to review three areas in the City that require pavement point repair improvements and to provide quotation of the construction cost associated with each of the repairs. The Contractors provided revised quotes for point repairs to the areas identified on Pine Creek, and Burkhart Road/Guinea Drive. Bromley Road will be coordinated separately for addressing the street paving and drainage between Ridgeley Drive and Pine Chase Drive. The final quotes and recommendation are being provided for consideration and approval in this month's regular City Council Meeting for consideration and approval.

1. Wirt Road Safety Project/ Interlocal Agreements –

- HDR, City of Hilshire Village and City of Houston held virtual meeting to look over comments issued by the MSDB Department as well as resolution of the necessary right of way along the School of the Woods to accommodate the project needs. The COH Interagency Coordinator requested that HDR provide response to the initial comments in order to get responses from respective departments and that a meeting with COH Real Estate be held to coordinate resolution of the area near the School of the Woods.
- HDR provided responses on April 4, 2024 to the COH Interagency Coordinator Shapoor Golsham to have the respective departments review and respond accordingly.
- HDR coordinated with Shapoor Golsham to setup a meeting on April 16, 2024 to meet with COH Real Estate. Any findings from this meeting will be presented as an update during the Regular City Council meeting.

If there are any questions concerning the information contained in this report, we will be glad to discuss them with you.

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
City Engineer for City of Hilshire Village

cc: Files (10361759)



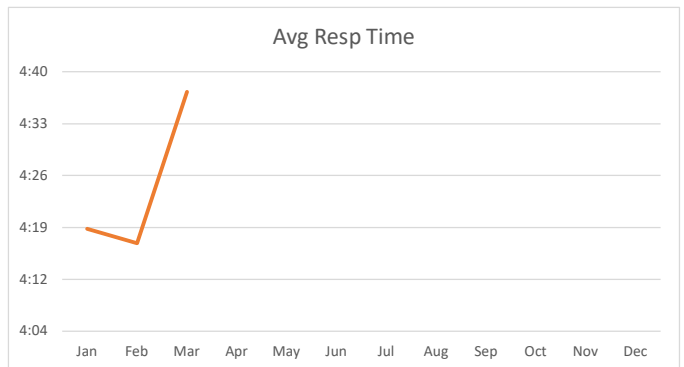
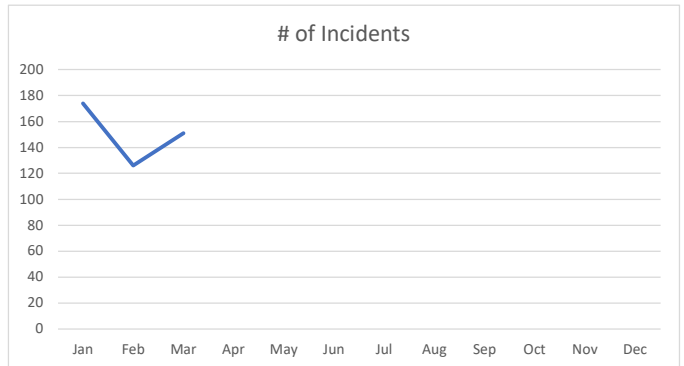
Village Fire Department
 901 Corbindale Rd
 Houston, TX, 77024
 Phone# (713) 468-7941 Fax# (713) 468-5039

February 2024 Summary - All Cities

Call/Incident Type/Detail	Jan	Feb	Mar	Total YTD
TOTAL	250	181	208	639
Abdominal Pain	0	1	1	2
Allergic Reaction	2	1	2	5
Animal Bite	0	0	1	1
Assult	0	1	1	2
Automatic Aid	3	2	3	8
Automatic Aid- Apartment Fire	13	6	13	32
Automatic Aid- Building Fire	4	2	2	8
Automatic Aid- Elevator Rescue	3	1	1	5
Automatic Aid- Entrapment MVC	1	3	1	5
Automatic Aid- Gas Leak	1	1	2	4
Automatic Aid- High Rise Fire	0	2	1	3
Back Pain	0	0	2	2
Carbon Monoxide Detector With Symptoms	0	1	0	1
Carbon Monoxide Detector No Symptoms	2	3	3	8
Cardiac/Respiratory Arrest	1	1	0	2
Check a Noxious Odor	2	1	0	3
Check for Fire	0	0	1	1
Check for the Smell of Natural Gas	2	3	6	11
Check for the Smell of Smoke	2	2	1	5
Chest Pain	3	1	4	8
Child Locked in a Vehicle Engine Not Running	0	1	0	1
Choking	1	1	2	4
Diabetic Emergency	1	2	2	5
Difficulty Breathing	9	5	8	22
Electrical Fire	0	0	1	1
Elevator Rescue	1	0	0	1
Entrapment- Non MVC	0	0	1	1
Fall Victim	10	8	13	31
Fire Alarm Business	8	6	3	17
Fire Alarm Church or School	10	6	3	19
Fire Alarm Residence	36	28	23	87
Gas Leak	3	0	5	8
Heart Problems	8	6	4	18
Heat/Cold Exposure	1	0	0	1
Hemorrhage/Laceration	1	2	1	4
House Fire	2	0	1	3
Injured Party	4	4	4	12
Medical Alarm	6	5	4	15
Motor Vehicle Collision	23	15	21	59
Motor Vehicle Collision with Entrapment	0	0	1	1
Object Down in Roadway	6	1	5	12
Oven/Appliance Fire	1	0	0	1
Overdose/Poisoning	1	1	2	4
Possible D.O.S.	1	0	1	2
Powerlines Down Arcing/Burning	3	0	3	6
Pregnancy/ Childbirth	1	0	0	1
Psychiatric Emergency	3	6	2	11
Seizures	4	2	8	14
Service Call Non-emergency	14	16	12	42
Shooting/Stabbing	1	0	0	1
Sick Call	21	15	15	51
Smoke in Business	1	0	0	1
Smoke in Residence	1	0	1	2
Stroke	5	1	3	9
Transformer Fire	3	0	2	5
Traumatic Injury	1	3	0	4
Unconscious Party/Syncope	14	9	7	30
Unknown Medical Emergency	1	2	3	6
Vehicle Fire	4	3	1	8
Wash Down	1	1	1	3

Month	# of Incidents	Avg Resp Time
Jan	174	4:19
Feb	126	4:17
Mar	151	4:38
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		
451		4:24

Note: Nat'l Std Fire Response Time: 6:50
 Note: Nat'l Std Fire EMS Time: 6:30



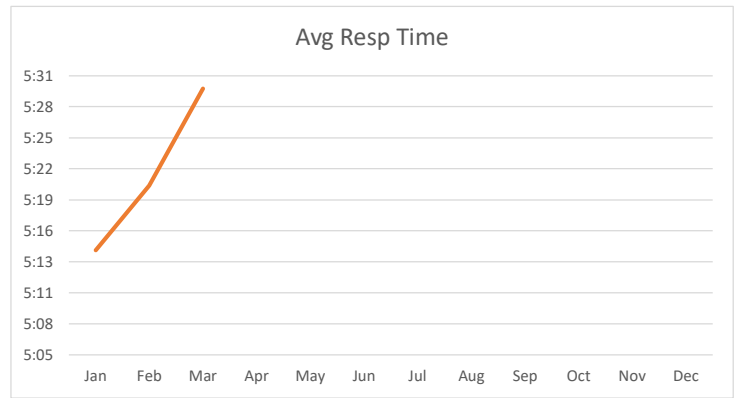
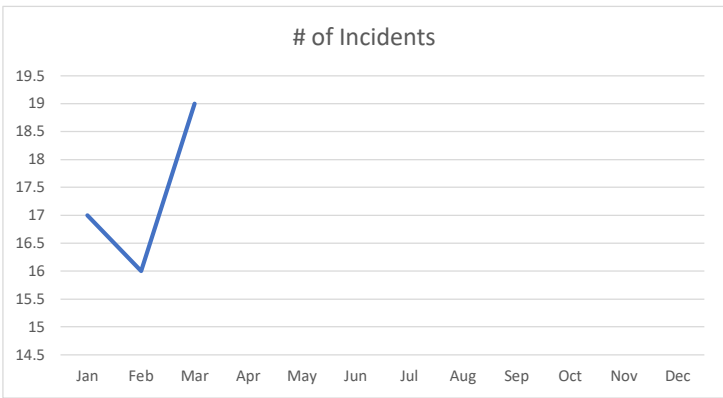


Village Fire Department
 901 Corbindale Rd
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 Phone# (713) 468-7941 Fax# (713) 468-5039

February 2024 Summary - Bunker Hill

Call/Incident Type/Detail	Jan	Feb	Mar	Total YTD
TOTAL	26	25	27	78
Assult	0	1	0	1
Carbon Monoxide Detector No Symptoms	0	0	1	1
Check for Noxious Odor	1	0	0	1
Check for the Smell of Natural Gas	2	0	2	4
Check for the Smell of Smoke	0	1	1	2
Diabetic Emergency	0	1	0	1
Difficulty Breathing	0	0	2	2
Fall Victim	0	1	4	5
Fire Alarm Business	0	1	0	1
Fire Alarm Church or School	3	0	1	4
Fire Alarm Residence	7	7	4	18
Gas Leak	0	0	1	1
Heart Problems	1	0	0	1
Hemorrhage/Laceration	0	1	1	2
Injured Party	1	0	1	2
Medical Alarm	0	0	1	1
Motor Vehicle Collision	2	1	1	4
Object Down in Roadway	1	0	1	2
Psychiatric Emergency	0	1	0	1
Seizures	1	0	0	1
Service Call Non-emergency	2	5	3	10
Sick Call	2	2	3	7
Smoke in Residence	1	0	0	1
Stroke	0	1	0	1
Unconscious Party/Syncope	1	2	0	3
Vehicle Fire	1	0	0	1

Month	# of Incidents	Avg Resp Time
Jan	17	5:15
Feb	16	5:21
Mar	19	5:30
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		
52		5:22



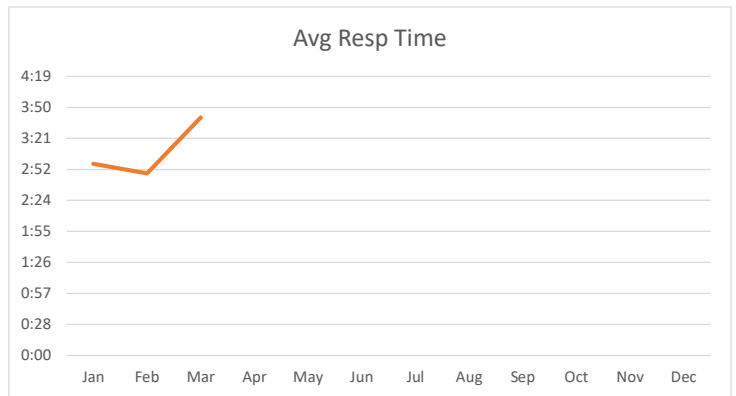
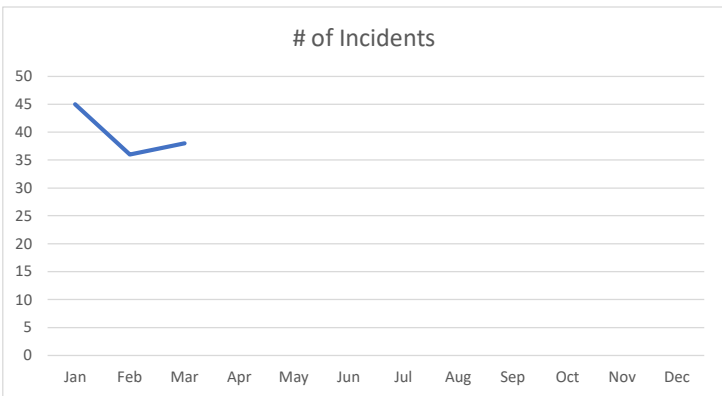


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 Houston, TX, 77024
 Phone# (713) 468-7941 Fax# (713) 468-5039

February 2024 Summary - Hedwig

Call/Incident Type/Detail	Jan	Feb	Mar	Total YTD
TOTAL	47	39	47	133
Allergic Reaction	1	0	1	2
Animal Bite	0	0	1	1
Assult	0	0	1	1
Back Pain	0	0	1	1
Check for the Smell of Natural Gas	0	2	0	2
Check for the Smell of Smoke	1	1	0	2
Chest Pain	2	1	0	3
Choking	0	0	2	2
Diabetic Emergency	0	1	2	3
Difficulty Breathing	3	0	2	5
Elevator Rescue	1	0	0	1
Fall Victim	2	3	1	6
Fire Alarm Business	4	5	3	12
Fire Alarm Church or School	1	3	0	4
Fire Alarm Residence	1	0	4	5
Gas Leak	0	0	2	2
Heart Problems	2	1	0	3
Heat/Cold Exposure	1	0	0	1
House Fire	0	0	1	1
Injured Party	2	0	2	4
Medical Alarm	1	0	2	3
Motor Vehicle Collision	7	5	4	16
Object Down in Roadway	0	1	1	2
Oven/Appliance Fire	1	0	0	1
Overdose/Poisoning	0	1	0	1
Powerlines Down Arcing/Burning	1	0	0	1
Psychiatric Emergency	2	5	0	7
Seizures	0	0	2	2
Service Call Non-emergency	0	1	3	4
Shooting/Stabbing	1	0	0	1
Sick Call	4	4	6	14
Smoke in Business	1	0	0	1
Smoke in Residence	0	0	1	1
Transformer Fire	0	0	2	2
Traumatic Injury	0	1	0	1
Unconscious Party/Syncope	6	1	1	8
Unknown Medical Emergency	0	1	0	1
Vehicle Fire	1	2	1	4
Wash Down	1	0	1	2

Month	# of Incidents	Avg Resp Time
Jan	45	2:58
Feb	36	2:49
Mar	38	3:41
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		
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	119	3:09



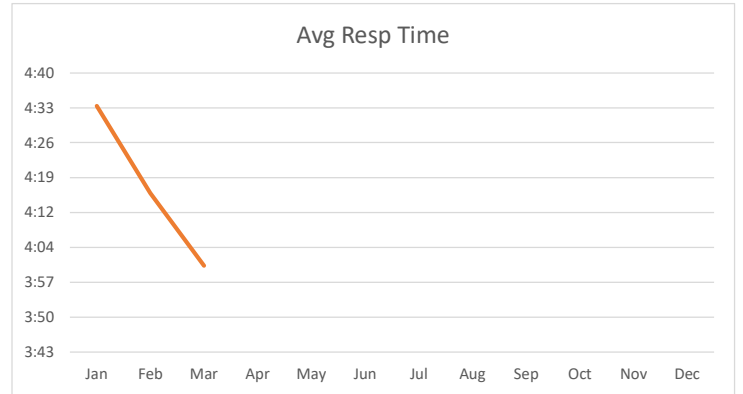
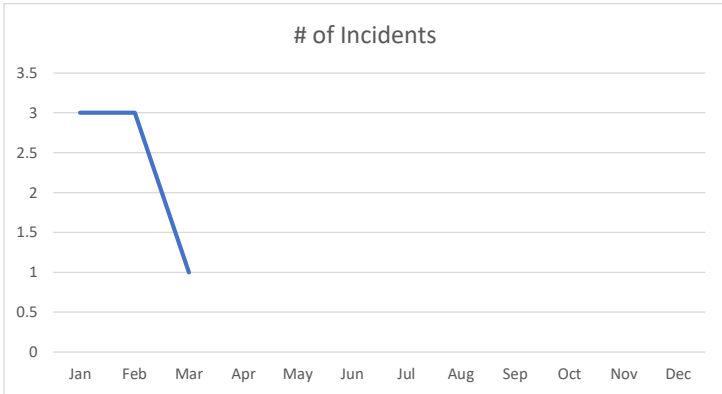


Village Fire Department
 901 Corbindale Rd
 Houston, TX, 77024
 Phone# (713) 468-7941 Fax# (713) 468-5039

February 2024 Summary - Hilshire

Call/Incident Type/Detail	Jan	Feb	Mar	Total YTD
TOTAL	4	3	2	9
Difficulty Breathing	1	0	0	1
Fall Victim	1	0	0	1
Fire Alarm Business	1	0	0	1
Fire Alarm Church or School	0	1	0	1
Heart Problems	0	1	0	1
Injured Party	0	1	0	1
Motor Vehicle Collision	0	0	1	1
Stroke	1	0	0	1
Unknown Medical Emergency	0	0	1	1

Month	# of Incidents	Avg Resp Time
Jan	3	4:34
Feb	3	4:16
Mar	1	4:01
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		
7		4:17



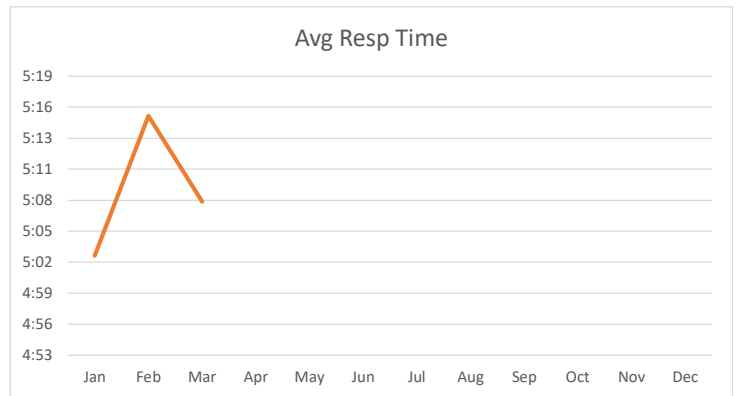
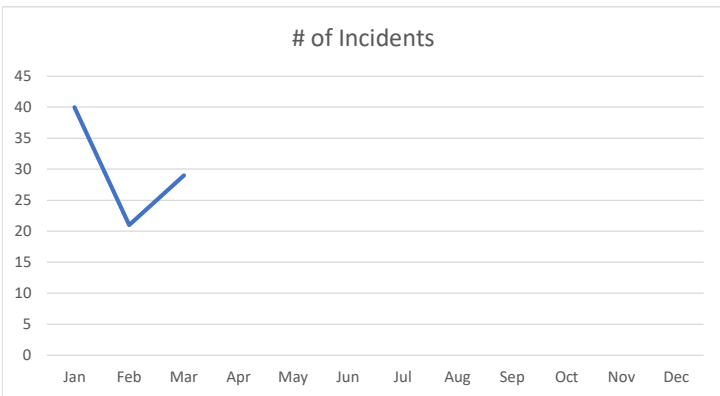


Village Fire Department
 901 Corbindale Rd
 Houston, TX, 77024
 Phone# (713) 468-7941 Fax# (713) 468-5039

February 2024 Summary - Hunters Creek

Call/Incident Type/Detail	Jan	Feb	Mar	Total YTD
TOTAL	52	33	34	119
Carbon Monoxide Detector No Symptoms	0	1	0	1
Check a Noxious Odor	1	1	0	2
Check for Fire	0	0	1	1
Check for the Smell of Natural Gas	0	0	1	1
Check for the Smell of Smoke	1	0	0	1
Chest Pain	1	0	1	2
Choking	1	0	0	1
Diabetic Emergency	1	0	0	1
Difficulty Breathing	0	2	1	3
Electrical Fire	0	0	1	1
Entrapment- Non MVC	0	0	1	1
Fall Victim	5	2	3	10
Fire Alarm Business	2	0	0	2
Fire Alarm Church or School	0	1	0	1
Fire Alarm Residence	13	13	5	31
Heart Problems	1	2	2	5
Injured Party	1	2	0	3
Medical Alarm	3	1	0	4
Motor Vehicle Collision	3	0	2	5
Motor Vehicle Collision with Entrapment	0	0	1	1
Object Down in Roadway	1	0	0	1
Overdose/Poisoning	1	0	1	2
Powerlines Down Arcing/Burning	0	0	1	1
Psychiatric Emergency	0	0	2	2
Seizures	1	0	1	2
Service Call Non-emergency	5	5	3	13
Sick Call	5	0	2	7
Stroke	1	0	1	2
Transformer Fire	1	0	0	1
Traumatic Injury	0	1	0	1
Unconscious Party/Syncope	4	1	2	7
Unknown Medical Emergency		0	2	2
Wash Down	0	1	0	1

Month	# of Incidents	Avg Resp Time
Jan	40	5:03
Feb	21	5:16
Mar	29	5:08
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		
90		5:09



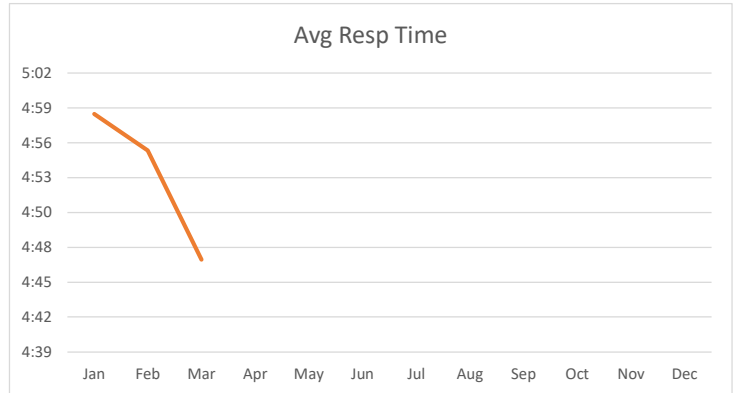
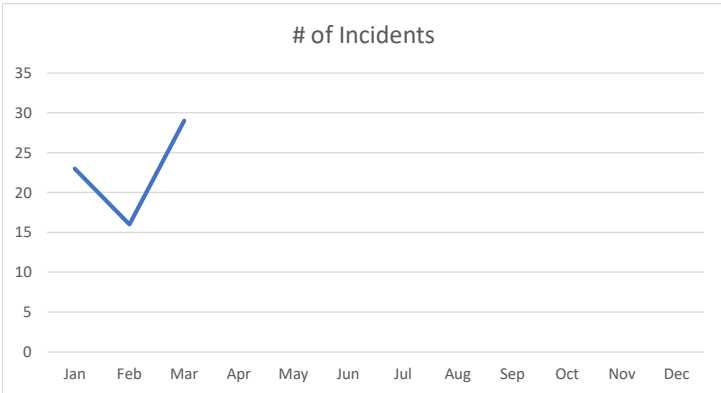


Village Fire Department
 901 Corbindale Rd
 Houston, TX, 77024
 Phone# (713) 468-7941 Fax# (713) 468-5039

February 2024 Summary - Piney Point

Call/Incident Type/Detail	Jan	Feb	Mar	Total YTD
TOTAL	44	25	36	105
Abdominal Pain	0	0	1	1
Allergic Reaction	0	1	0	1
Back Pain	0	0	1	1
Carbon Monoxide Detector No Symptoms	0	0	1	1
Cardiac/Respiratory Arrest	0	1	0	1
Check for the Smell of Natural Gas	0	1	2	3
Chest Pain	0	0	2	2
Choking	0	1	0	1
Difficulty Breathing	2	2	3	7
Fall Victim	1	1	4	6
Fire Alarm Church or School	5	0	1	6
Fire Alarm Residence	13	7	7	27
Gas Leak	3	0	0	3
Heart Problems	0	1	1	2
Hemorrhage/Laceration	1	0	0	1
Medical Alarm	2	1	1	4
Motor Vehicle Collision	1	1	2	4
Object Down in Roadway	3	0	2	5
Possible D.O.S.	1	0	1	2
Powerlines Down Arcing/Burning	2	0	1	3
Service Call Non-emergency	4	4	3	11
Sick Call	2	1	1	4
Stroke	2	0	2	4
Transformer Fire	1	0	0	1
Traumatic Injury	1	0	0	1
Unconscious Party/Syncope	0	2	0	2
Unknown Medical Emergency	0	1	0	1

Month	# of Incidents	Avg Resp Time
Jan	23	4:59
Feb	16	4:56
Mar	29	4:47
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		
	<hr/> 68	<hr/> 4:54





Village Fire Department
 901 Corbindale Rd
 Houston, TX, 77024
 Phone# (713) 468-7941 Fax# (713) 468-5039

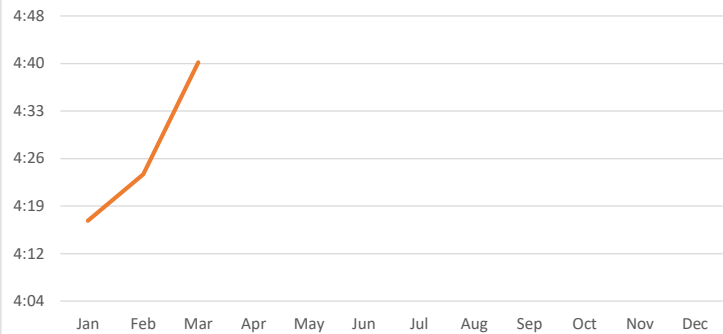
February 2024 Summary - Spring Valley

Call/Incident Type/Detail	Jan	Feb	Mar	Total YTD	Month	# of Incidents	Avg Resp Time
TOTAL	49	37	36	122	Jan	46	4:17
Abdominal Pain	0	1	0	1	Feb	34	4:24
Allergic Reaction	1	0	1	2	Mar	35	4:41
Carbon Monoxide Alarm with Symptoms	0	1	0	1	Apr		
Carbon Monoxide Detector No Symptoms	2	1	1	4	May		
Cardiac/Respiratory Arrest	1	0	0	1	Jun		
Check for the Smell of Natural Gas	0	0	1	1	Jul		
Chest Pain	0	0	1	1	Aug		
Difficulty Breathing	3	1	0	4	Sep		
Fall Victim	1	1	1	3	Oct		
Fire Alarm Business	1	0	0	1	Nov		
Fire Alarm Church or School	0	1	1	2	Dec		
Fire Alarm Residence	2	1	2	5		115	4:27
Gas Leak	0	0	1	1			
Heart Problems	4	1	1	6			
Hemorrhage/Laceration	0	1	0	1			
House Fire	2	0	0	2			
Injured Party	0	1	1	2			
Medical Alarm	0	3	0	3			
Motor Vehicle Collision	10	8	11	29			
Object Down in Roadway	1	0	1	2			
Overdose/Poisoning	0	0	1	1			
Powerlines Down Arcing/Burning	0	0	1	1			
Pregnancy/ Childbirth	1	0	0	1			
Psychiatric Emergency	1	0	0	1			
Seizures	2	2	5	9			
Service Call Non-emergency	1	1	0	2			
Sick Call	8	8	3	19			
Stroke	1	0	0	1			
Transformer Fire	1	0	0	1			
Traumatic Injury	0	1	0	1			
Unconscious Party/Syncope	3	3	3	9			
Unknown Medical Emergency	1	0	0	1			
Vehicle Fire	2	1	0	3			

of Incidents



Avg Resp Time



City of Hilshire Village
Complaint Log

Date Notified	Complaint/Issue	Address of Concern	Action	Results	Date Resolved
9/7/23	His truck was stolen from his driveway. Although his doorbell camera caught some footage, the license plate of the accompanying vehicle was not able to be seen. Requesting a Flock LPR on Hilshire Green.	7906 Hilshire Green	Talking with council about additional cameras in next year's budget. Investigating possible grants.	Camera's will be considered in next budget cycle	
1/30/24	Median on Wirt Road turning into Ridgeley is broken and rebar is sticking out. Hazardous to drivers.	Wirt median @ Ridgeley	Submitted service request to Houston 311. Tracking # 12597005-2400048024	2/5 Houston closed out the ticket without action, stating that there was no hazard found. 2/13 Re-submitted the email with new photos showing hazard remains. 2/19 Received a call from CoH, need to contact TxDOT for repairs. Submitted request via TxDOT web portal.	
2/7/24	Large dead tree in utility easement	8014 Burkhart	Contacted homeowner to reach out to CenterPoint and see if eligible for removal	2/27/24 CenterPoint will not remove tree, homeowners responsibility . Sent contact information for tree removal companies.	
3/5/24	Pet waste is often left in the grassy area behind the commercial buildings. She and her pets have stepped in it while walking.	Pine Creek Lane grass area	Exploring grants through the Watershed Protection Plan Program, TCEQ, other entities for pet waste stations, exploring cost of maintenance.		
3/18/24	Sign in yard advertising sale off premises	1301 Glourie Dr	Cassie emailed the property owners	Sign removed	3/25/2024
3/21/24	NSFR construction, too many vehicles around jobsite and contractors not moving their vehicles	8002 Burkhart Rd	Contacted contractor	Contractor said less vehicles will be at the jobsite	3/25/2024
3/22/24	Large pile of dirt in the street	8002 Burkhart Rd	Contacted contractor	Contractor washed street	3/22/2024
3/27/24	Tree limb dangling in the street	1222 Glourie Drive	Contacted contractor		
4/3/24	Semi truck hit a decorative pole in Spring Valley, had a picture of the truck	Bingle & Westview	Sent photo and location information to SVPD dispatch via email	No further action taken.	4/3/2024
4/3/24	Trailer left overnight on Glourie	1118 Glourie	Contacted contractor to remove or store trailer in compliance with city ordinance		4/5/2024
4/3/24	Trailer left overnight on Glourie	1118 Glourie	Contacted contractor to remove or store trailer in compliance with city ordinance		4/5/2024
4/10/24	Concerned silt fencing at 1214 Ridgeley will block drainage	1214 Ridgeley	Contractor currently installed pre-demo, will follow up once inspections are requested	No further action at this time.	

Hilshire Village Quarterly Finance Report

Fiscal Year Ending 2024

		Balance / Value as of			
		12/31/23	3/31/24	6/31/24	9/30/24
<u>Bank Accounts</u>					
11114 General Fund Checking	Checking	39,563.78	144,316.52		
11116 Public Fund Checking	Checking	495,112.55	1,102,935.97		
11117 Anticipation Note	Checking	121,096.28	6,597.14		
11120 Metro 1	Checking	153,055.46	153,055.46		
11122 Child Safety	Checking	9,602.22	9,602.22		
41014 HVCEFFC	Checking	20,471.43	20,471.43		
41015 HVHEFC	Checking	895.00	895.00		
11012 Utility Checking	Checking	562,634.42	626,922.47		
12021 Lockbox Clearing Account	Sweep	15,869.44	4,995.00		
		1,418,300.58	2,069,791.21	-	-
<u>Investments</u>					
11113 TexPool (Metro 1)	Investment Pool	481,383.10	485,614.52		
11126 TexPool General Fund	Investment Pool	1,684,032.32	1,698,835.12		
		2,165,415.42	2,184,449.64	-	-
*Includes \$166,899 grant funds		3,583,716.00	4,254,240.85	-	-

Prepared by Cassie Stephens, City Secretary
Presented 4/16/2024



HISTORICAL MONTHLY AVERAGE PERFORMANCE

TexPool

FROM

10-2023



TO

03-2024



APPLY FILTERS

AS OF	AVERAGE DAILY NET YIELD	AVERAGE DIVIDEND FACTOR	AVERAGE 7 DAY NET YIELD	AVERAGE DAILY ASSETS	AVERAGE WAM	AVERAGE WAL	PARTICIPAN
03-31-2024	5.3161%	0.000145645	5.31%	\$36,306,895,137.01	38 Days	88 Days	2,848
02-29-2024	5.3251%	0.000145892	5.33%	\$37,519,368,190.95	34 Days	87 Days	2,843
01-31-2024	5.3455%	0.000146451	5.35%	\$33,731,090,799.46	35 Days	88 Days	2,836
12-31-2023	5.3694%	0.000147108	5.37%	\$29,562,359,861.56	39 Days	98 Days	2,825
11-30-2023	5.3724%	0.000147189	5.37%	\$29,046,035,270.34	37 Days	98 Days	2,821
10-31-2023	5.3589%	0.000146818	5.36%	\$28,999,182,843.28	28 Days	90 Days	2,814

DISCLOSURES

Performance quoted represents past performance which is no guarantee of future results. Investment return will vary. The value of an investment, when redeemed, may be worth more or less than the original cost. Current performance may be lower or higher than what is stated.

An investment in the Pool is not insured or guaranteed by any government or government agency. Although the manager of the Pool seeks to preserve principal, it is possible to lose money by depositing money in the Pool.

For more complete information, see the investment policy and information statement available on this website. You should consider the investment's objectives, risks, charges, and expenses carefully before investing. Information about these and other important subjects is in the investment policy and information statement which you should read carefully before investing.

Current and future portfolio holdings are subject to risk.

An AAAM rating by Standard & Poor's is obtained after Standard & Poor's evaluates a number of factors, including credit quality, market price exposure and management. Ratings are subject to change, and do not remove market risk. For more information on credit ratings, visit standardandpoors.com.

Federated Investment Counseling

Not FDIC Insured

May Lose Value

No Bank Guarantee

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Monthly Newsletter: April 2024

ANNOUNCEMENTS

We welcome the following entities who joined TexPool in March 2024:

TexPool

- Victoria ISD
- Berry Creek Highlands MUD
- Refugio County Memorial Hospital District
- Coryell City Water Supply District
- City of Winters

TexPool Prime

- Victoria ISD
- Berry Creek Highlands MUD
- Refugio County Memorial Hospital District
- Winkler County Hospital District
- Coryell City Water Supply District
- City of Winters

Upcoming Events

April 14, 2024
Government Finance Officers Association of Texas (GFOAT) Spring Conference
 Round Rock, TX

April 15, 2024
Texas Association of County Auditors (TACA) Institute - V.G. Young
 College Station, TX

April 15, 2024
Annual County Treasurers' Spring Education Seminar
 San Marcos, TX

TexPool Advisory Board Members

- Patrick Krishock David Landeros
- Belinda Weaver Sharon Matthews
- Deborah Lauder milk David Garcia
- Valarie Van Vlack Dina Edgar

Overseen by the State of Texas Comptroller of Public Accounts Glenn Hegar

Operated under the supervision of the Texas Treasury Safekeeping Trust Company

Economic and Market Commentary: Investing in the now

April 1, 2024

It is hard to live in the present in general, but that is particularly true in business and finance as so much is predicated on what comes next. Whether it is the big “E” in the equation for determining future value or the lower-case “e” of the word itself, expectations rule.

But in the case of liquidity products, the here & now is attractive and the near & future looks good, too. For one, rates continue to be at historic highs. As expected, Federal Reserve’s Federal Open Market Committee meeting mid-March left the target federal fund range at 5.25% to 5.5%, the more than two-decade high at which it has sat since July of last year.

The Fed will eventually lower rates but based on the additional materials of the FOMC meeting rather than the statement, that action seems to be down the road. While the new Summary of Economic Projections (SEP) did not change its call for three quarter-point cuts this year that it had forecast in December, we think the first ease will not arrive until July. And it is within the realm of possibility that the June SEP will indicate just two will come by the end of 2024. The Fed is loath to alter monetary policy near a presidential election, and inflation’s recent back-up reminds us that the last mile is the hardest. Retail sales show the economy is steady and the labor market remains robust. In fact, the SEP reflected slight

(continued page 6)

Performance as of March 31, 2024

	TexPool	TexPool Prime
Current Invested Balance	\$35,460,238,861	\$15,004,542,973
Weighted Average Maturity**	38 Days	38 Days
Weighted Average Life**	90 Days	60 Days
Net Asset Value	0.99995	0.99976
Total Number of Participants	2,848	568
Management Fee on Invested Balance	0.0450%	0.0550%
Interest Distributed	\$163,885,815.59	\$71,210,227.06
Management Fee Collected	\$1,271,209.44	\$646,176.16
Current S&P Global Rating	AAAm	AAAm
Month Averages		
Average Invested Balance	\$36,306,895,137	\$15,303,380,898
Average Monthly Rate*	5.32%	5.49%
Average Weighted Average Maturity**	38	39
Average Weighted Average Life**	88	63

**This average monthly rate for TexPool Prime for each date may reflect a waiver of some portion or all of each of the management fees.*

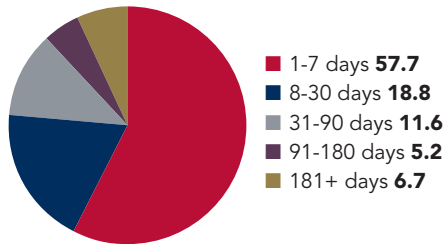
***See page 2 for definitions.*

Past performance is no guarantee of future results.



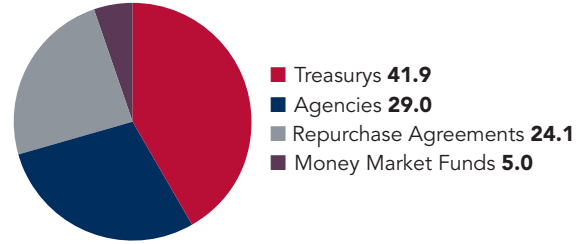
Portfolio by Maturity (%)

As of March 31, 2024



Portfolio by Type of Investment (%)

As of March 31, 2024



Portfolio Asset Summary as of March 31, 2024

	Book Value	Market Value
Uninvested Balance	\$759.05	\$759.05
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	117,653,864.03	117,653,864.03
Interest and Management Fees Payable	-163,887,636.98	-163,887,636.98
Payable for Investments Purchased	-1,726,794,444.40	-1,726,794,444.40
Accrued Expenses & Taxes	-159,876.52	-159,876.52
Repurchase Agreements	8,982,230,000.00	8,982,230,000.00
Mutual Fund Investments	1,867,085,200.00	1,867,085,200.00
Government Securities	10,788,739,539.36	10,786,419,728.55
US Treasury Bills	13,850,670,316.55	13,850,508,421.97
US Treasury Notes	1,744,701,140.02	1,745,527,854.35
Total	\$35,460,238,861.11	\$35,458,583,870.05

Market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. The portfolio is managed by Federated Investment Counseling and the assets are safe kept in a separate custodial account at State Street Bank in the name of TexPool. The only source of payment to the Participants is the assets of TexPool. There is no secondary source of payment for the pool such as insurance or State guarantee. Should you require a copy of the portfolio, please contact TexPool Participant Services.

Participant Summary

	Number of Participants	Balance
School District	626	\$11,871,918,560.19
Higher Education	60	\$1,534,379,020.59
County	198	\$4,312,264,285.29
Healthcare	94	\$1,983,906,935.89
Utility District	929	\$5,448,660,699.78
City	505	\$8,347,076,692.81
Emergency Districts	107	\$469,755,341.90
Economic Development Districts	90	\$196,727,443.06
Other	239	\$1,294,015,932.53

**Definition of Weighted Average Maturity and Weighted Average Life

WAM is the mean average of the periods of time remaining until the securities held in TexPool (a) are scheduled to be repaid, (b) would be repaid upon a demand by TexPool, or (c) are scheduled to have their interest rate readjusted to reflect current market rates. Securities with adjustable rates payable upon demand are treated as maturing on the earlier of the two dates set forth in (b) and (c) if their scheduled maturity is 397 days or less; and the later of the two dates set forth in (b) and (c) if their scheduled maturity is more than 397 days. The mean is weighted based on the percentage of the amortized cost of the portfolio invested in each period.

WAL is calculated in the same manner as WAM, but is based solely on the periods of time remaining until the securities held in TexPool (a) are scheduled to be repaid or (b) would be repaid upon a demand by TexPool, without reference to when interest rates of securities within TexPool are scheduled to be readjusted.



Daily Summary

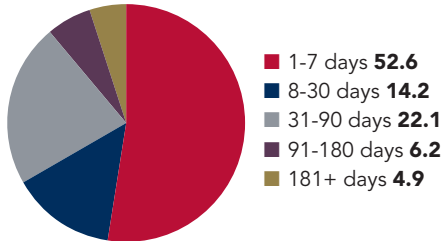
Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Invested Balance	NAV	WAM Days	WAL Days
3/1	5.3051%	0.000145345	\$36,851,558,303.95	0.99999	37	88
3/2	5.3051%	0.000145345	\$36,851,558,303.95	0.99999	37	88
3/3	5.3051%	0.000145345	\$36,851,558,303.95	0.99999	37	88
3/4	5.3014%	0.000145244	\$36,793,623,821.69	0.99997	34	85
3/5	5.3074%	0.000145408	\$36,761,412,937.69	1.00000	36	89
3/6	5.3082%	0.000145429	\$36,642,671,586.07	1.00000	36	89
3/7	5.3075%	0.000145412	\$36,606,748,474.58	1.00000	37	87
3/8	5.3157%	0.000145636	\$36,747,847,972.35	1.00002	37	86
3/9	5.3157%	0.000145636	\$36,747,847,972.35	1.00002	37	86
3/10	5.3157%	0.000145636	\$36,747,847,972.35	1.00002	37	86
3/11	5.3093%	0.000145460	\$36,712,035,049.82	1.00004	34	83
3/12	5.3118%	0.000145530	\$36,501,689,753.90	0.99999	36	87
3/13	5.3125%	0.000145547	\$36,464,238,498.45	0.99998	39	88
3/14	5.3159%	0.000145640	\$36,460,629,936.86	0.99994	39	88
3/15	5.3134%	0.000145573	\$36,479,920,551.21	0.99992	39	87
3/16	5.3134%	0.000145573	\$36,479,920,551.21	0.99992	39	87
3/17	5.3134%	0.000145573	\$36,479,920,551.21	0.99992	39	87
3/18	5.3136%	0.000145578	\$36,555,228,418.60	0.99992	37	84
3/19	5.3138%	0.000145584	\$36,404,881,765.26	0.99992	40	89
3/20	5.3143%	0.000145596	\$36,267,480,089.98	0.99996	39	89
3/21	5.3169%	0.000145668	\$36,075,667,858.19	0.99995	39	89
3/22	5.3179%	0.000145695	\$35,914,064,400.61	0.99996	39	90
3/23	5.3179%	0.000145695	\$35,914,064,400.61	0.99996	39	90
3/24	5.3179%	0.000145695	\$35,914,064,400.61	0.99996	39	90
3/25	5.3167%	0.000145662	\$35,973,513,736.07	0.99997	37	87
3/26	5.3177%	0.000145691	\$35,838,457,432.00	0.99997	37	88
3/27	5.3344%	0.000146148	\$35,634,340,759.36	0.99999	37	90
3/28	5.3350%	0.000146164	\$35,460,238,861.11	0.99995	38	90
3/29	5.3350%	0.000146164	\$35,460,238,861.11	0.99995	38	90
3/30	5.3350%	0.000146164	\$35,460,238,861.11	0.99995	38	90
3/31	5.3350%	0.000146164	\$35,460,238,861.11	0.99995	38	90
Average:	5.3161%	0.000145645	\$36,306,895,137.01	0.99997	38	88



TEXPOOL Prime

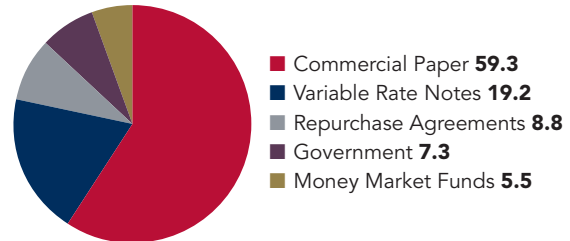
Portfolio by Maturity (%)

As of March 31, 2024



Portfolio by Type of Investment (%)

As of March 31, 2024



Portfolio Asset Summary as of March 31, 2024

	Book Value	Market Value
Uninvested Balance	\$1,449.03	\$1,449.03
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	18,075,252.50	18,075,252.50
Interest and Management Fees Payable	-71,231,092.69	-71,231,092.69
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	-81,590.24	-81,590.24
Repurchase Agreements	1,317,822,000.00	1,317,822,000.00
Commercial Paper	10,167,892,388.26	10,163,762,566.98
Mutual Fund Investments	830,153,483.22	830,026,049.36
Government Securities	1,097,170,666.67	1,097,177,031.50
Variable Rate Notes	1,644,740,416.67	1,645,402,254.70
Total	\$15,004,542,973.42	\$15,000,953,921.14

Market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. The portfolio is managed by Federated Investment Counseling and the assets are safe kept in a separate custodial account at State Street Bank in the name of TexPool Prime. The assets of TexPool Prime are the only source of payments to the Participants. There is no secondary source of payment for the pool such as insurance or State guarantee. Should you require a copy of the portfolio, please contact TexPool Participant Services

Participant Summary

	Number of Participants	Balance
School District	158	\$5,076,843,429.22
Higher Education	19	\$931,418,821.98
County	51	\$1,286,831,571.29
Healthcare	23	\$604,029,950.51
Utility District	71	\$508,986,647.56
City	112	\$2,874,235,704.14
Emergency Districts	28	\$104,780,997.70
Economic Development Districts	20	\$56,736,653.70
Other	86	\$3,560,658,413.83



TEXPOOL Prime

Daily Summary

Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Prime Invested Balance	NAV	WAM Days	WAL Days
3/1	5.4826%	0.000150207	\$15,428,617,582.94	0.99993	43	69
3/2	5.4826%	0.000150207	\$15,428,617,582.94	0.99993	43	69
3/3	5.4826%	0.000150207	\$15,428,617,582.94	0.99993	43	69
3/4	5.4747%	0.000149993	\$15,426,980,798.27	1.00011	41	67
3/5	5.4824%	0.000150203	\$15,373,188,579.46	1.00010	41	66
3/6	5.4814%	0.000150176	\$15,420,460,919.07	1.00011	41	66
3/7	5.4827%	0.000150212	\$15,363,464,277.23	1.00010	40	65
3/8	5.4919%	0.000150463	\$15,412,589,515.25	0.99994	40	65
3/9	5.4919%	0.000150463	\$15,412,589,515.25	0.99994	40	65
3/10	5.4919%	0.000150463	\$15,412,589,515.25	0.99994	40	65
3/11	5.4839%	0.000150245	\$15,381,761,011.84	1.00010	38	62
3/12	5.4855%	0.000150287	\$15,364,442,315.71	1.00009	39	63
3/13	5.4862%	0.000150307	\$15,360,956,183.63	1.00007	39	63
3/14	5.4865%	0.000150315	\$15,384,338,260.60	1.00006	40	63
3/15	5.4860%	0.000150302	\$15,386,256,286.01	0.99987	40	63
3/16	5.4860%	0.000150302	\$15,386,256,286.01	0.99987	40	63
3/17	5.4860%	0.000150302	\$15,386,256,286.01	0.99987	40	63
3/18	5.4869%	0.000150325	\$15,358,937,827.23	1.00004	38	60
3/19	5.4897%	0.000150404	\$15,334,689,983.01	1.00003	38	60
3/20	5.4905%	0.000150425	\$15,318,434,080.64	1.00004	38	60
3/21	5.4918%	0.000150461	\$15,310,292,696.83	1.00007	38	60
3/22	5.4938%	0.000150516	\$15,211,400,175.17	0.99987	39	61
3/23	5.4938%	0.000150516	\$15,211,400,175.17	0.99987	39	61
3/24	5.4938%	0.000150516	\$15,211,400,175.17	0.99987	39	61
3/25	5.4934%	0.000150504	\$15,270,661,172.53	1.00005	36	59
3/26	5.4954%	0.000150558	\$15,242,019,693.29	1.00004	36	59
3/27	5.4956%	0.000150565	\$15,159,417,469.89	1.00004	37	59
3/28	5.4984%	0.000150640	\$15,004,542,973.42	0.99976	38	60
3/29	5.4984%	0.000150640	\$15,004,542,973.42	0.99976	38	60
3/30	5.4984%	0.000150640	\$15,004,542,973.42	0.99976	38	60
3/31	5.4984%	0.000150640	\$15,004,542,973.42	0.99976	38	60
Average:	5.4891%	0.000150387	\$15,303,380,898.10	0.99997	39	63



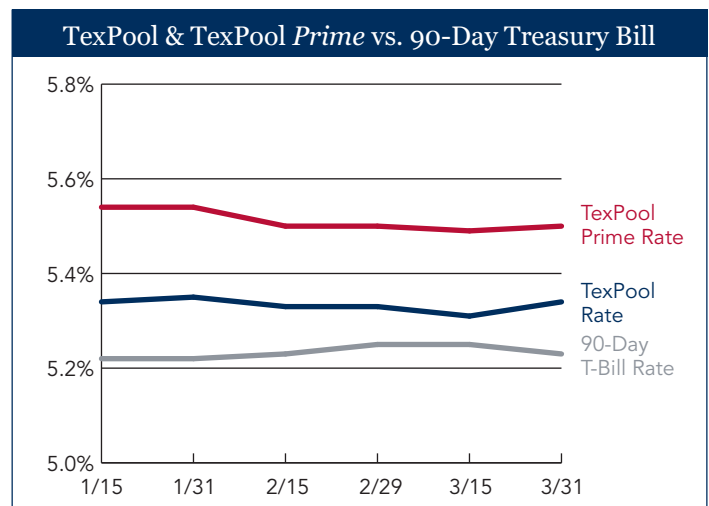
Participant Services
 1001 Texas Ave. Suite 1150
 Houston, TX 77002

upticks to growth and inflation projections. But they still are consistent with a picture of inflation eventually moving back to 2% amid solid 2% economic growth, the “soft landing” holy grail. So, having reeled in market expectations for aggressive easing, the Fed might need to hold the line taut to keep them hooked even though it has penciled in 75 basis points of cuts.

As promised, quantitative tightening was a major topic of discussion during the FOMC meeting. In his press conference following the release of the statement and SEP, Fed Chair Jerome Powell said policymakers discussed tapering the pace of the balance sheet runoff. He said that might begin “fairly soon,” which in Fed speak translates to as early as the May FOMC meeting. Unprompted, he made the point slowing the pace might allow the Fed to get to a lower balance sheet. He also commented that the Fed would be watching money market conditions as one means of judging if bank reserves are declining too much as the balance sheet continues to shrink.

The situation means this remarkable period in cash management history could stretch for many more months, keeping yields attractive and assets growing. Supply of Treasuries might be a little tighter in the second quarter as the U.S. Treasury receives tax payments, but that should not have a material impact.

At the end of the month, yields on 1-, 3-, 6- and 12-month U.S. Treasuries were 5.40%, 5.40%, 5.33% and 5.00%, respectively.



90-Day Treasury Bill is a short-term debt instrument backed by the national government. These are used to collect immediate cash to meet outstanding obligations.

Any private investor can invest in a Treasury bill. The 90-Day Treasury Bill is a weighted average rate of the weekly auctions of 90-Day Treasury Bills.

Past performance is no guarantee of future results.

2024 WATER & WASTEWATER RATES

Rate increase effective date April 1, 2024

The City of Houston's ordinances require certain automatic annual adjustments to the water and wastewater rates based on the rate of inflation to be applied April 1st of every year. For the upcoming adjustment scheduled for April 1, 2024, **there will not be an inflationary increase** for the Houston area this year.

In addition to the automatic annual adjustments mentioned above, Ordinance No. 2021-515 adopted the 2021 Water & Wastewater Cost of Service Rate Study, which allows for new annual rates over a 5-year period. These rate adjustments are necessary to pay increases in the cost of operating, maintaining, and repairing the combined water and wastewater utility system, debt service on the utility system's bonds and other obligations of the utility system, protect the financial integrity of the utility system, and comply with certain bond covenants and all other applicable law.

This year, the average increase for all customers is 9% total for both water and wastewater. Please note, this does not mean all customers are receiving a 9% increase on their bill. The new percentage for each customer is calculated by customer category and consumption. To calculate your new estimated bill based on your consumption, visit www.HoustonWaterBills.org.

Customers are encouraged to take advantage of the website to sign up for e-bills, automatic payments, and to obtain tips on ways to minimize water usage. Customer Account Services is continuously looking for ways to better serve you. If you have any questions, please call 713-371-1400.

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2024 WATER & WASTEWATER RATES

Effective date April 1, 2024

The monthly meter charge for both water and wastewater is affected by the water meter size. For all classes that include wastewater, the water consumption is used to determine the appropriate wastewater consumption charge. Texas Commission on Environmental Quality (TCEQ) fee is a fixed monthly charge of \$0.21 per connection to the public water system.

Monthly Meter Charge		
Meter Size	Water	Wastewater
5/8 or 3/4"	\$7.95	\$15.45
1"	\$11.24	\$20.38
1.5"	\$15.93	\$27.32
2"	\$18.74	\$31.46
3"	\$42.19	\$65.87

Volume Rates per 1,000 Gallons		
Volume (Gallons)	Water	Wastewater
0	N/A	N/A
1,000 to 3000*	\$7.97	\$6.52
4,000 to 6,000	\$7.97	\$14.00
7,000 to 12,000	\$11.12	\$14.00
13,000 to 20,000	\$14.62	\$14.00
Over 20,000	\$19.08	\$14.00

*For Accounts that are billed 3,000 gallons or less per month, a Conservation Credit of \$6.28 per 1,000 gallons results in the following Volume Conservation Rate Table:

Volume Conservation Rate Table		
Volume Rates per 1,000 Gallons		
Volume (Gallons)	Water	Wastewater
0	N/A	N/A
1,000 to 3000 (credit of \$6.28)	\$1.69	N/A
4,000 or greater	N/A	N/A

The following single-family residential table is for a total bill amount by gallons used that includes meter charge, volume charge, and TCEQ charge:

Single-Family Residential:

The monthly meter charge for each meter size is listed below. For simplicity, this table adds volume and base charges together for 1,000 to 6,000 gallons. From 7,000 to 12,000 gallons the rate is \$11.12 per 1,000 gallons, regardless of meter size. Starting at 13,000 gallons, the rate is \$14.62 per 1,000 gallons. Over 20,000 gallons, the rate is \$19.08 per 1,000 gallons. TCEQ fee is a fixed monthly charge of \$0.21 per connection to the public water system.

Water Rates						
	5/8 or 3/4" meters	1 inch meter	1.5 inch meter	2 inch meter	3 inch meter	16 inch meter
Monthly Meter Charge, per meter size	\$7.95	\$11.24	\$15.93	\$18.74	\$42.19	\$440.77
The numbers below the line include both Base and Volume charges and TCEQ Fee						
1,000 gallons	\$9.86	\$13.14	\$17.83	\$20.65	\$44.09	\$442.68
2,000 gallons	\$11.55	\$14.83	\$19.53	\$22.34	\$45.78	\$444.37
3,000 gallons	\$13.24	\$16.53	\$21.22	\$24.03	\$47.48	\$446.06
4,000 gallons	\$40.05	\$43.33	\$48.02	\$50.84	\$74.28	\$472.87
5,000 gallons	\$48.02	\$51.30	\$55.99	\$58.81	\$82.25	\$480.84
6,000 gallons	\$55.99	\$59.27	\$63.97	\$66.78	\$90.22	\$488.81
7,000 – 12,000 gallons	The total charge for 6,000 gallons + \$11.12 per 1,000 gallons					
13,000-20,000 gallons	The total charge for 12,000 gallons + \$14.62 per 1,000 gallons					
Over 20,000 gallons	The total charge for 20,000 gallons + \$19.08 per 1,000 gallons					

Wastewater Rates					
	5/8 or 3/4" meters	1 inch meter	1.5 inch meter	2 inch meter	3 inch meter
Monthly Meter Charge, per meter size	\$15.45	\$20.38	\$27.32	\$31.46	\$65.87
The numbers below the line include both Base and Volume charges					
1,000 gallons	\$21.97	\$26.90	\$33.84	\$37.97	\$72.39
2,000 gallons	\$28.49	\$33.41	\$40.35	\$44.49	\$78.91
3,000 gallons	\$35.00	\$39.93	\$46.87	\$51.01	\$85.42
4,000 gallons & up	The total charge for 3,000 gallons + \$14.00 per 1,000 gallons				

EXAMPLES OF SINGLE-FAMILY RESIDENTIAL BILLINGS:

		Water Charges	Wastewater Charges
1,000 gallons, 5/8" meter	\$9.86 Water		
	<u>\$21.97 Wastewater</u>		
Total/Month	\$31.83	\$59.99 for 6,000 gallons plus 1,000 gallons at \$11.12 = \$67.11	\$35.00 for 3,000 gallons plus 4,000 gallons at \$14.00 each = \$91.00
7,000 gallons, 5/8" meter	\$67.11 Water		
	<u>\$91.00 Wastewater</u>		
Total/Month	\$158.11	\$55.99 for 6,000 gallons plus 6,000 gallons at \$11.12 plus 2,000 gallons at \$14.62 = \$151.95	\$35.00 for 3,000 gallons plus 11,000 gallons at \$14.00 = \$189.00
14,000 gallons, 5/8" meter	\$151.95 Water		
	<u>\$189.00 Wastewater</u>		
Total/Month	\$340.95		

Multi-Family:

- 14 (duplex – 2 units)
- 15 (tri-plex – 3 units)
- 16 (quad-plex – 4 units)
- 17 (master-metered townhomes – any number of units)
- 18 (apartments — 5+ units)
- 19 (trailer parks)

Consumption is no longer included with the Monthly Meter Charge. The volume charges are applied to all usage. TCEQ fee is a fixed monthly charge of \$0.21 per connection to the public water system.

Rate	Meter size (Inches)	Monthly Meter Charge	
		Water	Wastewater
Monthly Meter Charge (0 consumption)	5/8	\$7.95	\$15.45
	3/4	\$7.95	\$15.45
	1	\$11.24	\$20.38
	1.5	\$15.93	\$27.32
	2	\$18.74	\$31.46
	3	\$42.19	\$65.87
	4	\$81.58	\$123.66
	6	\$190.83	\$283.95
	8	\$237.73	\$352.74
	10	\$316.04	\$467.63
	12	\$440.77	\$650.62
Volume Charge	All	+ \$7.69 per 1,000 gallons	+ \$10.51 per 1,000 gallons

Commercial:

Consumption is no longer included with the monthly meter charge. The volume charges are applied to all usage. TCEQ fee is a fixed monthly charge of \$0.21 per connection to the public water system.

Rate	Meter Size (Inches)	Monthly Meter Charge	
		Water	Wastewater
Monthly Meter Charge (0 consumption)	5/8	\$7.95	\$15.45
	3/4	\$7.95	\$15.45
	1	\$11.24	\$20.38
	1.5	\$15.93	\$27.32
	2	\$18.74	\$31.46
	3	\$42.19	\$65.87
	4	\$81.58	\$123.66
	6	\$190.83	\$283.95
	8	\$237.73	\$352.74
	10	\$316.04	\$467.63
	12	\$440.77	\$650.62
Volume Charge	All	+ \$8.13 per 1,000 gallons	+ \$10.51 per 1,000 gallons

Industrial, No Surcharge:

Industrial rates include a monthly meter charge and volume charges for both water and wastewater. No consumption is included with the Monthly Meter Charge for water or wastewater. Some customers are billed for wastewater only, based on readings from non-City of Houston water meters. Industrial program fee is a fixed \$764.35 charge to customers with an industrial wastewater program permit.

Rate	Meter Size (Inches)	Monthly Meter Charge - Water	
		Water	Wastewater
Monthly Meter Charge (0 consumption)	5/8	\$7.95	\$15.45
	3/4	\$7.95	\$15.45
	1	\$11.24	\$20.38
	1.5	\$15.93	\$27.32
	2	\$18.74	\$31.46
	3	\$42.19	\$65.87
	4	\$81.58	\$123.66
	6	\$190.83	\$283.95
	8	\$237.73	\$352.74
	10	\$316.04	\$467.63
	12	\$440.77	\$650.62
Volume Charge	All	+ \$8.13 per 1,000 gallons	+ \$10.51 per 1,000 gallons

Transient Meters:

These accounts have meter rental fees and consumption charges.

Rate	Meter Water Charge		
	1"	2"	3"
Monthly Meter Charge/Rental Fee (0 consumption)	\$144.68	\$277.28	\$693.69
Volume Charges	+\$12.80 per 1,000 gallons		

For any questions or concerns, please call 832-395-6285, or fax to 713-371-1122.

Lawn/Outdoor Meters:

No consumption is included with the monthly meter charge. Volume charges are applied to all usage.

Rate	Meter Size (Inches)	Monthly Meter Charge	Volume Charge
Meter Rate, per meter size, (plus, volume charges)	5/8	\$7.95	\$12.80 per 1000 gallons
	3/4	\$7.95	
	1	\$11.24	
	1.5	\$15.93	
	2	\$18.74	
	3	\$42.19	
	4	\$81.58	
	6	\$190.83	
	8	\$237.73	
10	\$316.04		

Other Classes:

Industrial w/Surcharge:

Industrial rates include a monthly meter charge and volume charges for both water and wastewater. Some customers are billed for wastewater only, based on readings from non-City of Houston water meters. These customers take their water from non-City of Houston sources and may choose to install a water meter of the type and standard approved by the department for the purpose of measuring the amount of water taken into such facilities. The water consumption indicated by such meter shall be the basis of determining the Wastewater charge. Rates are the same as if the water is from City of Houston source.

No consumption is included with the Monthly Meter Charge for water or wastewater. While the Monthly Meter Charge for water and wastewater is determined by meter size, the volume charge for wastewater may vary based on the results of effluent testing. Industrial program fee is a fixed \$764.35 charge to customers with industrial wastewater program permit.

Rate	Meter Size (Inches)	Monthly Meter Charge	
		Water	Wastewater
Monthly Meter Charge (0 consumption)	5/8	\$7.95	\$15.45
	3/4	\$7.95	\$15.45
	1	\$11.24	\$20.38
	1.5	\$15.93	\$27.32
	2	\$18.74	\$31.46
	3	\$42.19	\$65.87
	4	\$81.58	\$123.66
	6	\$190.83	\$283.95
	8	\$237.73	\$352.74
	10	\$316.04	\$467.63
	12	\$440.77	\$650.62
Volume Charge	All	+ \$8.13 per 1,000 gallons	See below

Additional surcharges for industrial wastewater accounts are determined by application of a special formula to the results of effluent tests:

$$R = X + (\text{BOD} * 8.337 * Y/1000) + (\text{SS} * 8.337 * Z/1000) + (\text{NH}_3 * 8.337 * W/1000)$$

$$\text{Or } R = \text{Rate} / \text{TG as 47-122(b)(2)(b), whichever is greater}$$

Where:

$X = \$10.6763$ per 1000 gallons, $R = 8.377$, $Y = \$0.6756 / \text{lb.}$, $Z = \$0.4785 / \text{lb.}$,
 W (Ammonia) = $0.8057 / \text{lb}$

$\text{BOD} =$ Five-day, 20 degrees Centigrade biochemical oxygen demand content of the waste delivered, in mg/l.

$\text{SS} =$ Suspended solids content of the waste delivered, in mg/l.

Any questions on how the surcharges are calculated, or regarding prohibited discharges, should be referred to the Industrial Wastewater Service by calling 832-395-5800 or by emailing neranga.gamage@houston.tx.gov.

Resale:

These customers purchase water from the City of Houston for resale.

Rate	Meter Size (Inches)	Monthly Meter Charge
Monthly Meter Charge, per meter size (0 consumption)	5/8	\$28.12
	3/4	\$28.12
	1	\$45.52
	1.5	\$70.38
	2	\$85.29
	3	\$209.58
	4	\$418.38
	6	\$997.54
	8 and above	\$1,246.10
Volume Charge (All meter sizes, all consumption)	\$12.80 per 1,000 gallons	

Emergency Backup Service:

The Contact Center at 713-371-1400 can answer routine questions about these accounts. To notify CAS of EBS use, fax the report to 832-395-5255.

Rate	Meter Size (Inches)	Monthly Meter Charge
Monthly Meter Charge, per meter size (0 consumption)	5/8,3/4	\$7.95
	1	\$11.24
	1.5	\$15.93
	2	\$18.74
	3	\$42.19
	4	\$81.58
	6	\$190.83
	8	\$237.73
	10+	\$316.04
Volume Charge (All meter sizes, all consumption)	\$12.80 per 1,000 gallons	

Un-Metered Fire Line Charge:

Un-metered fire lines are charged a flat fee every month, under the provisions of City of Houston Ordinance §47-64. These lines must be equipped with backflow prevention assemblies.

<i>Corresponding size of the diameter of service line</i>	Monthly Meter Charge
<i>5/8 inch</i>	\$8.07
<i>3/4 inch</i>	\$8.07
<i>1.0 inch</i>	\$11.44
<i>1.5 inch</i>	\$16.26
<i>2.0 inch</i>	\$19.13
<i>3.0 inch</i>	\$43.19
<i>4.0 inch</i>	\$83.60
<i>6.0 inch</i>	\$195.67
<i>8.0 inch</i>	\$243.77
<i>10.0 inch</i>	\$324.09
<i>12.0 inch</i>	\$452.05

Metered Fire Line Charge Only:

These customers have their fire service isolated from the remainder of the water supply and served through an independent meter. Normally they will have zero consumption, but a consumption charge applies if consumption occurs.

Rate	Meter Size (Inches)	Monthly Meter Charge
Monthly Meter Charge, per meter size (0 consumption)	5/8	\$5.82
	3/4	\$5.82
	1	\$7.61
	1.5	\$10.17
	2	\$11.71
	3	\$24.51
	4	\$46.01
	6	\$105.66
	8	\$131.26
	10 & above	\$174.01
Volume Charge (All meter sizes, all consumption)	\$12.80 per 1,000 gallons	

Un-Metered Wastewater Only Customer:

Special rates apply to wastewater customers without City of Houston water or effluent meters. These are monthly rates, however, will continue to be billed on a bi-monthly basis.

Class	Monthly Fee
Single Family Residential	\$56.65
Duplex	\$113.29
Multi-family (3+ units)	\$56.65 per single family unit
Commercial	\$113.29 per unit (defined in §47-1002)
Industrial	\$113.29 per unit (defined in §47-1002)

Contract, Untreated and Reclaimed Water:

- Treated Water (TU 91) – contracted

R1=	\$4.40 / TG	R2=	\$4.92 / TG	N=	\$1.14 / TG	N=	\$1.14 / TG
With airgap water: $p * R1 + (p-m) * N1$ without airgap = $p * R2 + (p - m) * N2$ (p: total water delivery in the month, M: minimum monthly water quantity in contract)							

- Untreated Water (TU 91) – no contract

Consumption (/TG)	Per /TG
0 - 10,000	\$2.1848
11,000-20,000	\$1.9631
21,000-50,000	\$1.8515
51,000-150,000	\$1.7396
151,000 & up	\$1.6838

- Reclaimed/ Untreated Water (TU 91) – contracted

Surcharge (S)	Quantity Charge (/TG)
R= \$0.98/TG	\$0.98

If $(P - M) > 10\% M$, $S = P * R * 5\%$ (M; Max. Qty in contract)

If you have additional questions regarding these accounts, contact Maria Carrillo 832-395-6220.

Contract Wastewater:

These rates vary, based on whether the contracting district has participated in capital outlays. If you have additional questions regarding these accounts, contact Maria Carrillo 832-395-6220.

Agricultural and Rice Farmers:

Agricultural - General

Quantity Charge (/MG)	\$178.22
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Agricultural - Rice

First Watering (/MG or /Acre)	\$178.22
Additional Watering (/MG or /Acre)	\$32.41

If you have additional questions regarding these accounts, contact Maria Carrillo 832-395-6220.

Groundwater Reduction Plan (GRP) Participants:

GRP: $R \cdot P \cdot Q$ where,

- R is the base rate for contract treated water customer receiving water through airgap = \$4.40
- P is the percentage reduction for groundwater production required for the GRP participant under the subsidence district regulatory plan, or the percentage required under the GRP agreement, whichever percentage is the greater
 - Area 1 & 2 = 80%
 - Area 3 = 58.5%
- Q is the quantity of groundwater produced by the GRP participant during the month.

If you have additional questions regarding these accounts, contact at watercontracts@houstontx.gov or call (832) 395-5429.

For additional reference, see chart on next page.

Fee Schedule

Name	Description	Statutory Authority	Amount	As Of
Water Rates	Untreated Water Sales No Contract Standard Rate for volume from 1,000 to 10,000 gallons, per 1,000 gallons	47-84(d)(1)	\$2.1848	4/1/2024
Water Rates	Untreated Water Sales No Contract Standard Rate for volume from over 11,000 to 20,000 gallons, per 1,000 gallons (in addition to Volume Charge for the first increment of 10,000 gallons)	47-84(d)(2)	\$1.9631	4/1/2024
Water Rates	Untreated Water Sales No Contract Standard Rate for volume from over 21,000 to 50,000 gallons, per 1,000 gallons (in addition to Volume Charges for the first increment of 10,000 gallons and for the second increment of 10,000gallons)	47-84(d)(3)	\$1.8515	4/1/2024
Water Rates	Untreated Water Sales No Contract Standard Rate for volume from over 51,000 to 150,000 gallons, per 1,000 gallons (in addition to Volume Charges for the first increment of 10,000 gallons, the second increment of 10,000 gallons and the third increment of 30,000 gallons)	47-84(d)(4)	\$1.7396	4/1/2024
Water Rates	Untreated Water Sales No Contract Standard Rate for volume over 151,000 gallons, per 1,000 gallons (in addition to Volume Charges for the first 10,000 gallons, the second increment of 10,000 gallons, the third increment of 30,000 gallons and the fourth increment of 100,000 gallons)	47-84(d)(5)	\$1.6838	4/1/2024
Water Rates	Contract Untreated Water sold in excess of contract amount, per 1,000 gallons	47-85	\$0.9802	4/1/2024
Water Rates	Contract Untreated Water for agricultural use, general agriculture, per 1,000 gallons	47-89(b)(1)	\$178.22	4/1/2024
Water Rates	Contract Untreated Water for agricultural use, rice irrigation, rate for first watering, per acre of contracted land (if diverted through a meter on canal / conveyance system - per 1,000 gallons actually used)	47-89(b)(2)a	\$178.22	4/1/2024
Water Rates	Contract Untreated Water for agricultural use, rice irrigation, Rate for each additional watering, per acre of contracted land (if diverted through a meter on canal / conveyance system - per 1,000 gallons actually used)	47-89(b)(2)b	\$32.41	4/1/2024

Disbursements Presented to Council 4/16/2024

FYE 2024

Professional Service	Gen Fund	Utility	Metro	Ant. Note
811 (Texas Excavation)		19.55		
Belt, Harris, Pechacek Auditors	12,051.00			
Belt, Harris, Pechacek Auditors	8,034.00			
HDR Engineering	6,101.00			
Inframark		3,037.00		
Cell Phone - CS	300.00			
Mileage - CS	20.10			
Mileage - LR	103.85			
Office Depot	500.57			
Olson & Olson	<i>pending</i>			
SVVPD Council Meeting Security	200.00			
USIC (Utility Marking)	381.11	272.22		
Total	27,691.63	3,328.77	-	-



Regular Council Meeting Agenda Minutes

Tuesday, March 19, 2024 at 6:30 PM
8301 Westview Drive, Houston, Texas 77055

1. **CALL TO ORDER** Mayor Buesinger called to order the Regular Council Meeting at 6:30 P.M.

1.A. Mayor Buesinger gave the Invocation.

1.B. Pledge of Allegiance

1.C. Present

Mayor Buesinger
Council Member Gordy
Council Member Crawford
Council Member Huber
Council Member Cooper

Also Present: City Attorney Paige Bailey, Olson & Olson, City Engineer Him, City Engineer Vasquez, Spring Valley Police Chief Schulze and Captain Lane, City Secretary Stephens, and City Clerk Ray.

Absent
Mayor Pro Tem Carey

2. **CITIZEN'S COMMENTS** None

3. **REPORTS TO COUNCIL**

3.A. **Police Report:** Captain Lane provided an overview of recent police activity, noting 943 calls, including 18 traffic stops resulting in 17 citations issued, and 5 reports of suspicious persons. Spring break passed without significant incidents.

Council Member Huber raised concerns about potential human trafficking at Wirt Road and I-10, specifically involving school-aged individuals. Captain Lane indicated that Houston authorities and the State have been notified, and past attempts to address the situation during adverse weather conditions have been made. He also mentioned ongoing collaboration with other departments to address homelessness under the highway, highlighting jurisdictional limitations in Spring Valley.

Mayor Buesinger expressed gratitude to the Spring Valley Police Department for their Survival Awareness Training, emphasizing its value in enhancing community skills and engagement.

3.B. Building Official Report: Secretary Stephens reported that several new homes are nearing completion and are expected to be finished within the next couple of weeks.

3.C. City Engineer Report:

Ditch Regrading for Drainage Areas at Friarcreek and 1209 Pine Chase Drive: Engineer Vasquez said that they are exploring alternative contractors and considering additional recommendations for the project.

Pine Chase Grove Water Meters: The City of Houston has agreed to relocate meter boxes to the rear of properties. Plans for underground trenching are underway, with Engineers Him and Vasquez developing design concepts for presentation to the council next month. Following approval, quotes will be sought for trenching and erosion work.

Street Paving Projects: Engineer Vasquez said that the lowest of three quotes for Pine Creek, Bromley, Guinea, and Burkhart streets amounts to \$49,000. While some costs appear elevated, likely due to inflation, the recommended contractor, AAA Asphalt, has a track record of quality work with HDR.

Engineer Him's Announcement: Due to personal obligations, Engineer Him will be delegating some responsibilities to Javier Vasquez, including Capital Improvement Projects. He remains committed to attending council meetings.

Wirt Rd Safety Project: Coordination with Jose Laguna is ongoing to review sidewalk plans, with Harris County seeking timing updates. Engineer Him will delegate coordination to Engineer Vasquez while ensuring his continued involvement in meetings for consistency.

Hilshire Green Update: Anticipating receipt of pertinent information this week, with any missing details to be collected in the field. Engineer Him said that given the straightforward nature of the cul-de-sac project, plan review is expected to be swift.

3.D. Fire Commissioner Report: Interim Chief Miller extended the application deadline for an open position in hopes of attracting additional paramedic applicants. He also noted that a house fire in Hedwig was caused by an overloaded power strip, emphasizing the availability of home fire safety inspections upon request through the Fire Department. Additionally, in February, there were three responses in Hilshire Village: one fire incident and two EMS calls.

Regarding the main roof at the fire station, no update was provided, but a special meeting is scheduled tomorrow to discuss it. Finance consultant Bogart will present the finance report tomorrow night, and workshops for the 2024 budget are being organized, with the first session set for tomorrow.

Mayor Buesinger highlighted the financial consultant's collaboration with the Chief and administrative staff, noting the review of contracts and internal finance procedures. The consultant emphasized the need for documented procedures for finance-related activities, such as budgeting, ambulance revenues, purchasing, and compensation, based on best practices. She also suggested that department

leaders, although involved in the budget process, may require additional training due to their limited experience. The commission plans to request an extension of the consultant's services to facilitate these changes.

Council Member Cooper asked if the consultant's suggestions would be advantageous for the City. Secretary Stephens said she is interested in borrowing any procedures that could benefit the City

Additionally, Mayor Buesinger announced the appointment of a new fire commissioner for Piney Point.

3.E. Mayor Buesinger Report: No new information to report at this time.

3.F. City Secretary Report: Secretary Stephens reported that the complaint log looks good, with no immediate concerns pending.

3.G. City Treasurer Report: Secretary Stephens provided charts depicting various fund categories, highlighting balances in certain accounts eligible for investment. She clarified that the Council would need to pass a resolution in a future meeting to create a new TexPool account, ensuring the segregation of specific funds.

During the discussion, the Council deliberated on the advantages of utilizing investment pools offering next-day liquidity compared to certificates of deposit (CDs) with lower interest rates and restricted access to funds.

4. CONSENT AGENDA

Motion made by Council Member Crawford, Seconded by Council Member Gordy

4.A. Approve Disbursements

4.B. Approve Minutes from the Regular Council Meeting February 20, 2024

4.C. Approve Check Registers February 2024

4.D. Approve Proclamation recognizing the Spring Event to be held on April 21, 2024 on Pine Chase Grove.

Voting Yea: Council Member Gordy, Council Member Crawford, Council Member Huber, Council Member Cooper

The motion carried 4-0.

5. DISCUSSION AND POSSIBLE ACTION

5.A. Discussion and possible approval of a consultant to perform the Lead Service Line Inventory Survey (LSLI).

Motion made by Council Member Crawford, Seconded by Council Member Cooper.

Engineer Him emphasized the necessity of conducting a survey of the existing water service lines, both on the district and the private side of water meters, to ensure

compliance with TCEQ regulations. Approximately 63 recently constructed homes with confirmed pipe materials may be excluded from this survey.

Engineer Him explained that potential additional costs may arise if meters and lines are not readily accessible within the meter box. RJN's quote includes an estimate of 25% of cases where such accessibility issues might occur, whereas LJA's quote encompasses all scenarios. Upon comparing costs, RJN emerges as the more economical option and is therefore recommended.

Council Member Huber amended the motion to approve the lowest quote being from RJN and to initiate work promptly. This motion was seconded by Council Member Gordy.

Voting Yea to the amended motion: Council Member Gordy, Council Member Crawford, Council Member Huber, Council Member Cooper

The motion carried 4-0.

5.B. Discussion and possible approval of a Contractor to perform the asphalt point repair areas located on Pine Creek Lane, Bromley Road, and the intersection of Burkhart Road and Guinea Drive.

Motion made by Council Member Gordy, Seconded by Council Member Huber.

Engineer Vasquez highlighted that the segment of Bromley extending from Ridgeley to Pine Chase Drive remains untouched by a complete renovation. While water and sewer infrastructure have been addressed, paving and ditch drainage still require attention. Council Member Crawford emphasized the importance of considering the economy of scale and suggested including this section in the renovation plans.

The quotes for point repairs do not encompass this area, necessitating the formulation of new plans. Engineer Vasquez noted the possibility of parking pads being affected and suggested reaching out to homeowners for further coordination.

The Council agreed to table the discussion until the next meeting to allow adequate time for evaluating the costs associated with this additional work.

5.C. Discussion and possible approval to take action to approve the replacement of the eight-inch backflow preventer at the Hickory Shadows Interconnect with a not-to-exceed cost of \$10,292.50.

Motion made by Council Member Crawford, Seconded by Council Member Cooper.

Engineer Him attributed the issue to the recent freeze, noting that the check valves were leaking as a result. He further explained that the model of backflow preventer affected by the leaks has been discontinued and requires replacement.

Council Member Crawford inquired about potential preventative measures to prolong the lifespan of the backflow preventer. Engineer Him responded that the equipment was appropriately insulated and winterized. Council Member Gordy

suggested a proactive approach for future installations, proposing the installation of a cabinet or underground vault when replacing the meter.

Voting Yea: Council Member Gordy, Council Member Crawford, Council Member Huber, Council Member Cooper

The motion carried 4-0.

5.D. Discussion and possible approval of City of Hilshire Village Ordinance # 838-2024 cancelling the General Election May 4, 2024

Motion made by Council Member Cooper, Seconded by Council Member Huber.

The council did not have any comments or questions.

Voting Yea: Council Member Gordy, Council Member Crawford, Council Member Huber, Council Member Cooper

The motion carried 4-0.

5.E. Discussion and possible action regarding improvements to street lighting.

Motion made by Council Member Crawford, Seconded by Council Member Gordy.

Secretary Stephens reported that Clerk Ray conducted a survey across the city to identify available poles lacking lamps. In many instances, either the poles were situated too close to existing lamps or there were no poles present in the front right-of-way suitable for lamp installation. Council Member Gordy proposed the addition of a pole in the front, where utility easements currently reside in the back, followed by the installation of a lamp to illuminate the street.

Secretary Stephens suggested requesting homeowners to keep their front porch lights on. Council Member Gordy expressed concerns that such lights might not adequately illuminate the street and could potentially cause inconvenience to neighbors if the light is not directed properly.

The council requested a follow-up regarding the costs associated with CenterPoint adding a pole and lamp at front property lines.

No action taken.

5.F. Discussion and possible action regarding authorizing text-based communication with citizens, encompassing associated costs.

Motion made by Council Member Crawford, Seconded by Council Member Huber.

The Council discussed the importance of reaching a wide audience while maintaining communication exclusively with Hilshire Village residents. To enhance citizen engagement while preserving the intimate small-town atmosphere and direct relationship between citizens and city staff, it was suggested to create QR codes on

small cards to distribute at community events. Additionally, the Council indicated a preference for individuals to voluntarily opt-in to text messaging rather than being contacted as part of a local database of numbers.

No action taken.

6. CLOSED EXECUTIVE SESSION

6.A. The City Council retains the authority to convene a closed executive session at any point during this meeting to deliberate on matters permitted by Texas Government Code, Sections 551.071 (Legal Consultation), Sections 551.074 (Personnel Affairs), and Sections (Security Devices or Security Audits).

Mayor Buesinger recessed the regular council meeting at 8:07 P.M.

Mayor Buesinger reconvened the regular council meeting at 8:36 P.M.

7. DISCUSSION

8. ADDITIONAL COUNCIL COMMENTS

Mayor Buesinger announced that Kyle Sears has been nominated for the Harris Galveston Subsidence District, and the Council was requested to endorse this nomination at the next council meeting.

Mayor Buesinger suggested that the matter concerning additional Flock cameras for Hilshire Green be addressed during budget discussions.

9. FUTURE AGENDA TOPICS

April - Presentation of FY 2022-2023 Audit
Tree Removal Ordinance Language

10. ANNOUNCEMENTS

11. ADJOURNMENT

Motion made by Council Member Huber, Seconded by Council Member Crawford.

Voting Yea: Council Member Gordy, Council Member Crawford, Council Member Huber, Council Member Cooper

The motion carried 4-0.

The meeting was adjourned at 8:44 P.M.

ATTEST:

Robert F. Buesinger, Mayor

Cassie Stephens, City Secretary

CITY OF HILSHIRE VILLAGE
General Journal

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt	Job ID
9/30/23	11114	GL0923-AJE#1	To record outstanding deposits fr	15,764.63		
	11114		To record outstanding deposits fr	15,853.32		
	21300		To record outstanding deposits fr		1,196.25	
	21300		To record outstanding deposits fr		1,200.71	
	42500		To record outstanding deposits fr		14,568.38	
	42500		To record outstanding deposits fr		14,652.61	
		Total		31,617.95	31,617.95	

CITY OF HILSHIRE VILLAGE
General Journal

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt	Job ID
9/30/23	11214	GL0923-AJE#2	To adjust property taxes	231.42		
	21400		To adjust property taxes	425.95		
	21450		To adjust property taxes	242.40		
	11216		To adjust property taxes			231.92
	42100		To adjust property taxes			657.37
	42101		To adjust property taxes			10.48
		Total		899.77	899.77	

CITY OF HILSHIRE VILLAGE
General Journal

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt	Job ID
9/30/23	21450	GL0923-AJE#3	To correct fund balances	91.41		
	31250		To correct fund balances	18,815.50		
	32000		To correct fund balances	76,945.37		
	48100		To correct fund balances	200.00		
	21400		To correct fund balances			91.41
	31000		To correct fund balances			93,860.87
	55500		To correct fund balances			2,100.00
		Total		96,052.28	96,052.28	

CITY OF HILSHIRE VILLAGE - UTILITY FUND
General Journal

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt	Job ID
9/30/23	56550 11050	UGL0923-AJE#4	To record W&S depreciation exp To record W&S depreciation exp	134,052.34	134,052.34	
		Total		<u>134,052.34</u>	<u>134,052.34</u>	

CITY OF HILSHIRE VILLAGE - UTILITY FUND
General Journal

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt	Job ID
9/30/23	11261	UGL0923-AJE#5	To correct and balance transfers	2,140.25		
	11012		To correct and balance transfers		2,140.25	
		Total		<u>2,140.25</u>	<u>2,140.25</u>	

CITY OF HILSHIRE VILLAGE - UTILITY FUND
General Journal

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt	Job ID
9/30/23	11201	UGL0923-AJE#6	To correct A/R for W&S Fund	20,591.52		
	45000		To correct A/R for W&S Fund		9,423.70	
	45001		To correct A/R for W&S Fund		2,164.94	
	45008		To correct A/R for W&S Fund		9,002.88	
		Total		20,591.52	20,591.52	

CITY OF HILSHIRE VILLAGE - UTILITY FUND
General Journal

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt	Job ID
9/30/23	51003 11028	UGL0923-AJE#7	To Remove a non-capital asset an To Remove a non-capital asset an	4,078.50	4,078.50	
		Total		<u>4,078.50</u>	<u>4,078.50</u>	

CITY OF HILSHIRE VILLAGE
General Journal

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt	Job ID
9/30/23	53700 410016	GL0923-AJE#8	To correct revenue/expense and To correct revenue/expense and	906.38	906.38	
		Total		<u>906.38</u>	<u>906.38</u>	



Resolution Authorizing Participation in the TexPool Investment Pools and Designating Authorized Representatives

WHEREAS, City of Hilshire Village ("Participant") is a local government or state agency of the State of Texas and is empowered to delegate to the public funds investment pools the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pools ("TexPool/TexPool Prime"), public funds investment pools, were created on behalf of entities whose investment objectives in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

- A. That Participant shall enter into a Participation Agreement to establish an account in its name in TexPool/TexPool Prime, for the purpose of transmitting local funds for investment in TexPool/TexPool Prime.
- B. That the individuals, whose signatures appear in this Resolution, are authorized representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool/TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

Authorized Representatives of the Participant

These individuals will be issued P.I.N. numbers to transact business via telephone with a Participant Service Representative.

1.	<input type="text"/>	<input type="text" value="7 1 3 9 7 3 1 7 7 9"/>
	Signature	Telephone Number
	<input type="text" value="Robert F. Buesinger"/>	<input type="text" value="7 1 3 9 7 3 7 7 9 3"/>
	Printed Name	Fax Number
	<input type="text" value="Mayor"/>	<input type="text" value="Mayor@HilshireVillageTexas.com"/>
	Title	Email
2.	<input type="text"/>	<input type="text" value="7 1 3 9 7 3 1 7 7 9"/>
	Signature	Telephone Number
	<input type="text" value="Andy Carey"/>	<input type="text" value="7 1 3 9 7 3 7 7 9 3"/>
	Printed Name	Fax Number
	<input type="text" value="Mayor Pro Tem"/>	<input type="text" value="Andy.Carey@HilshireVillageTexas.com"/>
	Title	Email
3.	<input type="text"/>	<input type="text" value="7 1 3 9 7 3 1 7 7 9"/>
	Signature	Telephone Number
	<input type="text" value="Mike Gordy"/>	<input type="text" value="7 1 3 9 7 3 7 7 9 3"/>
	Printed Name	Fax Number
	<input type="text" value="Council Member"/>	<input type="text" value="Mike.Gordy@HilshireVillageTexas.com"/>
	Title	Email
4.	<input type="text"/>	<input type="text" value="7 1 3 9 7 3 1 7 7 9"/>
	Signature	Telephone Number
	<input type="text" value="Cassie Stephens"/>	<input type="text" value="7 1 3 9 7 3 7 7 9 3"/>
	Printed Name	Fax Number
	<input type="text" value="City Secretary"/>	<input type="text" value="Cassie.Stephens@HilshireVillageTexas.com"/>
	Title	Email

Authorized Representatives of the Participant (continued)

5.	<input type="text"/>	<input type="text"/>
	Signature	Telephone Number
	<input type="text"/>	<input type="text"/>
	Printed Name	Fax Number
	<input type="text"/>	<input type="text"/>
	Title	Email
6.	<input type="text"/>	<input type="text"/>
	Signature	Telephone Number
	<input type="text"/>	<input type="text"/>
	Printed Name	Fax Number
	<input type="text"/>	<input type="text"/>
	Title	Email

List the name of the Authorized Representative provided above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Cassie Stephens
Printed Name

In addition and at the option of the Participant, additional authorized representative(s) can be designated to perform inquiry only of selected information. This limited representative cannot make deposits or withdrawals. If the Participant desires to designate a representative with inquiry rights only, complete the following information.

1.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Printed Name	Title		
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Telephone Number	Fax Number		Email
2.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Printed Name	Title		
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Telephone Number	Fax Number		Email
3.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Printed Name	Title		
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Telephone Number	Fax Number		Email
4.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Printed Name	Title		
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Telephone Number	Fax Number		Email
5.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Printed Name	Title		
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Telephone Number	Fax Number		Email
6.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Printed Name	Title		
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Telephone Number	Fax Number		Email

Authorized Representatives of the Participant (continued)

C. That this resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool/TexPool Prime receives a copy of any such amendment or revocation.

This resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the

1 | **6** | day of **April** | , | **2** | **0** | **2** | **4** | .

Document is to be signed by a Board Officer, Mayor or County Judge and attested by a Board Officer, City Secretary or County Clerk.

Name of Participant

SIGNED:

Signature

Robert F. Buesinger _____

Printed Name

Mayor _____

Title

ATTEST:

Signature

Cassie Stephens _____

Printed Name

City Secretary _____

Title

Delivery Instructions

Please return this document to **TexPool Participant Services:**

Email: texpool@dstsistemas.com

Fax: 866-839-3291

RESOLUTION NO. 2024-257
A RESOLUTION OF THE CITY OF HILSHIRE VILLAGE,
TEXAS FOR THE CREATION OF A TEXPOOL UTILITY
FUNDS INVESTMENT ACCOUNT

Whereas, the City of Hilshire Village recognizes the importance of prudent financial management and seeks to optimize its investment strategies; and

Whereas, TexPool offers investment opportunities tailored to meet the specific needs of governmental entities, including utility funds; and

Whereas, it is deemed advantageous for City of Hilshire Village to establish a new TexPool investment account dedicated to utility funds;

Be it resolved that:

1. City of Hilshire Village hereby authorizes the establishment of a TexPool investment account specifically designated for utility funds.
2. The attached addendum, designating the current bank signatories and the City Secretary as authorized representatives for this account, is hereby approved and adopted.
3. The designated authorized representatives are empowered to manage transactions and execute necessary documents pertaining to the TexPool utility funds investment account.
4. The city secretary is authorized to maintain records related to the TexPool investment account and ensure compliance with applicable regulations.

PASSED AND APPROVED this 16th day of April, 2024.

Mayor Robert F. Buesinger

ATTEST:

City Secretary Cassie Stephens



RESOLUTION # 2024-258

A RESOLUTION OF THE CITY OF HILSHIRE VILLAGE, TEXAS APPOINTING
A CANDIDATE FOR A BOARD MEMBER OF THE SUBSIDENCE DISTRICT

WHEREAS, the mayors of the Memorial Villages have the right and responsibility to appoint one person to the board of directors of the Harris-Galveston Subsidence District for a term of office commencing on February 1, 2024 for a two (2) year term; and

WHEREAS, this governing body desires to exercise its right to appoint a candidate for such position on said board of directors; now, therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HILSHIRE VILLAGE:

Section 1. That the facts and recitations set forth in the preamble of this resolution be, and they are hereby, adopted, ratified, and confirmed.

Section 2. That Kyle Sears, Houston, Texas, be and he is hereby, appointed as a board member for the Subsidence District for the Memorial Villages for a two (2) year term of office commencing on February 1, 2024.

PASSED AND ADOPTED by the City Council of the City of Hilshire Village, the 16th day of April 2024.

Robert F, Buesinger, Mayor

ATTEST:

Cassie Stephens, City Secretary

Gov. Greg Abbott signs bill restricting city tree removal policies

Just two months after vetoing a bill aimed at restricting city rules on tree removal, Gov. Greg Abbott on Wednesday signed a similar measure into law passed during a summer special session.

BY **EMMA PLATOFF** AUG. 16, 2017 6 PM CENTRAL

SHARE

Just two months after [vetoing a tree removal regulation bill](#), Gov. [Greg Abbott](#) on Wednesday signed a very similar measure into law.

[House Bill 7](#) allows property owners to offset municipal fees for removing trees on their land by planting new trees in their place, and the measure is near-identical to [Senate Bill 744](#), which Abbott vetoed earlier this summer. Both bills were shepherded through the legislature by state Sen. [Lois Kolkhorst](#), R-Brenham, in the upper chamber and state Rep. [Dade Phelan](#), R-Beaumont, in the House.

When he vetoed SB 744 in June, Abbott said it did not go far enough in combatting local tree rules.

"Senate Bill 744 appears to be a compromise bill that imposes a very minor restriction on some municipal tree ordinances," the governor [said in his veto statement](#). "I believe we can do better for private property owners in the upcoming special session."

HB 7, like the version of the bill that landed on the governor's desk in May, allows individuals who remove trees on their property in cities that regulate tree removal to apply for a tree planting credit to offset the tree mitigation fee.

But HB 7, unlike SB 744, says municipalities can't charge homeowners fees for removing trees that are under 10 inches in diameter. It also [more specifically stipulates](#) who can offset fees, and by how much: homeowners can entirely eliminate fees by planting new trees, while residential developers can offset 50 percent of fees and owners of commercial properties can offset them by at least 40 percent.

Abbott — who himself [ran into tree trouble](#) several years ago when the city of Austin asked him to replant trees on his property — has railed against city tree

ordinances as a "socialistic" evidence of local government overreach. Regulation of tree removal was one on a slate of local control issues Abbott put on the agenda for the special session that ended on Tuesday.

The tree bill proved controversial during the special session, though it passed the House by wide margins each time it came up for a vote. After Kolkhorst altered the initial House version of the bill to bring it closer in line with Abbott's vision, House Speaker [Joe Straus](#) [rejected two major amendments](#) as not "germane" to the "sole purpose" of the legislation. Kolkhorst convinced the Senate to [reverse itself](#) on those provisions in an unusual late-night vote Monday, and the House ultimately approved the altered version.

HB 7 goes into effect Dec. 1.

T [Learn about The Texas Tribune's policies, including our partnership with The Trust Project to increase transparency in news.](#)

LOCAL GOVERNMENT CODE

TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND
RELATED ACTIVITIES

SUBTITLE A. MUNICIPAL REGULATORY AUTHORITY

CHAPTER 212. MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY
DEVELOPMENT

SUBCHAPTER A. REGULATION OF SUBDIVISIONS

Sec. 212.905. REGULATION OF TREE REMOVAL. (a) In this section:

(1) "Residential structure" means:

(A) a manufactured home as that term is defined by Section [1201.003](#), Occupations Code;

(B) a detached one-family or two-family dwelling, including the accessory structures of the dwelling;

(C) a multiple single-family dwelling that is not more than three stories in height with a separate means of entry for each dwelling, including the accessory structures of the dwelling; or

(D) any other multifamily structure.

(2) "Tree mitigation fee" means a fee or charge imposed by a municipality in connection with the removal of a tree from private property.

(b) A municipality may not require a person to pay a tree mitigation fee for the removed tree if the tree:

(1) is located on a property that is an existing one-family or two-family dwelling that is the person's residence; and

(2) is less than 10 inches in diameter at the point on the trunk 4.5 feet above the ground.

(c) A municipality that imposes a tree mitigation fee for tree removal on a person's property must allow that person to

apply for a credit for tree planting under this section to offset the amount of the fee.

(d) An application for a credit under Subsection (c) must be in the form and manner prescribed by the municipality. To qualify for a credit under this section, a tree must be:

(1) planted on property:

(A) for which the tree mitigation fee was assessed; or

(B) mutually agreed upon by the municipality and the person; and

(2) at least two inches in diameter at the point on the trunk 4.5 feet above ground.

(e) For purposes of Subsection (d)(1)(B), the municipality and the person may consult with an academic organization, state agency, or nonprofit organization to identify an area for which tree planting will best address the science-based benefits of trees and other reforestation needs of the municipality.

(f) The amount of a credit provided to a person under this section must be applied in the same manner as the tree mitigation fee assessed against the person and:

(1) equal to the amount of the tree mitigation fee assessed against the person if the property is an existing one-family or two-family dwelling that is the person's residence;

(2) at least 50 percent of the amount of the tree mitigation fee assessed against the person if:

(A) the property is a residential structure or pertains to the development, construction, or renovation of a residential structure; and

(B) the person is developing, constructing, or renovating the property not for use as the person's residence; or

(3) at least 40 percent of the amount of the tree mitigation fee assessed against the person if:

(A) the property is not a residential structure; or

(B) the person is constructing or intends to construct a structure on the property that is not a residential structure.

(g) As long as the municipality meets the requirement to provide a person a credit under Subsection (c), this section does not affect the ability of or require a municipality to determine:

(1) the type of trees that must be planted to receive a credit under this section, except as provided by Subsection (d);

(2) the requirements for tree removal and corresponding tree mitigation fees, if applicable;

(3) the requirements for tree-planting methods and best management practices to ensure that the tree grows to the anticipated height at maturity; or

(4) the amount of a tree mitigation fee.

(h) A municipality may not prohibit the removal of or impose a tree mitigation fee for the removal of a tree that:

(1) is diseased or dead; or

(2) poses an imminent or immediate threat to persons or property.

(i) This section does not apply to property within five miles of a federal military base in active use as of December 1, 2017.

Added by Acts 2017, 85th Leg., 1st C.S., Ch. 7 (H.B. [7](#)), Sec. 1, eff. December 1, 2017.

Municipal Regulation of Trees & Landscaping

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Scenic Texas – Hill Country Chapter
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An Update of Tree Legislation from 2007-2019

Some State Case Law Concerning Tree Regulations since 2007:

- *Continental Homes of Texas, L.P. v. City of San Antonio*, 275 S.W.3d 9 (Tex. Ct. App. August 20, 2008): Court of Appeals held that developer could remove trees from his property, against city ordinance, and not pay mitigation fees because the language of the city's ordinance explicitly stated that it apply to 'private property not subject to permits.'
- *Milestone Potranco Development, LTD v. City of San Antonio*, 298 S.W.3d 242 (Tex. Ct. App. May 27, 2009): Court of Appeals held that the city's tree preservation ordinance was a rule "governing plats and subdivisions of land" that the city was authorized to adopt; that the tree ordinance governed only plats and subdivisions of land, and as a result, the tree ordinance was not overly broad; and that the city was permitted to extend its tree ordinance to plats and subdivision development in city's extraterritorial jurisdiction.

Some Case Law from Outside of Texas Concerning Tree Regulations since 2007:

- *Save our Big Trees v. City of Santa Cruz*, 241 Cal.App.4th 694 (Oct 23, 2015): Court ordered city to remove amendments made to its Heritage Tree and Heritage Tree Removal ordinances which would have weakened protections for trees in both ordinances, after finding that the City had not substantially carry its burden of proving with substantial evidence that the changes fell under exceptions of the California Environmental Quality Act.
- *Wilmes v. City of St. Paul*, 2012 WL 171390 (Minn. Ct. App. Jan. 23, 2012): Minnesota Court of Appeals upheld a city's denial of a permit to a landowner wishing to remove a tree. The court reasoned that it was because the tree was in the city's right-of-way; however, it hinted that its finding might have been different otherwise.

Municipal Regulation of Trees & Landscaping

Even with over 100 Texas communities restricting the removal of trees from private land for scenic and environmental reasons such as flood control, cooling, and better air quality, the theme of municipal tree regulations as undue landowner restrictions at the least, and takings of property at the most, looms in Texas. However, while the 2017 legislative session featured dueling bills sent to Governor Abbott that sought to limit tree preservation efforts, the past 2019 session saw the quiet death of a bill seeking to indirectly limit cities' tree preservation efforts.

A more thinly veiled attempt to limit municipal tree preservation efforts, House Bill 969 sought to grant political subdivisions the authority to allow, by landowners, a “noxious or invasive plant species or brush species” that could be considered detrimental to water conservation on the landowner’s property. The purported intention was specifically to remove obstacles to brush clearing pursuant to the Texas Water Supply Enhancement Program (WSEP). The bill would not have allowed a city to prevent, either by prohibiting or limiting, the removal of the noxious or invasive plant if it were on a property that were a homestead, ag exempt, or if it were single-family residential. By not defining “noxious or invasive” the bill presumably would have left the determination of whether a tree counted as such up to the discretion of the property owner.

Opponents of the bill pointed out that the manner in which “noxious and invasive” was being implemented would target both non-native invasive tree species as well as native Texas invasive species, which included the Ashe juniper, Mesquite, and Huisache. For example, if enacted, the Bill would have struck the protection of old-growth Ashe juniper and large Mesquite trees from Texas city tree preservation ordinances, such as the City of San Antonio’s.¹

Additionally, the Bill would have affected these tree species statewide but WSEP watersheds, the protection of which was said to be the Bill’s primary aim, but the only Texas city with a tree ordinance in any of the WSEP watersheds is Abilene. Abilene’s tree ordinance does not limit removal of any of the trees named by the bill.² Thus, no Texas tree ordinances interfere with WSEP watersheds.

As with previous bills, HB 969 would primarily have helped developers clear the tree species while developing lots, even if its purported aim was to aid water quality and agricultural pursuits. Many city tree ordinances already exempt ranches and other agricultural operations. Few agricultural sites or ranches are within city limits, and those that are have usually been grandfathered out of municipal tree preservation ordinances. Ranches and farms located in the ETJ have always been exempt under the State Agriculture Code.³ Further, there are no studies that show clearing trees for land development aids in water conservation. It has instead been

¹ “Bill Would Enable Clear-Cutting by Developers”, <https://www.sierraclub.org/texas/blog/2019/04/bill-would-enable-clear-cutting-developers> (April 4, 2019)

² *Id.*

³ Tex. Ag. Code §251.005(c)

shown that certain of the tree species that were targeted by the bill, such as mature Ashe junipers, would consume far less water on a lot than implemented, developed landscaping would.⁴

That House Bill 969 did not make it past the House after mid-April is a stark contrast to 2017 when the special legislative session was called and the only environmental issue included by Governor Abbott was the possible total elimination of local tree protection ordinances in Texas cities.⁵

The Governor rallied for the ban of the ordinances, calling municipal tree protection “socialistic.” The label came as a shock to many as, ever since 1983 when the City of Austin was the first municipality in Texas to adopt a tree preservation ordinance, around 110 Texas cities have followed suit—the majority of which are not traditionally considered politically liberal.⁶ As phrased in an opinion editorial by Mary Ann Graves, president of the Texas Historic Tree Coalition:

“The freedom of a person to do what they want with their land is being pitted against the need for the preservation of one of our most valuable assets.”⁷

2017 saw Governor Abbott veto S.B. 744, a bill that would have drastically infringed upon cities’ tree preservation efforts. It proposed, among other things, a \$400 limit to tree mitigation fees regardless of the tree’s size, age or value, as well as a ban on cities’ regulation of trees in their ETJs, the undeveloped land that is the prime target for developers.⁸ According to the Governor’s veto message:

“Cities telling landowners what they can and cannot do with the trees in their own backyard is an assault on private property rights. Senate Bill 744 appears to be a compromise bill that imposes a very minor restriction on some municipal tree ordinances. But in doing so, it gives the imprimatur of state law to the municipal micromanagement of private property, which should be abolished altogether. This bill was well-intentioned, but by the end of the legislative process it actually ended up doing more to protect cities than it did to protect the rights of property owners. I applaud the bill authors for their efforts, but I believe we can do better for private property owners in the upcoming special session.”

⁴ *Id.* “Bill Would Enable Clear-Cutting by Developers”

⁵ Robin Schneider, “A victory for Texas trees—and for local control”, <https://www.tribtalk.org/2017/08/30/a-victory-for-texas-trees-and-for-local-control/> (Aug. 30, 2017)

⁶ *Id.*

⁷ Mary Ann Graves, “Op Ed: Tree lovers should oppose SB 14 and HB 70”, <https://www.greensourcedfw.org/articles/op-ed-tree-lovers-oppose-sb-14-and-hb-70> (July 24, 2017)

⁸ Julie Ryan, “Public outcry stops Texas Legislature’s hack on local tree protections.” <https://www.greensourcedfw.org/articles/public-outcry-stops-texas-legislatures-hack-local-tree-protection> (Aug. 22, 2017)

Governor Abbott’s remarks were a far cry from his words almost 20 years ago as a Justice on the Texas Supreme Court, when he upheld a tree ordinance in *Quick v. City of Austin* in 1998 by concluding that the ordinance was rationally related to the governmental interest of protecting water quality. The then Texas Supreme Court Justice wrote, “Because the City has the right to significantly limit development in watershed areas in furtherance of this interest.”⁹ This too makes it especially curious that in 2019 the elimination of tree protections was not just being purported to protect landowners’ property rights, but cutting down the trees in question was also now being presented to be in the interest of improving water quality.

The Bill ultimately signed by the Governor in 2017, HB 7, still stands. It allows individuals who remove trees on their own residential property in cities that regulate tree removal to apply for a tree planting credit to offset the tree mitigation fee. It also mandates that municipalities can’t charge homeowners fees for removing trees that are under 10 inches in diameter. This last provision may be seen as an unusual one, since it appears there is only one Texas community with an ordinance protecting trees of that size.

The current state regulations also specifically outline how much a property owner may offset fees with planting. Individual homeowners can eliminate fees entirely by planting new trees. Nonresident developers and commercial developers may offset the fees in the same way by at least 50 percent and 40 percent, respectively. The regulations manage to still offer protections from commercial builders and developers, the biggest threat most city tree ordinances face, even with its looser residential requirements. In other words, they strike a tenuous compromise.

Both the bill that has passed and the aforementioned bills that have not remain the echo of other recent threats to municipal tree protections, most notably HB 1377 in 2013 which aimed to establish any prohibition of tree removal as a “taking” of each tree to which it applied. This would have meant that cities would either have to pay an owner the value of each tree protected by the ordinance, or else waive regulation of the ordinance altogether.

Those who believe the ordinances restrict private property owners’ rights to too great a degree say that the tree regulations restrict what should be basic private property rights. Their beliefs might best be summed up in the words of Senator Donna Campbell of New Braunfels in her letter to the Attorney General:

“City tree ordinances are some of the most egregious examples of property rights violations in our state, affecting millions of property owners in Texas. We must ensure that city bureaucrats and central planners are not infringing on local citizens’ liberty.”¹⁰

Senator Campbell argued in a much-publicized letter to the Governor that tree ordinances appear to violate the takings clause of the Texas Constitution, Article I, Section 17, which provides: “No

⁹ *Quick v. City of Austin*, 7 S.W.3d 109, 116 (Tex. 1998)

¹⁰ Donna Campbell, “Sen. Donna Campbell Requests Attorney General Opinion on the Constitutionality of Municipal Tree Ordinances,” <https://senate.texas.gov/members/d25/press/en/p20170612a.pdf> (June 12, 2017)

person's property shall be taken, damaged or destroyed for or applied to public use without adequate compensation being made..." Texas courts often turn to a similar provision in the United States Constitution when analyzing whether an ordinance or other regulation constitutes a taking.

"The Takings logic behind these bills persists even though, for constitutional 'regulatory takings' purposes, requiring a city to compensate a landowner, as it would when exercising the power of eminent domain, if a regulation were to make a property valueless, is *flawed*. Trees are a factor that can be used to determine the value of land, but value is decided based on the total market value of the land. A tree preservation ordinance that prohibits a person from cutting down one or even several trees will not usually rise to the level of a regulatory taking that requires compensation, because it doesn't render property valueless or unreasonably interfere with the use of property."¹¹

While around 50 cities such as Austin do restrict the removal of trees from private property¹², tree defenders have been quick to point out that many cities' ordinances do not. The effort to paint all tree ordinances as suspect for local government effort to control an individual's rights to manage their own property is thus overblown.

In fact, Matt Grubisich, a Dallas urban forester who is also the operations chief for Texas Trees Foundation, a veteran Dallas nonprofit that produces high tech analyses of North Texas urban forests and crafts innovative and collaborative plans to protect them, has pointed out that very few local ordinances seek to limit homeowner's rights to manage trees on their own property:

"The Governor keeps throwing private property rights out there...when in actuality, no ordinance that I know of and none in the DFW area, restricts anyone from cutting down trees on personal property. (All have a minimum two-acre exemption allowing you to remove any tree on property.) The issue comes when you want to sell that land and change the zoning to develop the property. Tree conservation ordinances take effect in an effort to protect the ecological balance between the gray and green infrastructure."¹³

Grubish further sees uncontrolled tree removal not only as damaging to the well-being of cities and their residents and finances but also as a kind of "insane calculus:"

"Developers don't bear the cost of tree preservation, they pass it on...eventually to the cost of the property. Vice versa, if we allow them to go in and cut down all the trees and pave everything over, we're going to have more stormwater, health related issues, higher

¹¹ TML: "Tree Preservation Ordinances Part II: H.B. 1377 and Pay or Waive,"

https://www.tml.org/legis_updates/legis_update041213b_Tree_Preservation_PartII (April 12, 2013)

¹² Chuck Lindell, "GOP senator seeks AG opinion on tree ordinances," <https://www.mystatesman.com/news/gop-senator-seeks-opinion-tree-ordinances/NlPv11rHQxzNW3INlngtPL/> (June 9, 2017)

¹³ Julie Ryan, "Texas legislators raise an axe against local tree ordinances,"

<https://www.greensourcedfw.org/articles/Texas-legislators-raise-axe-against-local-tree-ordinances> (July 24, 2017)

temperatures... We are going to have to put in more infrastructure... those costs are passed on to the city, not to mention the long term consequences to healthcare.”¹⁴

Forcing cities to pay citizens for the “taking” of trees would establish an expense the average city could not dream of taking on, even in the name of protecting the many measurable benefits trees have been found to have on cities and their residents. It’s the “green infrastructure” that makes the manmade infrastructure of municipalities “livable and more lasting” while having true scientific and health benefits.¹⁵ As David Foster, Texas director of Clean Water Fund, adds:

“Trees affect the environment, cool your property and the neighbors’, reduce energy costs, clean the air. They take up and hold water, release it into the air and increase rainfall. They reduce stormwater runoff, hold soil and mitigate erosion, which reduces flooding. They capture carbon, combating heat-creating atmospheric CO₂. I don’t know if the authors of those bills understand what they’ve done.”¹⁶

According to a study in the journal *Environmental Pollution* that used hourly weather and pollution data together with tree cover data to estimate pollution removal for each county, in 2010 America’s trees saved 850 lives and prevented around 670,000 cases of severe respiratory problems. The study also used census data and a model from the Environmental Protection Agency to estimate the combined health-effect value in removing four pollutants: nitrogen dioxide, ozone, sulfur dioxide, and particulate matter smaller than 2.5 microns. In 2010, trees absorbed between 9 and 23.2 million tons of pollution, with an estimated health value of between \$1.5 and \$13 billion. Even though the majority of pollution reduction was outside cities due to the fact that most trees can be found in rural areas, it was cities that saw the biggest benefit, with \$4.7 billion in health value savings in comparison to \$2.2 billion for the countryside. Encouragingly, Texas was also among the three states that saw the greatest pollution removal amounts by volume.

The preservation of trees in cities should also be valued in the face of climate change concerns. It has also been shown that the right amount of tree cover is able to lower summer daytime temperatures by as much as 10 degrees Fahrenheit and combat what is known as the “urban heat island” effect. According to the study in the Proceedings of the National Academy of Sciences, the effect of tree cover is so noticeable as to clearly impact the weather from “neighborhood to neighborhood, even down to the scale of a single city block.”¹⁷ To get the maximum benefit of tree covers’ cooling effects, the study found that the tree canopy cover of an area must exceed 40 percent. For illustrative purposes, an aerial view of a city block with that coverage would need to be “nearly half-way covered by a leafy green network of branches and leaves.”¹⁸ The right

¹⁴ *Id.*

¹⁵ *Id.*

¹⁶ *Id.*

¹⁷ Adam Hinterthuer, “Study suggests trees are crucial to the future of our cities,” <https://phys.org/news/2019-03-trees-crucial-future-cities.html> (March 25, 2019)

¹⁸ *Id.*

percentage of tree cover is what allows the canopy cover to cool the air down more than the pavement is able to heat it up. In addition to keeping cities cool, studies have also shown there are several mental and emotional restorative effects for their citizens. Research shows that a person's level of stress, blood pressure, muscle tension, asthma rates, and heart rate all decrease in the presence of trees.

In other words, trees do more than make an area attractive. They trap pollution, absorb auto emissions, and cool sizzling pavement. In Baltimore, Maryland for example, the city's cumulative 14,000 acres of canopy ensnares in excess of 550,000 tons of carbon per year—offsetting 54 days' worth of emissions from the city's more than 600,000 residents.¹⁹

Further, using a resource like the i-Tree program (www.itreetools.org) a software service from the USDA Forest Service further enables cities to map and value trees, potentially making the case for “greening” cities with the actual dollar values for trees all the more accessible. With the emergence of these new studies and resources, it stands to be shown that protecting trees is not simply about keeping a city pretty, and that the urge to make cities pay to keep each of their trees to stop residents from cutting healthy ones down is only a gross underestimation of their true worth.

In 2014, Texas Trees Foundation computed the dollar values of Dallas trees alone, based on research from eight organization and found that the annual value for stormwater savings, energy savings, air pollution removal, and carbon removal by Dallas' almost 15 million trees totaled \$36.1 billion. These savings were found in both direct costs to homeowners and tax-funded costs.²⁰

In 2016, the U.S. Forest Service and Texas A&M Forest Service researchers found that the “compensatory value” of the roughly 33.8 million trees found in just the city of Austin was around \$16 billion, or \$480 per tree.²¹ The compensatory value of a tree is based on trunk size, species, condition, and location. For over 30 years Austin has required owners of public and private land to get city permission to cut down trees with trunk diameters of 19 inches or more, regardless the type of tree, stating that owners must plant new trees or pay into a tree-planting fund. In 2010 the city added the protection of heritage trees to their ordinance, barring their removal entirely unless they are proven to be diseased, a safety risk, or preventing reasonable use of the land.²² While the protections have not always been popular, they now have been shown to have paid off.

¹⁹ Andrew Zaleski, “Urban forests are dying. Baltimore shows us how to bring them back.” (June 5, 2019)

²⁰ *Id.* Julie Ryan, “Tree legislators raise an axe against local tree ordinances”

²¹ Asher Price, “Austin's trees worth more than \$16 billion, researchers say,” <https://www.mystatesman.com/news/local/austin-trees-worth-more-than-billion-researchers-say/rexrpDivv1UfrC2CJj13iL/> (Mar. 21, 2016)

²² *Id.*

Even before a deeper understanding of the scientific and economic benefits of trees was known, tree preservation has long made progress as an objective outside the spectrum of partisan politics. Since the Eighteenth century when the Pennsylvania Shade Tree Law, the earliest American landscape ordinance, was adopted, communities have felt tied to their trees.

The State of Texas itself has many trees it takes pride in for their historical significance and often easy appeal to a sense of state pride trivia. The Big Tree on Goose Island State Park, at over 1,000 years old, in Aransas Bay has long been celebrated as one of the oldest live oak trees in the United States. In 2013 it got a new cedar fence constructed around it similar to the one built around it by the Civilian Conservation Corps during the Great Depression, in an effort to offer the tree some protection in the region's harsher seasonal storms.

Further, the "Baptist Oak" in Goliad County has long been associated with that community's pride in their quest for religious freedom. It was planted on the site of the first Baptist church established west of the Guadalupe River, and the church's reverend, John Freeman Hillyer had also come from Galveston to the area to establish a college for women. In Bexar County, Texans enjoy the legend of Colonel Benjamin R. Milam, who had escaped imprisonment in Mexico in October 1835, being shot by a Mexican sniper under the command of General Martin Perfecto de Cos from a baldcypress tree still standing on the River Walk.

Yet another example, the Jumbo Hollis Pecan in San Saba County, once yielded the largest pecans in the world and was cited by Robert L. Ripley in "Believe it or Not." At the time, it was said to yield 33 pecans weighing a pound, when other native pecans averaged only 70-80 nuts per pound. As a treat for any tree lover, Texan, or trivia buff, Texas A&M University keeps an active website that details the species, age, location, and stories behind numerous famous Texas trees, including the ones sadly lost.²³

Trees absorb pollution, help with temperature control and water quality, improve people's health and moods, and adds value to real property and neighborhoods. They also connect communities to sources of pride in themselves, a sense of their past, their progress, what they've fought for—figuratively and even sometimes literally. Put simply, trees have been proven to make communities better places to live. They have been proven to help make communities, *communities*. In the words of Eillie Anzilotti, "These leafy streets cannot afford to be seen as a luxury."²⁴ The present and future sense of community and well-being trees provide are reason enough to fight to conserve them.

²³ Texas A&M Forest Service, Famous Texas Trees, <http://texasforests-service.tamu.edu/websites/FamousTreesOfTexas/>

²⁴ Eillie Anzilotti, "Cities Should Think About Trees as Public Health Infrastructure," <https://www.fastcompany.com/40474204/cities-should-think-about-trees-as-public-health-infrastructure> (Oct. 2, 2017)

The City's Role: Best Practices

- **Don't make your City an easy target for a Takings accusation.** How may cities avoid being accused of a regulatory taking when drafting their tree regulations? Some factors to consider are:
 - Whether any lost profits that could be caused by the regulation are speculative or not;
 - Whether development of the land to be regulated has already occurred;
 - Whether the regulation is purposefully focused on one landowner. Cities should be especially mindful of tree regulations that would close down an existing business if the business is not a public nuisance.

- **Check your ordinance language.** Draft your ordinance from the start as will best serve your community and your intentions. As seen in the summary of the 2008 Texas Court of Appeals case *Continental Homes of Texas, L.P. v. City of San Antonio*, 275 S.W.3d 9 (Tex. Ct. App. August 20, 2008), if your City's intention is to regulate the removal of trees in business development areas as well as residential areas, the ordinance must be drafted to reflect that. A specific regulation should not and will not be construed by a court to be broader than its language. Another example is that the City of San Antonio's Tree Preservation Ordinance applies only to new development, and not existing residences.

- **Check for inadvertent conflicts with other city policies.** How does the city already address invasive tree species? Is there a plan in place for the treatment of dead or dying trees? What are the exceptions, if any, for cutting down diseased or dying trees?

- **Always include enforcement.** A city wants its citizens to love and care for the city's trees on their own, but the city needs actual consequences in place for when they don't. Set a legal fine with possibilities for fines to incur from inaction. When a citizen needs an incentive to not violate a tree ordinance they often need further incentive to not simply continue to violate it.

- **Solicit input for and from citizens.** Public hearings are not only often necessary, but valuable. Encourage the citizens of your city to see the city's trees and how they are maintained as part of the story you tell about your community and the picture you present of it to yourselves and the outside world.

Appendix A: Sample tree regulations:

The City of Dripping Springs

Dripping Springs, a city with a sizeable ETJ, has taken many precautions to protect trees from possible damage during construction, including both a replacement as well as cash-in-lieu plan for trees to be removed, while also anticipating exceptions such as diseased trees.

Sec. 28.06.059 Tree preservation

- (a) A grading and tree survey shall be submitted with the site plan.
- (b) The tree survey shall include all existing, live, healthy trees with an eight-inch DBH in diameter and larger. The survey shall indicate the size (DBH) and species of tree. Trees observed to be distressed will be indicated with an asterisk on the tree list. Trees shall be represented by circles using the formula of one (1) foot of radius for every one inch of trunk diameter. Unbroken circles indicate trees that are to remain. Dashed circles indicate trees that are to be removed (including trees identified to be distressed).
- (c) Healthy designated class I and II trees (as defined by the City of Austin Environmental Criteria Manual) that require removal to accommodate the development shall be replaced at a ratio of 1:1, or cash-in-lieu may be paid to the city, the amount equal to the cost of nursery stock required to replace the caliper amounts lost and the cost of installation on a per-unit basis, not to exceed one hundred dollars (\$100.00) per caliper inch or six thousand dollars (\$6,000.00) per acre (prorated for sites of more or less than one acre) for the entire site. Trees identified as distressed shall not be included in tree preservation requirements evaluation.
- (d) Pre- and post-construction fertilization is required for existing trees that will be or have been disturbed by construction activities, including disturbance of the critical root zone. Fertilizers must be phosphate-free.
- (e) The planting, preserving, and maintaining of trees which are contagiously diseased trees, or the storage of cut oak unless first determined by a certified arborist to be devoid of oak wilt or properly treated, shall be deemed a public nuisance and is prohibited.
- (f) During construction, take measures to protect trees, including rigid fencing, shielding, and signage, as necessary. Rigid fencing shall be placed with a radius of at least ten (10) feet from the trunk or at the critical root zone, whichever is greater, unless property lines or other features prohibit a complete radius. Rigid fencing shall consist of wood, chainlink, or other solid material approved by the city administrator. Stakes shall be no more than six (6) feet apart and at least one and one-half (1-1/2) deep into the ground. Rigid fencing shall be at least three (3) feet in height.
- (g) The city administrator or designee shall inspect and approve installed tree protection before issuance of any permit to commence with any construction activity.
- (h) Tree protection shall remain in place until final landscaping installation as approved by the city administrator or designee.
- (i) Parking or storing of vehicles, equipment or materials allowed within the critical root zone is prohibited.

The City of Melissa

Melissa combines tree regulations within its general “Landscape Buffer requirements” in its Code of Ordinances. Below is a sample of its landscaping requirements regarding trees in its Commercial Corridor Overlay Districts:

18.4b. Landscaping Materials: Landscaping buffers shall include a combination of landscaping elements including, among other things, grass, ground cover, shrubs, flowers, seasonal planting and trees. All landscaping materials shall be from the list of approved trees and shrubs set forth in CZO Section 27-A of the zoning ordinance, as amended, and be a native or adapted, heat and drought tolerant species with a low water demand. Trees and shrubs shall be of the sizes required by CZO Section 27-A of the zoning ordinance, as amended. Landscape designs with low water demand are encouraged. Landscape designs and hardscape elements including, without limitation, plazas, planters, benches, fountains, art, boulders, tables and similar features may be permitted as part of an overall landscaping plan if the hardscape elements are consistent with the overall design of the development, do not conflict with visibility requirements or easements and do not create any potential safety hazard.

Trees Required in Landscaped Buffers: Within the landscape buffers established in the CZO Subsection 18(D)(4)(b)(1), one (1) tree shall be planted for each four hundred fifty (450) square feet of landscape buffer area. Trees may be staggered, clustered and otherwise arranged in landscaped areas in order to appear more natural and to enhance the visibility of the buildings rather than being spaced evenly across the frontage of the property as part of the overall landscape design.

The City of Matthews

§ 30:182.

Section 1. Forester Office created. There is hereby created the office of city forester, who shall be appointed by the mayor, by and with the advise and consent of the council.

Section 2. Duties—powers. It shall be the duty of the city forester to see that all statutes and ordinances for the planting and protection of trees are strictly enforced; to direct the time and method of trimming all trees in the streets and public places of the city, except when this duty is specifically assigned elsewhere and except in public parks under the control of the [name of park district] park district, to consult with the city council, the forestry commission and property owners regarding the kind of trees and method of planting deemed desirable on particular streets; to report to the forestry commission whenever trees have died or need attention, in order that the commission may care for such trees or cause the same to be replaced, and to perform such other duties relating to his or her office as may be prescribed from time to time by the forestry commission, or by the city council. Such forester shall possess the powers of a patrolman in making arrests and serving processes and shall be subject to removal by the mayor at any time.

Section 3. Records. The city forester shall keep a record of all of the transactions of his or her office and shall make an annual report to the mayor and forestry commission concerning said transactions and shall make such further reports as may be requested by the mayor or said commission or the city council. The forester shall give a bond in the sum of the dollar amount of bond] for the faithful performance of his or her duties.

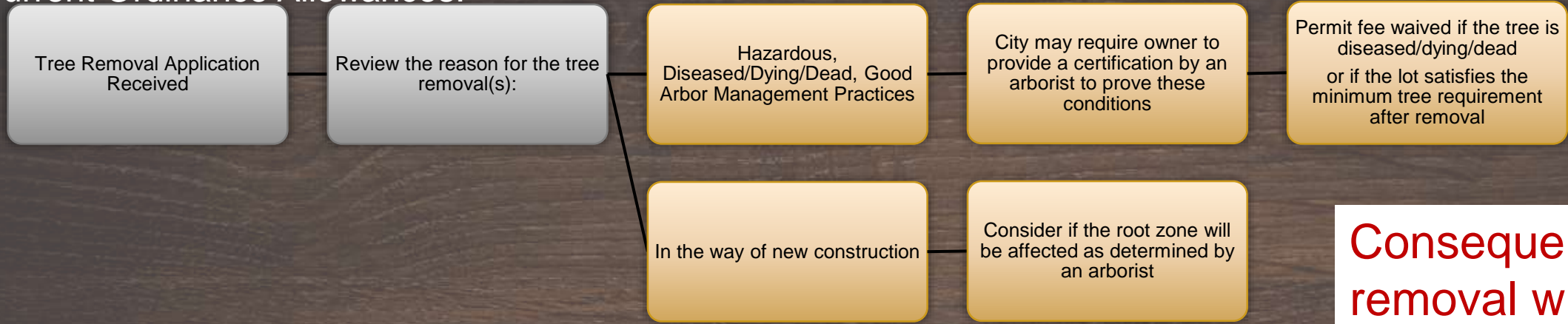
Section 4. Pruning trees. All cutting, trimming and pruning of trees shall be under the supervision of the city forester.

The background of the slide features a dark, atmospheric photograph of a forest. In the foreground, a rustic wooden fence runs across the frame. Behind the fence, several tall, dark evergreen trees stand against a backdrop of rolling hills or mountains under a dim, overcast sky. The overall color palette is muted, consisting of various shades of brown, grey, and black, which creates a somber and naturalistic mood.

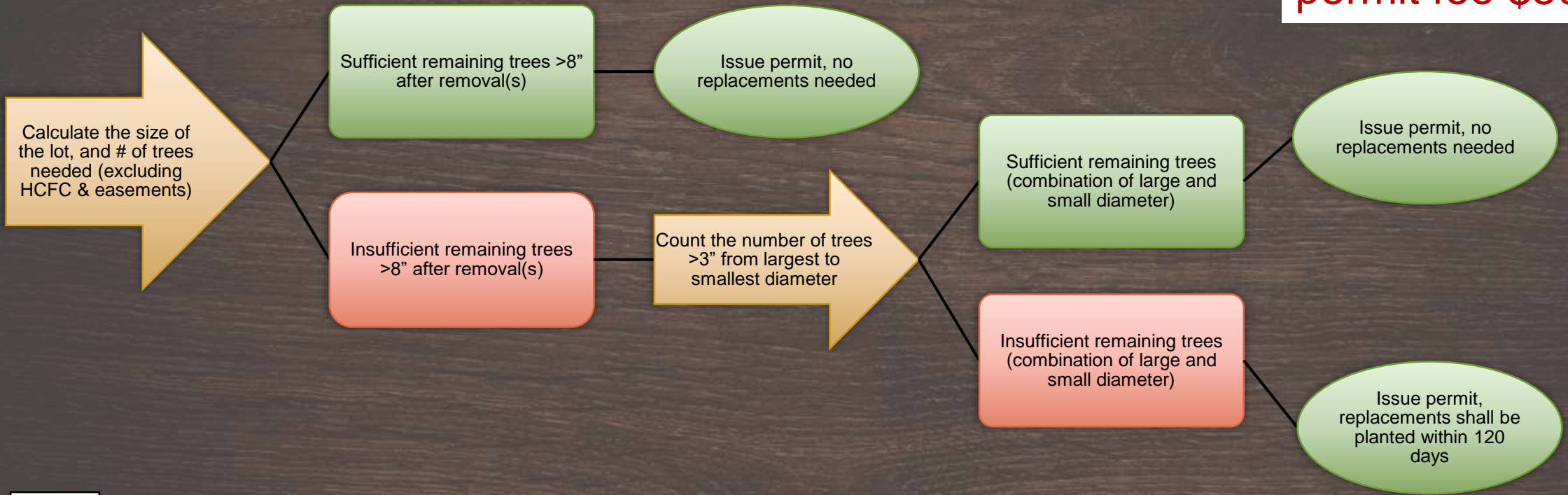
City of Hilshire Village

ORDINANCE REVIEW: 7.700 TREE PRESERVATION

Current Ordinance Allowances:



Consequence for removal without permit is double the permit fee \$50



LOCAL GOVERNMENT CODE
TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES
SUBTITLE A. MUNICIPAL REGULATORY AUTHORITY
CHAPTER 212. MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT
SUBCHAPTER A. REGULATION OF SUBDIVISIONS

Sec. 212.905. REGULATION OF TREE REMOVAL.

(a) In this section:

(1) "Residential structure" means:

(A) a manufactured home as that term is defined by Section 1201.003, Occupations Code;

(B) a detached one-family or two-family dwelling, including the accessory structures of the dwelling;

(C) a multiple single-family dwelling that is not more than three stories in height with a separate means of entry for each dwelling, including the accessory structures of the dwelling; or

(D) any other multifamily structure.

(2) "Tree mitigation fee" means a fee or charge imposed by a municipality in connection with the removal of a tree from private property.

(b) A municipality may not require a person to pay a tree mitigation fee for the removed tree if the tree:

(1) is located on a property that is an existing one-family or two-family dwelling that is the person's residence; and

(2) is less than **10 inches** in diameter at the point on the trunk 4.5 feet above the ground.

(c) A municipality that imposes a tree mitigation fee for tree removal on a person's property must allow that person to apply for a credit for tree planting under this section to offset the amount of the fee.

(d) An application for a credit under Subsection (c) must be in the form and manner prescribed by the municipality. To qualify for a credit under this section, a tree must be:

(1) planted on property:

(A) for which the tree mitigation fee was assessed; or

(B) mutually agreed upon by the municipality and the person; and

(2) at least two inches in diameter at the point on the trunk 4.5 feet above ground.

- (e) For purposes of Subsection (d)(1)(B), the municipality and the person may consult with an academic organization, state agency, or nonprofit organization to identify an area for which tree planting will best address the science-based benefits of trees and other reforestation needs of the municipality.
- (f) The amount of a credit provided to a person under this section must be applied in the same manner as the tree mitigation fee assessed against the person and:
 - (1) equal to the amount of the tree mitigation fee assessed against the person if the property is an existing one-family or two-family dwelling that is the person's residence;
 - (2) at least 50 percent of the amount of the tree mitigation fee assessed against the person if:
 - (A) the property is a residential structure or pertains to the development, construction, or renovation of a residential structure; and
 - (B) the person is developing, constructing, or renovating the property not for use as the person's residence; or
 - (3) at least 40 percent of the amount of the tree mitigation fee assessed against the person if:
 - (A) the property is not a residential structure; or
 - (B) the person is constructing or intends to construct a structure on the property that is not a residential structure.
- (g) As long as the municipality meets the requirement to provide a person a credit under Subsection (c), this section does not affect the ability of or require a municipality to determine:
 - (1) the type of trees that must be planted to receive a credit under this section, except as provided by Subsection (d);
 - (2) the requirements for tree removal and corresponding tree mitigation fees, if applicable;
 - (3) the requirements for tree-planting methods and best management practices to ensure that the tree grows to the anticipated height at maturity; or
 - (4) the amount of a tree mitigation fee.
- (h) A municipality may not prohibit the removal of or impose a tree mitigation fee for the removal of a tree that:
 - (1) is diseased or dead; or
 - (2) poses an imminent or immediate threat to persons or property.
- (i) This section does not apply to property within five miles of a federal military base in active use as of December 1, 2017.

Added by Acts 2017, 85th Leg., 1st C.S., Ch. 7 (H.B. 7), Sec. 1, eff. December 1, 2017.

Citizen Comments

Q: C. Wolfe: If a builder obtains a permit are we allowing them to determine what trees outside the construction areas can be removed after submitting approved plans that protected this particular tree? Builders should not be allowed to remove previously approved protected trees as a method to secure the sale of a property.

A: “Approved plans” do not require any promise or guarantee that the trees marked will remain. A lot of things can happen during construction, including the need to remove trees not anticipated but also to plant new trees in any area that qualifies. The builder is not required by ordinance to determine the final tree disposition at the start of construction.

HV Ordinances: Ch. 7, Article 7.700

Sec. 7.705 Removal of Trees

- (1) The city will permit the removal of a tree only if an owner demonstrates to the city that at least one (1) of the following criteria exists:
 - (a) The applicant's lot will, after removal of the tree, satisfy the minimum tree requirement as described in section 7.703(1);
 - (b) The tree is diseased, dying or dead;
 - (c) Construction is planned in the area where the tree stands;
 - (d) The tree creates a hazard that is or is likely to cause damage to property or danger to the public health, safety, or welfare; or
 - (e) Good arbor management practices indicate removal will be beneficial to surrounding trees.
- (2) **If the previous subsection is satisfied**, the city will issue a tree removal permit if a lot owner completes the following steps:
 - (a) Executes the city's tree removal permit application, which includes a certification that, upon removal of such tree, either the lot will continue to satisfy the minimum tree requirement as described in section 7.703(1) or the lot owner will comply with section 7.706 below regarding tree replacement. If concurrent tree removal permits are sought, the minimum tree requirement must be satisfied after all trees are removed.
 - (b) Pays the application fee as adopted by city council. The application fee shall be waived by the city if the applicant shows that the tree to be removed is diseased, dying or dead or if, after removal of a tree, the lot has more than the minimum tree requirement in section 7.703(1).
- (3) The city shall have a reasonable amount of time, but not less than three (3) business days, to review the application. The city may require an owner to provide certification by an arborist that the criteria in subsection (1)(b), (d) or (e) exist.
 - (4) Removal of a tree without a tree removal permit shall not constitute a violation of this article if immediate removal is necessary to protect against a serious and imminent risk to health, safety, or property as a result of an emergency and, because of such emergency, the lot owner could not obtain the tree removal permit, provided that, as soon as reasonably possible after such tree removal, the lot owner submits a tree removal permit application without the fee and demonstrates that such emergency existed.
 - (5) The city may require a lot owner to remove any tree that is damaged, dead or dying, and that the city deems a danger to person or property. The owner shall have fourteen (14) days after receipt of the notice to remove the tree.
 - (6) Removal of a tree shall be performed by the lot owner or by a reputable tree removal company, and the owner shall ensure that the tree removal work is adequately covered by bond or insurance.
- (Ordinance 745 , adopted 12/19/17, Section 1)

Currently, there is no language, penalty, or procedure for the removal of healthy trees beyond obtaining a \$25 tree removal permit & meeting the minimum tree requirements

Spring Valley, Hedwig, & Piney Point mitigation procedure

- In the event additional trees are requested for removal after the approved plan or during new construction the arborist/urban forester will make a site assessment and assign a mitigation fee for the removal.

*Piney Point \$200 per tree

*Spring Valley & Hedwig have a fee schedule per diameter of the tree

*Bunker Hill no mitigation fee

*Hunter's Creek?

Hedwig Village's tree removal fee schedule

TREE REMOVAL FEES: FOR NEW CONSTRUCTION, ADDITIONAL SQUARE FOOTAGE, OR POOLS	
Trees 10" and under 24" in DBH*	\$2,500/Per Tree
Trees equal or greater than 24" in DBH*	\$5,000 .00/Per Tree+ \$1,000 per each DBH* inch over 24"
Trees 10" in DBH* or greater not on the tree disposition plan or without a tree removal permit.	\$5,000.00/Per Tree**

CenterPoint

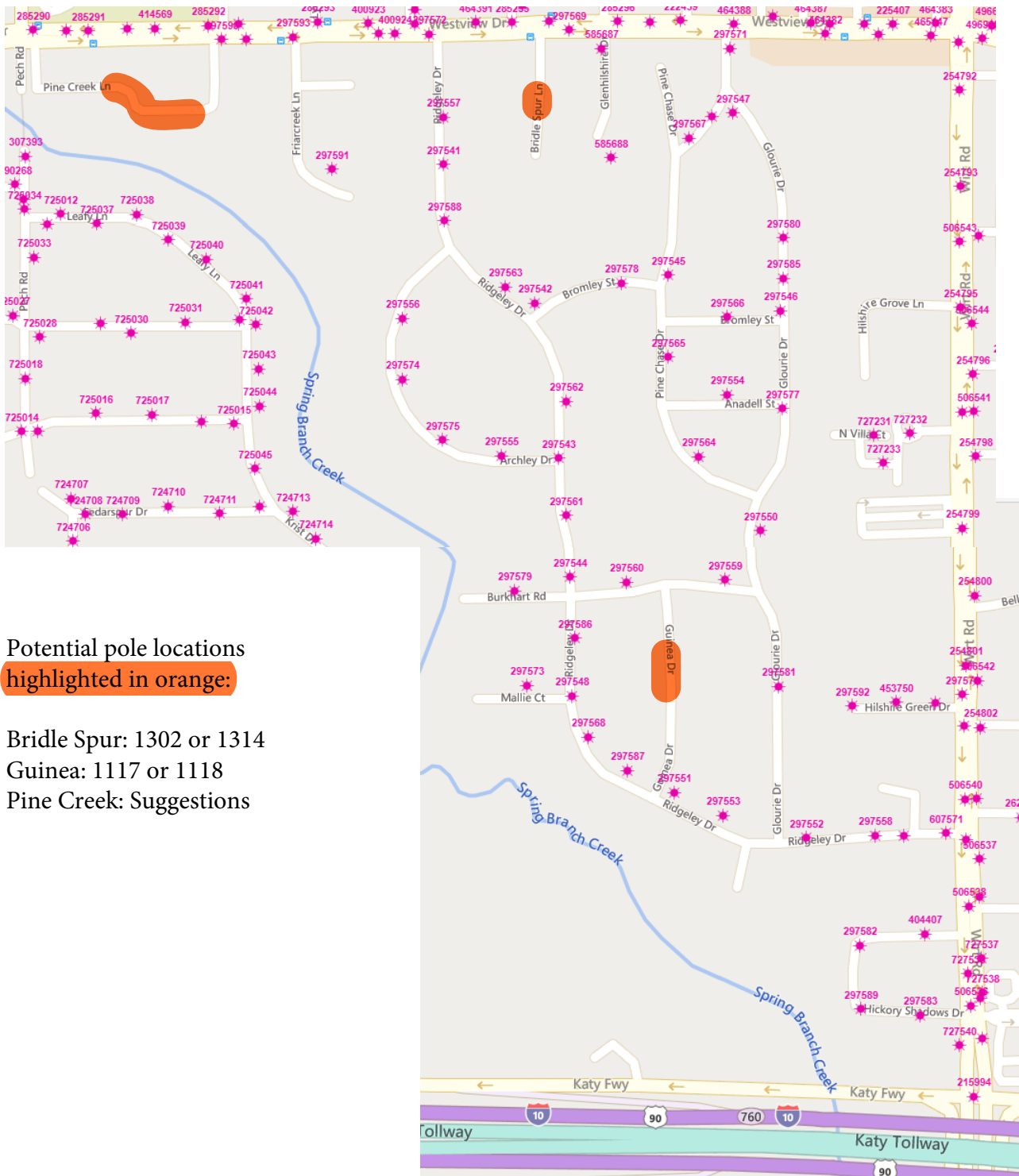
Following the discussion with Corbin Kaspar from CenterPoint regarding streetlight design and operations, it was clarified that CenterPoint implements a 6% rule, wherein 6% of the total current streetlights can be installed at no cost. This includes free labor, materials, and installation, with the exception of a \$1700 easement dedication fee per streetlight location.

In the case of Hilshire Village, which currently has 54 streetlights, this translates to approximately 3 to 4 poles falling under the 6% rule.

For additional street lighting beyond the 6% allocation, the cost is estimated at around \$1700 per streetlight, though this may vary depending on the labor and material expenses.

As part of the city's proposal, new streetlights are suggested for areas currently lacking illumination, specifically Bridle Spur, Pine Creek, and Guinea Streets.

Street Lights in HV



Potential pole locations highlighted in orange:

- Bridle Spur: 1302 or 1314
- Guinea: 1117 or 1118
- Pine Creek: Suggestions

Dark Streets and Spots in HV

