

**MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF SPRING VALLEY VILLAGE, TEXAS
TUESDAY, MAY 19, 2020 AT 6:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
1025 CAMPBELL ROAD, HOUSTON, TEXAS**

1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Council Members present, the Regular Meeting of the Spring Valley Village City Council was called to order by Mayor Ramsey at 6:01 p.m.

Members Present:

Mayor Tom Ramsey
Mayor Pro Tem Allen Carpenter
Council Member David Dominy
Council Member Tom Donaho
Council Member Joy McCormack
Council Member Marcus Vajdos

Members Absent:

None

2. INTRODUCTIONS

Julie M. Robinson, City Administrator
Lloyd Evans, Police Chief (by telephone conference)
Roxanne Benitez, City Secretary
Pat Riley, Public Works Director
Michelle Yi, City Treasurer
Zachary Meadows, Director of Community Development
Matthew Hitt, Assistant to the City Administrator
David Dixon, Police Commissioner

3. PROCLAMATIONS / ANNOUNCEMENTS / SWEARING - IN

- 3.1 Administer Oaths of Office
- Mayor Marcus Vajdos
 - Council Member Allen Carpenter
 - Council Member Joy McCormack

Municipal Court Judge John J. Klevenhagen III administered the oaths to Mayor Vajdos, Council Member Carpenter, and Council Member McCormack.

At this time, Council Member Dominy made a motion to take Agenda Items 3.3 out of order, and Council Member Carpenter seconded the motion. Motion carried 5-0.

- 3.3 Presentation to Tom S. Ramsey

Mayor Vajdos presented Mr. Ramsey with a gift in appreciation for his years of service and accomplishments to the City.

- 3.2 Appoint Mayor Pro-Tem

Council Member Dominy made a motion to accept Mayor Vajdos' recommendation in appointing Council Member Allen Carpenter as Mayor Pro Tem, and Council Member Donaho seconded the motion. Motion carried 5-0.

4. PUBLIC COMMENTS

- 4.1 Rebecca Bloch-Lopez, who lives at 9205 Cardwell Drive, advised that she would have some questions regarding some of the agenda items.

5. CONSENT AGENDA

All matters listed under consent agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

- 5.1 Minutes for City Council Meeting on April 28, 2020
- 5.2 Resolution No. 20-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, RATIFYING THE ACTIONS OF THE CITY ADMINISTRATOR IN EXECUTING A PROPOSAL FOR ENGINEERING REVIEW SERVICES BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND COBB, FENDLEY & ASSOCIATES, INC.; PROVIDING FOR INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.
- 5.3 Approval of Pay Estimate No. 4 for the New Production Well Project to W. W. Payton Corporation in the Amount of \$171,900.

Council Member Donaho made a motion to approve all items on the Consent Agenda, and Council Member Dominy seconded the motion. Motion carried 5-0.

OLD BUSINESS

- 6. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** April 2020 Police Department Staff Report Regarding Activities Related to Response to COVID-19. (Chief Evans)

Chief Evans briefed the Council on the Department's activities concerning the response to COVID-19, and added that there were no major crimes to report. He also advised that they plan to return to normal operations within six weeks. Chief Evans informed the Council that 300 COVID-19 tests were ordered for the employees of all the Villages, Police Departments, and Fire Department and would be available at and administered by the Village Fire Department.

At this time, Council Member Carpenter made a motion to take Agenda Item 11 out of order, and Council Member McCormack seconded the motion. Motion carried 5-0.

NEW BUSINESS

- 11. PRESENTATION, BRIEFING AND DISCUSSION CONCERNING:** Property Values In The City Of Spring Valley Village Including, But Not Limited To, Historical Value

Trends, Property Tax Revenue Changes, And Litigated Properties For The Last Ten Years. (Roland Altinger, Harris County Appraisal District)

Roland Altinger, Chief Appraiser, and Mike Sullivan, the City's HCAD Representative, appeared before the Council. Mr. Altinger gave a PowerPoint presentation regarding property tax history and revenue changes as well as historical value trends for the City of Spring Valley Village.

At this time, Council Member Carpenter made a motion to take Agenda Items 12-17 out of order, and Council Member McCormack seconded the motion. Motion carried 5-0.

- 12. CONDUCT A PUBLIC HEARING CONCERNING:** A Preliminary and Final Re-Plat of Old Katy Rd. C.O. Reserve, A Plot Containing 1.182 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1015 Bade Street.

Mayor Vajdos opened the Public Hearing at 6:39 p.m.

A. Presentation of Preliminary and Final Re-Plat by Applicant

Director of Community Development Zachary Meadows advised that the purpose of applicant's request was to correct the boundaries of the property resulting from the same of a portion of the original property by metes and bounds. Mr. Meadows also advised that, other than the parking lot being re-stripped, the current property would not be re-developed.

B. Those In Favor

None.

C. Those Opposed

None.

D. Adjourn Public Hearing

Mayor Vajdos adjourned the Public Hearing at 6:41 p.m.

- 13. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Preliminary and Final Re-Plat of Old Katy Rd. C.O. Reserve, A Plot Containing 1.182 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1015 Bade Street.

Council Member McCormack made a motion to approve the preliminary and final re-plat of Old Katy Rd. C.O. Reserve, a plot containing 1.182 acres of land, situated in Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas bearing the address of 1015 Bade Street, and Council Member Carpenter seconded the motion. Motion carried 5-0.

- 14. CONDUCT A PUBLIC HEARING CONCERNING:** Ordinance Number 2020-XX - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA

DEVELOPMENT DISTRICT (“FPADD”) AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

Mayor Vajdos opened the Public Hearing at 6:44 p.m.

A. Presentation of Requested PAD Amendment by Applicant

Director of Community Development Zachary Meadows advised that the applicant’s request was to re-zone the property so that it matched the adjacent commercial properties.

B. Those In Favor

None.

C. Those Opposed

None.

D. Adjourn Public Hearing

Mayor Vajdos adjourned the Public Hearing at 6:45 p.m.

- 15. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2020-XX - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY’S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT (“FPADD”) AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

Mayor Vajdos read the Ordinance by caption only. Council Member Dominy made a motion to approve Ordinance No. 2020-17, and Council Member Donaho seconded the motion. Motion carried 5-0.

- 16. CONDUCT A PUBLIC HEARING CONCERNING:** Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING EXHIBIT A OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY, EXHIBIT A BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE 2014-12 PROVIDING FOR A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 2.38 ACRES OF LAND AT THE NORTHEAST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT BY PERMITTING NEW HEALTH CARE AND MEDICAL AND GENERAL BUSINESS OCCUPANCIES; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Mayor Vajdos opened the Public Hearing at 6:48 p.m.

A. Presentation of Requested PAD Amendment by Applicant

Christopher Ebrahimi, the property owner and who lives at 8909 Croes Drive,

advised that they wish to change the list of permitted uses for the ground floor to allow the highest and best use of the property.

B. Those In Favor

None.

C. Those Opposed

None.

D. Adjourn Public Hearing

Mayor Vajdos adjourned the Public Hearing at 6:51 p.m.

17. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING EXHIBIT A OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY, EXHIBIT A BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE 2014-12 PROVIDING FOR A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 2.38 ACRES OF LAND AT THE NORTHEAST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT BY PERMITTING NEW HEALTH CARE AND MEDICAL AND GENERAL BUSINESS OCCUPANCIES; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Mayor Vajdos read the Ordinance by caption only. Council Member Dominy made a motion to approve Ordinance No. 2020-18 with the following modifications that would allow the following uses as P₁ and P₂ as recommended by the Planning & Zoning Commission:

- NAICS Sector 53 – Real Estate and Rental and Leasing
- NAICS Sector 52 – Finance and Insurance
- NAICS Sector 55 – Management of Companies and Enterprises
- NAICS Sector 62 – Health care and Social Assistance,

and Council Member Carpenter seconded the motion. Motion carried 5-0.

7. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Activities of the Village Fire Department Commissioners Meeting on April 22, 2020 and Any Special Meetings That May Have Occurred Since April 22, 2020. (Council Member Carpenter / Tom Ramsey)

Mayor Pro Tem Carpenter advised that the contract for the Village Fire Department’s building renovation was approved at a special meeting. He also advised that the Fire Department is receiving fewer calls than usual.

8. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Activities of the Planning and Zoning Commission Meeting of May 12, 2020. (City Attorney Loren Smith)

Mayor Vajdos provided the update in City Attorney Smith's absence, and added that agenda item numbers 12-17 were discussed and recommended for approval at the May 12 Planning & Zoning Commission meeting. He also advised that a PAD amendment for 9210 Old Katy Road as well as the preliminary and final re-plat of 1213 Tamy Lane were not approved by the Planning & Zoning Commission, but would be presented again at future Planning & Zoning Commission and City Council meetings.

9. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Potential Modifications to City's Current Residential Property Tax Exemptions.

City Administrator Julie Robinson advised that during the April 28, 2020 Council Meeting, Council discussed the potential modifications to the Over 65 and Disabled exemptions and requested that Staff research the ability of the City to place a maximum assessed property value applicability limit on both the Over 65 and Disabled property tax exemptions. Ms. Robinson advised that, based on the Texas Tax Code, Council did not have the ability to enact a maximum assessed property value applicability limit on either of the Over 65 and Disabled property tax exemptions, and added that if the Council wished to modify the Over 65 and Disabled residential property tax exemptions, the City must notify the Harris Central Appraisal District prior to May 31. Following discussion, it was the consensus of the City Council to make no changes to the Over 65 and Disabled property tax exemptions.

10. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: City Update Concerning COVID-19.

City Administrator Julie Robinson advised that she is talking with Chief Evans by telephone on almost a daily basis to discuss City operations. She also advised that she anticipated that City Hall would re-open to the public on Monday, June 1 and that City Hall employees had been given the option of returning sooner. Ms. Robinson advised that, in preparation of the City Hall re-opening, the entire building was sanitized with a disinfectant fogging and social distancing signage was placed in the City Hall. Ms. Robinson also advised that Staff was currently working on a telecommuting policy and added that hurricane season starts on June 1. Chief Evans advised that he is in the assessment process for hurricane season and has had several conference calls regarding COVID-19 and the upcoming hurricane season.

NEW BUSINESS

18. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Approval Of A Resolution Authorizing Publication Of Notice Of Intent To Issue Certificates Of Obligation.

City Administrator Julie Robinson advised that this item was discussed at the April 28, 2020 City Council meeting. Drew Masterson, with Masterson Advisors, advised that the issuing rates for certificates of obligation had increased. Neil Thomas, with Norton Rose Fulbright, advised that, if this item was approved, the approval to issue certificates of obligation would be held at the July 14, 2020 City Council meeting. Following discussion, Council Member Donaho made a motion to approve the resolution authorizing the notice publication of intent to issue certificates of obligation, and Council Member McCormack seconded the motion. Motion carried 5-0.

19. **DISCUSSION AND DIRECTION CONCERNING:** Possible Options and Impacts for Converting Cul-de-sacs on Traweek and Lariat to Greenspace as Part of the Loeser, Traweek, Lone Star, Lariat and West Tex Paving and Utility Improvement Project.

Public Works Director Pat Riley advised that Council requested that Staff evaluate possible options for replacing the cul-de-sacs on Traweek and Lariat with greenspace as part of the upcoming street construction project during the February 24, 2020 City Council meeting. Mr. Riley and City Administrator Julie Robinson outlined a couple of options and the associated impacts for the Council. There was discussion concerning the size of the existing cul-de-sacs and the City's subdivision requirements as well as the impact on emergency vehicles in the event that the pavement area is reduced. There was also discussion concerning the possibility of abandoning right-of-way to increase greenspace. Of greater concern, though, was discussion concerning the use of Lariat as access for the Village Fire Department to the commercial development at 9090 Katy Freeway when that development occurred.

As a result of the discussion, it was determined that, contingent on Staff's discussion with Village Fire Department, Lariat might provide the most opportunity to remove the cul-de-sac and replace it with some type of greenspace. Additionally, on Traweek, the cul-de-sac would most likely remain but the diameter would be reduced.

Ms. Robinson advised that Staff would conduct additional research on this item, and particularly have discussions with Village Fire Department about access, and return with their findings at the June City Council meeting.

20. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 20-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPOINTING THE PRESIDING JUDGE, ALTERNATE JUDGES, PROSECUTING ATTORNEYS AND COURT ADMINISTRATOR TO THE SPRING VALLEY VILLAGE MUNICIPAL COURT; AND PROVIDING AN EFFECTIVE DATE.

Mayor Vajdos read the Resolution by caption only. Council Member McCormack made a motion to approve Resolution Number 20-17, and Council Member Carpenter seconded the motion. Motion carried 5-0.

21. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Receipt of Report On The Village Fire Department FY 2019 Annual Audit And Approving The FY 2019 Intra-Budgetary Transfers Based On The FY 2019 Audit.

Council Member McCormack made a motion to approve the Village Fire Department FY 2019 Annual Audit and FY 2019 Intra-budgetary transfers based on the FY 2019 Audit, and Council Member Dominy seconded the motion. Motion carried 5-0.

22. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Proposed FY 2021 Village Fire Department Budget In The Amount Of \$6,961,314.00 With The City Of Spring Valley Village's Annual Assessment Being \$1,131,213.52 (16.25%).

Council Member Donaho made a motion to approve the FY 2021 Village Fire Department Budget in the amount of \$6,961,314.00 with the City of Spring Valley Village's annual assessment being \$1,131,213.52 (16.25%), and Council Member Carpenter seconded the motion. Motion carried 5-0.

23. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Alternate Board Member Appointment to the Village Fire Department Board of Commissioners.

Following discussion, Council Member McCormack made a motion to appoint Spring Valley Village resident Bo Bothe as an Alternate Board Member to the Village Fire Department Board of Commissioners, and Council Member Carpenter seconded the motion. Motion carried 5-0.

24. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Appointment of An Individual to Fill The Unexpired Term of Council Seat Formerly Held by Marcus Vajdos.

Following discussion, Council Member Carpenter made a motion to appoint Bo Bothe to fill the unexpired term of the Council seat formerly held by Marcus Vajdos, and Council Member Donaho seconded the motion. Motion carried 5-0.

25. CONSIDERATION AND POSSIBLE ACTION CONCERNING: City Council Liaison Appointment to the Planning & Zoning Commission.

Council Member McCormack made a motion to appoint Council Member David Dominy as the City Council Liaison to the Planning & Zoning Commission and Council Member Tom Donaho as the Alternate, and Council Member Donaho seconded the motion. Motion carried 5-0.

26. BRIEFING AND DISCUSSION CONCERNING: Quarterly Investment Report For Period Ending March 31, 2020.

City Treasurer Michelle Yi presented the Quarterly Investment Report for the period ending March 31, 2020.

27. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: Briefing by City Administrator:

1. Status of Hilldale, Bade & Cardwell Paving and Utility Improvements Project

Public Works Director Pat Riley provided an update for the Council and advised that the project should be completed very soon.

2. Status of New Production Well

Public Works Director Pat Riley advised that the CMU (concrete masonry unit) building was currently in design and added that a change order would be submitted for approval at a future Council meeting.

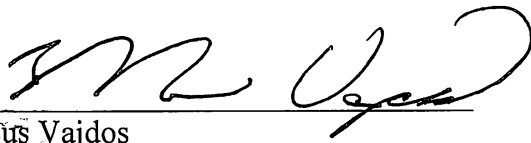
3. Status of Green Valley Drive and Wunningham Lane Paving and Utility Improvements Project

Public Works Director Pat Riley advised that project design was 95% complete, and City Administrator Julie Robinson advised that bid documents are currently being reviewed..

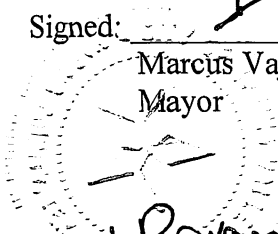
28. ADJOURNMENT

Council Member Carpenter made a motion to adjourn the meeting at 8:36 p.m., and Council Member Donaho seconded the motion. Motion carried 5-0.

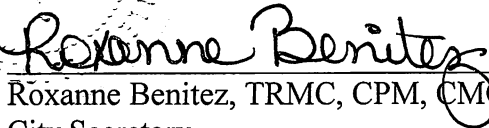
Signed:



Marcuis Vajdos
Mayor



Attest:



Roxanne Benitez, TRMC, CPM, CMCC
City Secretary