

**MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF SPRING VALLEY VILLAGE, TEXAS
TUESDAY, JULY 14, 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 Vajdos at 6:09 p.m.

Members Present:

Mayor Marcus Vajdos (by video conference)

Mayor Pro-Tem Allen Carpenter

Council Member Bo Bothe

Council Member David Dominy

Council Member Tom Donaho (by video conference)

Council Member Joy McCormack

Members Absent:

None.

2. INTRODUCTIONS

Julie M. Robinson, City Administrator

Loyd Evans, Police Chief (by video 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

Loren Smith, City Attorney

3. PROCLAMATIONS / ANNOUNCEMENTS / SWEARING-IN

None.

4. PUBLIC COMMENTS

At this time, any person with City-related business may speak to the Council. In compliance with the Texas Open Meetings Act, the City Council may not deliberate. **Comments from the public should be limited to a maximum of three (3) minutes per individual speaker.**

None.

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 Special Called City Council Meeting on June 23, 2020

- 5.2 Minutes for City Council Meeting on June 23, 2020
- 5.3 Resolution No. 20-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF CHANGE ORDER NUMBER 2 TO THE AGREEMENT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND W.W. PAYTON CORPORATION, FOR NEW PRODUCTION WELL IMPROVEMENTS PROJECT; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE SUCH AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.
- 5.4 Resolution No. 20-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, ADOPTING A POLICY FOR SPONSORSHIPS FOR CITY PROJECTS; AND PROVIDING AN EFFECTIVE DATE.

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

OLD BUSINESS

6. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: June 2020 Police Department Staff Report (Chief Evans):

- 1. Number of Calls for Service
- 2. Number of Traffic Violations
- 3. Number of K-9 Deployments
- 4. Activities Concerning Response to COVID-19

Chief Evans briefed the Council on the Department’s activities concerning hurricane preparedness and their response to COVID-19. City Administrator Julie Robinson briefed the Council on the hurricane preparation measures performed by the City Hall staff.

7. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: Activities of the Village Fire Department Commissioners Meeting on June 24, 2020 and Any Special Meetings That May Have Occurred since June 24, 2020. (Mayor Pro Tem Carpenter / Council Member Bothe)

Mayor Pro Tem Carpenter advised that the Village Fire Department’s budget was in good shape and added that the Fire Department will soon have three (3) employee vacancies. He also advised that there was a house fire in Spring Valley Village in which the response time was 3 minutes and 58 seconds. Mayor Pro Tem Carpenter advised that the Village Fire Department building remodel is progressing with the contractors currently performing the electrical and plumbing demolition work.

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

City Administrator Julie Robinson advised that City Hall closed to the public on June 30 when two employees tested positive for COVID-19, and added that those employees could not return to work until they tested negative twice following the 14-day incubation period. She also advised that a Municipal Court setting was held by video conference on June 9 with

another setting scheduled for June 16, and added that court settings would continue to be held by video conference. Chief Evans advised that there were currently 9-12 addresses in Spring Valley Village with residents who tested positive and are being cautious when they interact with residents and the public.

NEW BUSINESS

9. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2020-XX - AN ORDINANCE AUTHORIZING THE ISSUANCE OF “CITY OF SPRING VALLEY VILLAGE, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2020”; AND LEVYING AD VALOREM TAX; PLEDGING CERTAIN NET REVENUES; AUTHORIZING THE EXECUTION OF A TRANSFER AND PAYING AGENCY AGREEMENT, AND OTHER MATTERS IN CONNECTION THEREWITH.

Mayor Vajdos read the Ordinance by caption only. Drew Masterson with Masterson Advisors presented a summary of the sale of the certificates of obligation that was held earlier that day. Following discussion, Council Member McCormack made a motion to approve Ordinance No. 2020-22, and Council Member Bothe seconded the motion. Motion carried 5-0.

10. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution No. 20-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF CHANGE ORDER NUMBER 5 TO THE AGREEMENT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AND TRIPLE B SERVICES FOR THE HILDALE, BADE & CARDWELL PAVING AND UTILITY IMPROVEMENTS PROJECT (CSB #2018-08-101); PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE SUCH AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Mayor Vajdos read the Resolution by caption only. City Administrator Julie Robinson advised that Change Order Number 5 requests payment for work that Triple B Services undertook but was not in the original bid items or scope and was not previously approved by the City. If Change Order Number 5 were approved, the Project would exceed the Original Contract Price by \$39,405.55. She also advised that a letter was sent to Triple B Services disputing the total cost of Change Order Number 5 and offering to pay the remainder of the authorized contract amount including retainage, and Triple B Services had agreed to this final offer. Therefore, Ms. Robinson recommended disapproval of the Resolution and Change Order Number 5 which would result in the City making final payment to Triple B Services in compliance with the executed contract. Following a brief discussion, Council Member Dominy made a motion to approve the resolution as presented, and Council Member McCormack seconded the motion. Motion failed 0-5.

11. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Request for a Variance by Echo Place, LLC for the Property Located at 1020 Fries Road, from Chapter 9 Subdivisions, Section 9.103 (i)(3), Lot Depth, of the Code of Ordinances, Allowing for a Lot Depth of 100 feet Where 120 feet is Required.

Director of Community Development Zachary Meadows advised that the applicant intends to divide the property into two lots with both lots facing Echo Valley Drive; however, the property would need an approved variance of twenty (20) feet prior to the re-plat request. Council Member Dominy made a motion to approve the variance requested by Echo Place, LLC for the property located at 1020 Fries Road, from Chapter 9 Subdivisions, Section 9.103 (i)(3), Lot Depth, of the Code of Ordinances, allowing for a lot depth of 100 feet where 120 feet is required, and Council Member McCormack seconded the motion. Motion carried 5-0.

- 12. CONDUCT A PUBLIC HEARING CONCERNING:** A Preliminary and Final Re-Plat of Echo Valley Estates Replat No. 1 Partial Replat No. 1, A Plot Containing 0.530 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1020 Fries Road.

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

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

Director of Community Development Zachary Meadows advised that the proposed re-plat would divide the property into two lots with both lots facing Echo Valley Drive based on the variance approved in the previous agenda item.

- B. Those In Favor

None.

- C. Those Opposed

None.

- D. Adjourn Public Hearing

Mayor Vajdos adjourned the Public Hearing at 6:50 p.m.

- 13. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Preliminary and Final Re-Plat of Echo Valley Estates Replat No. 1 Partial Replat No. 1, A Plot Containing 0.530 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1020 Fries Road.

Council Member Dominy made a motion to approve the preliminary and final re-plat of Echo Valley Estates Replat No. 1 Partial Replat No. 1, A plot containing 0.530 acres of land, situated in Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas bearing the address of 1020 Fries Road, and Council Member McCormack seconded the motion. Motion carried 5-0.

- 14. CONDUCT A PUBLIC HEARING CONCERNING:** Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE CREATING AND APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 1.17 ACRES OF LAND JUST EAST OF THE NORTH EAST INTERSECTION OF KATY FREEWAY AND ADKINS ROAD, BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A THREE STORY PROFESSIONAL BUILDING OVER A FOUR LEVEL PARKING STRUCTURE, WITH

ONE LEVEL BELOW GROUND, FOR A MAXIMUM HEIGHT OF EIGHTY-FIVE FEET (85'), ADDITIONAL SURFACE PARKING, AND ALLOWING PROFESSIONAL, MEDICAL AND SURGICAL USES; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

- A. Presentation of Requested PAD by Applicant
- B. Those In Favor
- C. Those Opposed
- D. Adjourn Public Hearing

No public hearing was held. Council Member Dominy advised that the applicant withdrew agenda items 14 and 15 at the July 13, 2020 Planning & Zoning Commission meeting.

- 15. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE CREATING AND APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 1.17 ACRES OF LAND JUST EAST OF THE NORTH EAST INTERSECTION OF KATY FREEWAY AND ADKINS ROAD, BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A THREE STORY PROFESSIONAL BUILDING OVER A FOUR LEVEL PARKING STRUCTURE, WITH ONE LEVEL BELOW GROUND, FOR A MAXIMUM HEIGHT OF EIGHTY-FIVE FEET (85'), ADDITIONAL SURFACE PARKING, AND ALLOWING PROFESSIONAL, MEDICAL AND SURGICAL USES; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Since this item did not move forward from the Planning and Zoning Commission, Council Member Dominy provided a brief update on the discussion of this item during the July 13, 2020 Planning & Zoning Commission meeting.

- 16. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Appointments / Reappointments to Boards and Commissions:
- A. Planning & Zoning Commission
 - B. Board of Adjustment

Mayor Vajdos advised that several applications were submitted and provided his recommendations for appointments and reappointments. Council Member Bothe made a motion to re-appoint Anne-Marie McMichael and Louis Richman as Regular Members, appoint John Lisenby as a Regular Member, and appoint James (Jim) Autenreith as an Alternate Member to the Planning & Zoning Commission, and to re-appoint William Featherston and Cameron Kreager as Regular Members, re-appoint John Byerly and Douglas Potts as Alternate Members to the Board of Adjustment. Council Member Carpenter seconded the motion. Motion carried 5-0.

- 17. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Briefing by City Administrator:

1. Green Valley Drive & Winningham Lane (West of Voss) Roadway, Drainage and Utility Improvements 2020

Public Works Director Pat Riley advised that the design was complete, and the City has issued the bid for the Project with the bid opening to be held on July 31. City Administrator Julie Robinson advised that the award of bid and approval of a contract would be on the August 25 City Council agenda for approval.

2. Harris County Flood Control District Briar Branch Maintenance Project and Encroachment Issue

City Administrator Julie Robinson advised that there were a number of residents whose properties had encroachments into the Harris County Flood Control District's ("HCFCD's") easement along Briar Branch. She also advised that discussions with HCFCD began last year and she and the City Team are working with HCFCD to ensure consistency with what was previously discussed with these residents.

3. Status of New Production Well

Public Works Director Pat Riley advised that the CMU (concrete masonry unit) building is currently in the design phase.

4. Status of Development of City Mobile App

Assistant to the City Administrator Matthew Hitt advised that the developers were currently working on the integration of the City website and the mobile app, and added that once the integration was completed, a link would be sent to the Council for them to review and test it.

18. **EXECUTIVE SESSION:** The City Council Will Now Hold A Closed Executive Meeting Pursuant To The Provision Of Chapter 551, Government Code, Vernon's Texas Codes Annotated, In Accordance With The Authority Contained In:

- 18.1 Section 551.074 – Personnel Matter – Discussion to Deliberate the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of the City Administrator.

Council adjourned into the Executive Session at 7:05 p.m.

19. **RECONVENE**

The City Council meeting reconvened at 7:42 p.m.

20. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Matters Discussed in Executive Session.

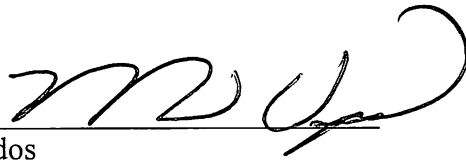
No action was taken.

21. **ADJOURNMENT**

Council Member Carpenter made a motion to adjourn the meeting at 7:43 p.m., and Council Member Donaho seconded the motion. Motion carried 5-0.

Signed:

Marcus Vajdos
Mayor



Attest:

Roxanne Benitez
Roxanne Benitez, TRMC, CPM, CMCC
City Secretary

