

**MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF SPRING VALLEY VILLAGE, TEXAS
TUESDAY, AUGUST 25, 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 6:03 p.m.

Members Present:

Mayor Marcus Vajdos

Mayor Pro-Tem Allen Carpenter

Council Member Bo Bothe

Council Member David Dominy (arrived at 6:08 p.m. by video conference) (left at 8:53 p.m.)

Council Member Tom Donaho (by video conference) (left at 8:53 p.m.)

Council Member Joy McCormack

Members Absent:

None.

2. INTRODUCTIONS

Julie M. Robinson, City Administrator (left at 8:28 p.m.)

Loyd Evans, Police Chief (by phone conference) (left at 8:15 p.m.)

Roxanne Benitez, City Secretary

Pat Riley, Public Works Director (left at 8:28 p.m.)

Michelle Yi, City Treasurer (left at 8:28 p.m.)

Zachary Meadows, Director of Community Development (left at 8:28 p.m.)

Matthew Hitt, Assistant to the City Administrator (left at 8:28 p.m.)

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.**

4.1 Lili Mahvash, who lives at 1018 Bade, spoke regarding Agenda Items 11 and 12, and advised that she was disappointed that the Planning & Zoning Commission approved a tall building that will be located close to her home.

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 July 14, 2020
- 5.2 Minutes for City Council Meeting on July 14, 2020
- 5.3 Minutes for Special Called City Council Meeting on August 4, 2020
- 5.4 Resolution No. 20-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING AND ADOPTING AN INVESTMENT POLICY FOR THE CITY OF SPRING VALLEY VILLAGE AND A LIST OF QUALIFIED BROKERS/DEALERS THAT ARE AUTHORIZED TO ENGAGE IN INVESTMENT TRANSACTIONS WITH THE CITY; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.
- 5.5 Ordinance No. 2020-XX – AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, BY AMENDING SECTION 3.001 RESIDENTIAL BUILDING AND CONSTRUCTION FEE SCHEDULE OF APPENDIX “A”, SCHEDULE OF FEES, FOR THE CITY OF SPRING VALLEY VILLAGE BY ESTABLISHING NEW FEES FOR DRAINAGE PLAN REVIEW AND PROFESSIONAL FEES (HELD IN ESCROW); AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.
- 5.6 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 SERVICES BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND IDS ENGINEERING GROUP FOR THE REPLACEMENT OF CUL-DE-SACS AT LARIAT DRIVE AND TRAWEEK DRIVE WITH GREEN SPACE AS PART OF THE LONE STAR DRIVE, LOESER DRIVE, TRAWEEK DRIVE, W TEX DRIVE AND LARIAT DRIVE PAVING AND UTILITY IMPROVEMENTS PROJECT; PROVIDING FOR INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.
- 5.7 Resolution No. 20-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN INTERLOCAL GRANT AGREEMENT BETWEEN HARRIS COUNTY AND THE CITY OF SPRING VALLEY VILLAGE, TEXAS FOR THE CORONAVIRUS RELIEF FUND; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING EXECUTION OF THE INTERLOCAL AGREEMENT BY THE MAYOR; AND PROVIDING AN EFFECTIVE DATE.
- 5.8 Resolution No. 20-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A REVISED AGREEMENT FOR PROFESSIONAL SERVICES BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND BBG CONSULTING, INC; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE MAYOR TO

EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE SUCH REVISED AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Council Member McCormack made a motion to approve all items on the Consent Agenda, excluding item 5.3, and to remove agenda item 5.3 for discussion, and Council Member Carpenter seconded the motion. Motion carried 5-0.

City Administrator Julie Robinson advised that the minutes included in the packet were amended to add recommended language by the Texas Municipal League and was emailed to Council prior to the meeting.

After a brief discussion, Council Member McCormack made a motion to approve agenda item 5.3 as amended, and Council Member Carpenter seconded the motion. Motion carried 5-0.

At this time, Council Member Carpenter made a motion to take Agenda Items 9 through 10 out of order, and Council Member Dominy seconded the motion. Motion carried 5-0.

NEW BUSINESS

9. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Award Of Competitive Sealed Bid Number CSB #2020-07-100 For The Green Valley Drive and Winningham Lane Roadway, Drainage and Utility Improvements Project To Conrad Construction Co. Ltd. In An Amount Not To Exceed \$1,095,283.75.

City Administrator Julie Robinson advised that the bid opening occurred on July 31, 2020 with the City receiving seven (7) bids. Ms. Robinson also advised that Conrad Construction was the lowest bidder, had good references, and added that she has had previous experience with them. Council Member McCormack made a motion to award Bid Number CSB #2020-07-100 for the Green Valley Drive and Winningham Lane Roadway, Drainage, and Utility Improvements Project to Conrad Construction Co, Ltd. in an amount not to exceed \$1,095,283.75, 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 A CONTRACT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND CONRAD CONSTRUCTION CO. LTD. FOR THE GREEN VALLEY DRIVE AND WINNINGHAM LANE ROADWAY, DRAINAGE AND UTILITY IMPROVEMENTS PROJECT (CSB #2020-07-100); PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE SUCH CONTRACT; AND PROVIDING AN EFFECTIVE DATE.

Mayor Vajdos read the Resolution by caption only. Council Member Carpenter made a motion to approve the Resolution No. 20-26, and Council Member Bothe seconded the motion. Motion passed 5-0.

At this time, Council Member Carpenter made a motion to take Agenda Items 11 through 12 out of order, and Council Member McCormack seconded the motion. Motion carried 5-0.

11. **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.

Mayor Vajdos opened the Public Hearing at 6:16 p.m.

A. Presentation of Requested PAD by Applicant

Director of Community Development Zachary Meadows advised that the proposed planned area development (PAD) had been presented to the Planning & Zoning Commission on three (3) separate occasions with discussions totaling more than six (6) hours. Mr. Meadows advised that the Planning & Zoning Commission determined that the development was appropriate and it was approved with certain conditions.

John Joubert, with i3 Interests, gave a PowerPoint presentation concerning the requested PAD.

John Lisenby, Planning & Zoning Commission Member, briefed the Council on the various issues that the Commission had discussed with the Applicants and advised that the Applicants complied with all of the items requested by the Commission. He further advised the Council that he and Mr. Meadows had continued working with the Applicants on issues of concern to the residents following the Commission meeting, and the Applicants had included additional items to address most of the issues.

Charlie Calderwood, Planning & Zoning Commission Member, provided additional information to the Council concerning the issues that the Commission had discussed with the Applicants.

B. Those In Favor

- Steve Bass, who lives at 9112 Hilldale Drive, advised that he was in favor of the development.

C. Those Opposed

- Joe Lopez, who lives at 9205 Cardwell Drive, advised that he appreciated the efforts of the Planning and Zoning Commission but was concerned about the height of the proposed building as it would be one of the tallest buildings in the City.
- Margey Meyer, who lives at 9166 Cardwell Drive, advised that she supported Mr. and Mrs. Lopez’ efforts in raising their concerns to the Commission, and

requested that the frosted windows be 5'7" instead of 5'6" as the average height for a man is 5'9". Mrs. Meyer also requested that the lighting of the proposed building not flare into their yards.

- Zack Raffoul, who lives at 9209 Cardwell Drive, advised that he and his neighbors would be impacted by the proposed PAD and added that the sound wall was intended to be protection. Mr. Raffoul advised that the proposed development would reflect negatively on their neighborhood, property values, and security. He also advised that 85 feet was not feasible and asked Council to assist in protecting their homes from the building's generator, dumpster, lighting, and medical waste.
- Rebecca Bloch-Lopez, who lives at 9205 Cardwell Drive, advised that, on August 12, she submitted a request to Council requesting the line of sight from the North, from a two-story home, and from the second floor of a two-story home. Mrs. Lopez also advised that the proposed development would affect their property values and added that 85 foot buildings were not the future of Spring Valley Village.
- Frank Siroky, who lives at 3 Martin Lane, advised that Mrs. Lopez explained their views very well and added that 85 feet was not realistic.
- Charleen Siroky, who lives at 3 Martin Lane, advised that while property values are going up, the proposed PAD would negatively affect them as tenants and their clients will be able to view the building from their house. Mrs. Siroky also advised that they currently have problems with drainage on Adkins Road and felt that this would cause more issues. She advised that the property owners on Cardwell Drive and Martin Lane would have difficulty selling their homes and added that this project was a nuisance.
- Margey Meyer, who lives at 9166 Cardwell Drive, suggested that landscaping be installed on the southern end of Bade Street.
- Iraj Mahvash, who lives at 1018 Bade Street, advised that he concurred with all of the residents who spoke and suggested that all windows facing residential properties be frosted.
- Lili Mahvash, who lives at 1018 Bade Street, suggested that tall trees be installed at the cul-de-sac of Bade Street to prevent views of the proposed parking garage and sound wall.
- Lauren Nguyen, who lives at 9204 Cardwell Drive, advised that she concurred with the comments given by her neighbors.

D. Adjourn Public Hearing

Mayor Vajdos adjourned the Public Hearing at 7:02 p.m.

- 12. 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.

Mayor Vajdos read the Ordinance by caption only. There was discussions concerning the building height, how medical waste disposal would be handled, the proposed lighting for the project and how City staff would enforce the lighting requirements, hours for dumpster collection and generator testing, and how indoor lighting would be handled at night. Following discussion, Council Member Bothe made a motion to approve Ordinance No. 2020-25, and Council Member McCormack seconded the motion. Motion carried 5-0.

OLD BUSINESS

6. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: Briefing by Police Chief:

Commissioner Dixon provided the report on behalf of 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
5. Possible Halloween Activity at City Hall

Commissioner Dixon briefed the Council on the Department's activities regarding hurricane preparedness and their response to COVID-19. He also advised that there had been discussions about a possible City Halloween event to be held at the City Park. City Administrator Julie Robinson advised that further discussion regarding a possible Halloween event would occur during the September 22 City Council meeting.

7. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: Activities of the Village Fire Department Commissioners Meeting on July 29, 2020 and Any Special Meetings That May Have Occurred Since July 29, 2020. (Mayor Pro Tem Carpenter / Council Member Bothe)

Mayor Pro Tem Carpenter advised that additional firefighters and medics would be at the Village Fire Department in preparation of Hurricane Laura. He also advised that the Fire Department had two employee vacancies. Mayor Pro Tem Carpenter advised that the Fire Department had not received any calls related to COVID-19 in three weeks. He also advised that the contractors for the Village Fire Department building remodel were currently performing foundation work.

8. DISCUSSION AND DIRECTION CONCERNING: Status of Traffic Safety and Mobility Study.

Public Works Director Pat Riley advised that, during the March 24, 2020 meeting, the City Council approved a proposal with Traffic Engineers, Inc. ("TEI") to conduct a Traffic Safety

and Mobility Study for the Bingle Road Corridor, the intersection of Westview Drive and Voss Road, the evaluation of any additional cost-effective measures that could be used to improve visibility at Campbell Road and W. Tex. However, within weeks of approving the proposal, COVID-19 began and all traffic patterns for both vehicular and pedestrian traffic completely changed and are continuing to change.

In light of the changes to traffic patterns, Mr. Riley advised that he, City Administrator Julie Robinson, Sammy Chen of TEI and Travis Sellers with IDS Engineering Group had a discussion concerning individual tasks of the overall study that could be accomplished while we waited for traffic patterns to settle into some pattern. The tasks that were identified are: (1) the study of the pedestrian crossing at Bingle Road and Merlin Drive; (2) the sight distance study for vehicles at Campbell Road and W. Tex Drive; and (3) signage recommendations for major thoroughfares. For the remainder of the Study, Staff recommended that the City issue a postponement letter to TEI until such time as traffic patterns begin to normalize.

With regard to the sight distance study for vehicles at Campbell Road and W. Tex Drive, there are no cost-feasible solutions to be undertaken by the City at this time. With regard to signage recommendations for major thoroughfares, TEI is currently working on this task and will provide recommendations to the City upon completion.

There was lengthy discussion concerning the pedestrian crossing at Bingle Road and Merlin Drive, and the recommendation from TEI to remove the crosswalk as soon as possible and to determine a safer alternative. The Council expressed concerns about the ability to change pedestrian traffic behaviors with the removal of the pedestrian crossing and requested that Staff and TEI develop a strong plan for communicating the change to residents. Mr. Riley and Ms. Robinson advised that they would work with TEI to develop such a plan. Following discussion, it was the consensus of the Council to proceed as recommended with the three tasks identified and to issue a postponement letter to TEI as recommended by Staff.

NEW BUSINESS

13. BRIEFING AND DISCUSSION CONCERNING: Quarterly Investment Report For Period Ending June 30, 2020.

City Treasurer Michelle Yi presented the Quarterly Investment Report for the period ending June 30, 2020.

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

1. Continuation of Departmental Monthly Updates

City Administrator Julie Robinson requested feedback from the Council regarding the current format of the monthly Departmental Updates and whether Council would like to see the reports in a different format. After a brief discussion, it was the consensus of the Council for the monthly reports to be abbreviated with the top 1-2 items for each department and then for full reports to be provided on a quarterly basis.

2. Status of New Production Well

Public Works Director Pat Riley advised that the CMU (concrete masonry unit) building

design had been completed and approved and that the contractor would send an updated construction schedule.

3. Status of Loeser, Traweek, Lone Star and W. Tex Paving and Utility Improvements Project

Public Works Director Pat Riley advised that he received the proposal earlier that day and that the project would go out for bid once the proposal had been reviewed. There was discussion concerning the ownership of the decorative street lighting on these streets, and Mr. Riley indicated he would research that issue to ensure the correct information is included in the construction documents.

4. Status of Development of City Mobile App

Assistant to the City Administrator Matthew Hitt advised that app was in the final stage of development and would be published soon.

5. Development of Streetlight Network Node Agreements for Verizon and Extenet

City Administrator Julie Robinson advised that she was working with Verizon regarding a master agreement for installing 5G service in the City that would apply to both Verizon and Extenet and that she anticipated the agreement would be on the September 22 City Council agenda for approval.

15. **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:

15.1 Section 551.074 – Personnel Matter – Discussion to Deliberate the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of the Police Chief.

Council adjourned into the Executive Session at 8:28 p.m.

16. **RECONVENE**

The City Council meeting reconvened at 8:54 p.m.

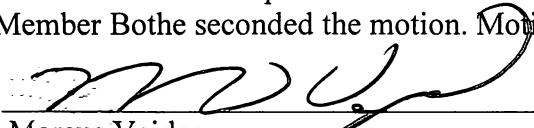
17. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Matters Discussed in Executive Session.

No action was taken.

18. **ADJOURNMENT**


Council Member Carpenter made a motion to adjourn the meeting at 8:55 p.m., and Council Member Bothe seconded the motion. Motion carried 3-0.

Signed:



Marcus Vajdos
Mayor

Attest:



Roxanne Benitez, TRMC, CPM, CMCC
City Secretary