

**MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF SPRING VALLEY VILLAGE, TEXAS  
TUESDAY, SEPTEMBER 22, 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 (by video conference) (left at 8:46 p.m.)

Council Member Tom Donaho (by video conference) (left at 8:46 p.m.)

Council Member Joy McCormack

Members Absent:

None.

**2. INTRODUCTIONS**

Julie M. Robinson, City Administrator (left at 8:13 p.m.)

Loyd Evans, Police Chief (by phone conference) (left at 8:13 p.m.)

Roxanne Benitez, City Secretary

Pat Riley, Public Works Director (left at 8:13 p.m.)

Michelle Yi, City Treasurer (left at 8:13 p.m.)

Zachary Meadows, Director of Community Development (left at 8:13 p.m.)

Matthew Hitt, Assistant to the City Administrator (left at 8:13 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.**

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 August 25, 2020

- 5.2 Minutes for City Council Meeting on August 25, 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 A TECHNOLOGY SUPPORT AGREEMENT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE AND BEMA INFORMATION TECHNOLOGIES, LLC; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE MAYOR TO EXECUTE SUCH AGREEMENT ON BEHALF OF THE CITY OF SPRING VALLEY VILLAGE; AND PROVIDING AN EFFECTIVE DATE.

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

### **OLD BUSINESS**

6. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** August 2020 Police Department Staff Report (Chief Evans):
1. Number of Calls for Service – 1,535
  2. Number of Traffic Violations – 1,122
  3. Number of K-9 Deployments – 139
  4. Possible Halloween Activity at City Hall

After a brief discussion, it was the consensus of the Council to send a message to residents through the City social media platforms informing residents that the City would not host a Halloween event this year and that the Police Department operations for Halloween would be different in order to minimize risk for Police Officers. Council Member Bothe indicated that he would work with City Administrator Julie Robinson to craft the message to be sent on behalf of the Mayor and Council.

7. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Activities of the Village Fire Department Commissioners Meeting on August 26, 2020 and Any Special Meetings That May Have Occurred since August 26, 2020. (Mayor Pro Tem Carpenter / Council Member Bothe)

Mayor Pro Tem Carpenter advised that the Village Fire Department assisted in removing trees that had fallen on several streets earlier that day. He also advised that the Fire Department was currently fully staffed, and a position for a floater would be posted soon. Mayor Pro Tem Carpenter advised that Phase 1 of the Village Fire Department building remodel was almost complete with the entire project estimated to be completed in July 2021.

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

City Attorney Loren Smith advised that agenda item numbers 9, 10, 11, and 12 were discussed and recommended for approval at the September 8 Planning & Zoning Commission meeting. He also advised that two other items discussed at the September meeting would be brought before Council on October 27.

### **NEW BUSINESS**

9. **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 2018-28 AMENDING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 2.5511 ACRES OF LAND AT THE NORTHWEST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT REQUIRING CONSTRUCTION ON THE DEVELOPMENT APPROVED BY ORDINANCE NO. 2018-28 TO COMMENCE NO LATER THAN DECEMBER 31, 2020; 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 6:32 p.m.

- A. Presentation of Requested PAD Amendment by City

Director of Community Development Zachary Meadows advised that the purpose of the proposed ordinance was to formalize the extension of the deadline to break ground on the project during the March 24, 2020 City Council meeting.

- B. Those In Favor

None.

- C. Those Opposed

None.

- D. Adjourn Public Hearing

Mayor Vajdos adjourned the Public Hearing at 6:34 p.m.

10. **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 2018-28 AMENDING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 2.5511 ACRES OF LAND AT THE NORTHWEST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT REQUIRING CONSTRUCTION ON THE DEVELOPMENT APPROVED BY ORDINANCE NO. 2018-28 TO COMMENCE NO LATER THAN DECEMBER 31, 2020; 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. There was a brief discussion concerning what constitutes “commencement of construction”. Council Member Dominy made a motion to approve Ordinance No. 2020-26, and Council Member Carpenter seconded the motion. Motion carried 5-0.

**11. CONDUCT A PUBLIC HEARING CONCERNING:** A Preliminary and Final Re-Plat of Bade Street Reserve, A Plot Containing 0.1441 Acre Of Land, Situated In The Freeway Planned Area Development District, City Of Spring Valley Village, Harris County, Texas Bearing The Address of 9200 Old Katy Road.

Mayor Vajdos opened the Public Hearing at 6:38 p.m.

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

Director of Community Development Zachary Meadows advised that the purpose of this re-plat was to combine the following two pieces of property: 9200 and 9210 Old Katy Road. Mr. Meadows also advised that the re-plat would correct an addressing issue for the property.

**B. Those In Favor**

None.

**C. Those Opposed**

None.

**D. Adjourn Public Hearing**

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

**12. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Preliminary and Final Re-Plat of Bade Street Reserve, A Plot Containing 0.1441 Acre Of Land, Situated In The Freeway Planned Area Development District, City Of Spring Valley Village, Harris County, Texas Bearing The Address of 9200 Old Katy Road.

Council Member McCormack made a motion to approve the preliminary and final re-plat of Bade Street Reserve, a plot containing 0.1441 acre of land, situated in the Freeway Planned Area Development District, City Of Spring Valley Village, Harris County, Texas bearing the address of 9200 Old Katy Road, and Council Member Carpenter seconded the motion. Motion carried 5-0.

At this time, Council Member Carpenter made a motion to take Agenda Item 21 out of order, and Council Member Donaho seconded the motion. Motion carried 5-0.

**21. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution No. 20-XX – A RESOLUTION OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS ADOPTING TCAP’S PROFESSIONAL SERVICES AGREEMENT AND GEXA ENERGY’S COMMERCIAL ELECTRIC SERVICE AGREEMENT FOR POWER TO BE PROVIDED ON AND AFTER JANUARY 1, 2023; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE SUCH AGREEMENTS ON BEHALF OF THE CITY OF SPRING VALLEY VILLAGE; AND PROVIDING AN EFFECTIVE DATE.

Mayor Vajdos read the Resolution by caption only. Bill Starnes, with TCAP, briefed the Council on the Strategic Hedging Program being offered by TCAP and how it works and how the City’s contract with TCAP would change if approved. Following discussion, Council Member Carpenter made a motion to approve the Resolution No. 20-28, and Council Member McCormack seconded the motion. Motion passed 5-0.

- 13. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance No. 2020-XX - AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE 2020 CERTIFIED APPRAISAL ROLL; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

Mayor Vajdos read the Ordinance by caption only. Council Member McCormack made a motion to approve Ordinance No. 2020-27, and Council Member Dominy seconded the motion. Motion carried 5-0.

- 14. CONDUCT A PUBLIC HEARING CONCERNING:** Proposed Fiscal Year 2020-2021 Budget.

Mayor Vajdos opened the Public Hearing at 7:01 p.m.

A. Staff Presentation

City Administrator Julie Robinson advised that the proposed budget presented to the Council is the same budget that was presented during the August 24, 2020 Budget Workshop and that it was developed utilizing the current tax rate of \$0.4250..

B. Those In Favor

None.

C. Those Opposed

None.

D. Adjourn Public Hearing

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

- 15. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING AND ADOPTING A BUDGET FOR THE CITY OF SPRING VALLEY VILLAGE, TEXAS, FOR FISCAL YEAR 2020-2021; MAKING APPROPRIATIONS FOR THE CITY FOR SUCH FISCAL YEAR AS REFLECTED IN SAID BUDGET; PROVIDING FOR THE INCORPORATION OF PREAMBLE; MAKING CERTAIN FINDINGS AND CONTAINING CERTAIN PROVISIONS RELATING TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE.

Mayor Vajdos read the Ordinance by caption only. Council Member McCormack made a motion to approve Ordinance No. 2020-28, and Council Member Dominy seconded the motion. The Council took a record vote as follows:

Council Member Bo Bothe – AYE

Mayor Pro Tem Allen Carpenter – AYE

Council Member David Dominy – AYE

Council Member Tom Donaho – AYE

Council Member Joy McCormack – AYE

Motion carried 5-0.

16. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ratification of Increased Property Tax Revenues Reflected in the Fiscal Year 2020-2021 Budget Adopted Pursuant to Ordinance Number 2020-XX.

Council Member McCormack made a motion to ratify the increased property tax revenues reflected in the Fiscal Year 2020-2021 Budget adopted pursuant to Ordinance Number 2020-28, and Council Member Bothe seconded the motion. Motion carried 5-0.

17. **CONDUCT A PUBLIC HEARING CONCERNING:** Fiscal Year 2020-2021 Proposed Tax Rate of \$0.443147 per \$100 in Assessed Value For The Fiscal Year Beginning October 1, 2020 And Ending September 30, 2021.

Mayor Vajdos opened the Public Hearing at 7:05 p.m.

A. Staff Presentation

City Treasurer Michelle Yi advised the Council that, while the Council proposed a tax rate of \$0.443147 per \$100 valuation for the fiscal year beginning October 1, 2020 and ending September 30, 2021 during the August 4 Special Called City Council meeting, the FY 2021 that was developed and now adopted utilizes the current tax rate of \$0.4250. However, due to State law requirements, the public hearing must be held on the tax rate that was originally proposed.

B. Those In Favor

None.

C. Those Opposed

None.

D. Adjourn Public Hearing

Mayor Vajdos adjourned the Public Hearing at 7:07 p.m.

18. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Setting A Debt Service Tax Rate Of \$0.069285 Per \$100 Of Assessed Valuation Of All Taxable Property Within The Corporate Limits Of The City For Tax Year 2020.

Council Member McCormack made a motion to set the Debt Service Tax Rate of \$0.069285 per \$100 of assessed valuation of all taxable property within the corporate limits of the City for Tax Year 2020, and Council Member Carpenter seconded the motion. Motion carried 5-0.

19. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Setting A Maintenance and Operations Tax Rate Of \$0.355715 Per \$100 Of Assessed Valuation Of All Taxable Property Within The Corporate Limits Of The City For Tax Year 2020.

Council Member McCormack made a motion to set the Maintenance and Operations Tax Rate of \$0.355715 per \$100 of assessed valuation of all taxable property within the corporate limits of the City for Tax Year 2020, and Council Member Carpenter seconded the motion. Motion carried 5-0.

20. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number

2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE 2020 AD VALOREM TAX (DEBT) RATE AND LEVY OF \$0.069285 PER HUNDRED DOLLARS OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AND APPROVING THE 2020 AD VALOREM TAX (MAINTENANCE AND OPERATION) RATE AND LEVY OF \$0.355715 PER HUNDRED DOLLARS OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY; PROVIDING FOR THE ASSESSMENT, LEVY AND COLLECTION OF AD VALOREM TAXES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, FOR THE YEAR 2020 AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED; PROVIDING THE DATE ON WHICH SUCH TAXES SHALL BE DUE AND PAYABLE; PROVIDING FOR PENALTY AND INTEREST ON ALL TAXES NOT TIMELY PAID; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

Mayor Vajdos read the Ordinance by caption only. Council Member McCormack made a motion to approve Ordinance No. 2020-29, and Council Member Bothe seconded the motion. The Council took a record vote as follows:

Council Member Bo Bothe – AYE

Mayor Pro Tem Allen Carpenter – AYE

Council Member David Dominy – AYE

Council Member Tom Donaho – AYE

Council Member Joy McCormack – AYE

Motion carried 5-0.

**22. DISCUSSION AND DIRECTION CONCERNING:** Review of Governance Model Adopted by the City Council in December of 2017.

City Administrator Julie Robinson advised that, since the development of the Governance Model in December 2017, the makeup of the Council has changed and there are two Council Members who were not part of the discussion of the Governance Model.. While she and Mayor Vajdos had previously discussed a review of the Governance Model, Mayor Vajdos wanted to discuss the possible review with the Council. Ms. Robinson advised that she had talked with Ron Cox about facilitating a review and had obtained a proposal. Additionally, there is funding in the budget. There was discussion concerning the purpose of the Governance Model and when and how to conduct a review of the Governance Model. Following discussion, it was the consensus of the Council to wait until the fall of next year to review the Governance Model formally and for Council Members to review the Governance Model document and send any specific changes that they would like to see included to Ms. Robinson.

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

1. Status of New Production Well

Public Works Director Pat Riley advised that the project is progressing, and he is currently waiting on the design of the electrical motor control panels.

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

Public Works Director Pat Riley advised that engineers are finalizing the construction design, Staff is working on the bid documents.

3. Implementation of Geographic Information System (GIS)

City Administrator Julie Robinson advised that Staff is currently working on the implementation of a GIS system that will occur after the start of the new fiscal year. She also advised that GIS is a vibrant tool for the City to be able to collect and provide a variety of information both internally and externally, is inexpensive, and there is funding allocated in the budget.

4. Interim Charge for House Ways & Means Committee Regarding Sales Tax Sourcing

City Administrator Julie Robinson briefed the Council and expressed her concerns on the possible change in sales tax sourcing from point of sale to destination that is currently being considered by the House Ways & Means Committee and how the change in sourcing could impact the City's sales tax revenues. She also advised that she had a discussion with Representative Jim Murphy's office about this issue since he serves on the House Ways & Means Committee. Ms. Robinson advised that she will be monitoring activity on this issue throughout the upcoming Legislative Session.

5. Status of Development of City Mobile App

Assistant to the City Administrator Matthew Hitt advised that the mobile app was released earlier in the month with nine downloads as of the date of the Council meeting. He also advised that Staff would continue to send messaging through all of the City's social media outlets about the new mobile app in order to encourage additional downloads. Mr. Hitt also advised that language informing residents of the new mobile app would be on the October water bills.

6. Park User Fees and Deposits for Non-Profit Organizations

City Administrator Julie Robinson briefed the Council about an issue that occurred with one Boy Scout troop that did not want to pay park user fees in order to reserve the Pavilion like all other non-profit groups despite the City developing a significantly reduced pricing structure for all non-profit groups due to COVID-19. There was discussion concerning the park user fees and whether non-profit organizations should be exempt from paying such fees and/or deposits. Following discussion, it was the consensus of the Council to workshop the park use fees at a future Council meeting.

24. **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:

- 24.1 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 8:13 p.m.

25. **RECONVENE**



The City Council meeting reconvened at 8:47 p.m.

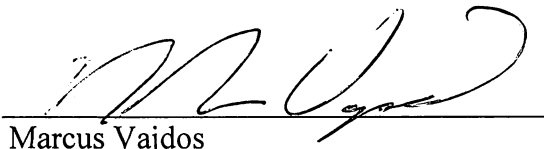
**26. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Matters Discussed in Executive Session.**

No action was taken.

**27. ADJOURNMENT**

Council Member Carpenter made a motion to adjourn the meeting at 8:47 p.m., and Council Member Bothe seconded the motion. Motion carried 3-0.

Signed: \_\_\_\_\_

  
Marcus Vajdos  
Mayor

Attest: \_\_\_\_\_

  
Roxanne Benitez, TRMC, CPM, CMDC  
City Secretary