

**MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF SPRING VALLEY VILLAGE, TEXAS  
TUESDAY, OCTOBER 27, 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 6:00 p.m.

Members Present:

Mayor Marcus Vajdos

Mayor Pro-Tem Allen Carpenter

Council Member Bo Bothe

Council Member David Dominy (by video conference)

Council Member Tom Donaho (by video conference)

Council Member Joy McCormack

Members Absent:

None.

**2. INTRODUCTIONS**

Julie M. Robinson, City Administrator

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

Mark Schulze, Police Captain

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 City Council Meeting on September 22, 2020

- 5.2 Resolution 20-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE RENEWAL OF AN INTERLOCAL AGREEMENT BETWEEN HARRIS COUNTY, TEXAS, AND THE CITY OF SPRING VALLEY VILLAGE, TEXAS, TO HOUSE, SUPPORT, MAINTAIN, AND CONFINE MUNICIPAL PRISONERS IN HARRIS COUNTY JAILS; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING EXECUTION OF THE RENEWAL BY THE MAYOR; AND PROVIDING AN EFFECTIVE DATE.

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

### **OLD BUSINESS**

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

Commissioner Dixon provided the report on behalf of Chief Evans.

1. Number of Calls for Service – 1,260
2. Number of Traffic Violations – 900
3. Number of K-9 Deployments – 150
4. Status of Byrne JAG Supplemental Grant Reimbursement

Captain Schulze advised that the grant submittal was approved and that the reimbursement amount would be in the amount requested initially. He also advised that it could take up to four weeks to receive the reimbursement funds.

7. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Activities of the Village Fire Department Commissioners Meeting on September 23, 2020 and Any Special Meetings That May Have Occurred since September 23, 2020. (Mayor Pro Tem Carpenter / Council Member Bothe)

Mayor Pro Tem Carpenter advised that the Village Fire Department was fully staffed. He also advised that the new fire truck had arrived in Houston and was being customized with fire department decals. Mayor Pro Tem Carpenter advised that the Village Fire Department was 2% under budget.

8. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Activities of the Planning and Zoning Commission Meeting of October 13, 2020. (Council Member Dominy / Council Member Donaho / City Attorney Loren Smith)

Council Member Dominy advised that the Commission considered a requested subdivision variance and re-plat for 1213 Tamy Lane and that the Commission recommended denial of the subdivision variance and therefore the re-plat did not meet the subdivision regulations. However, these items had been pulled from the City Council agenda for tonight at the request of the Applicant. As part of the discussion concerning the status of the 1213 Tamy Lane project, the Council directed Staff to discuss future plans for that property and specifically any proposed improvements to the Tamy Lane Bridge that the property owner may be contemplating in order to coordinate the City's efforts for improvements to the Bridge. Contingent upon those discussions, the Council requested that Staff bring back the proposal from IDS Engineers for the project in the first quarter of 2021. City Attorney Loren Smith

also advised that the Commission also discussed amending the fence and garage regulations.

### NEW BUSINESS

9. **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 PROPOSAL FOR ENGINEERING SERVICES FOR THE REPLACEMENT OF GROUND STORAGE TANK #2 BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND IDS ENGINEERING GROUP; 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. Council Member Carpenter made a motion to approve the Resolution No. 20-30, and Council Member Bothe seconded the motion. Motion passed 5-0.

10. **CONDUCT A PUBLIC HEARING CONCERNING:** Application From Inker Landing, LLC (Russ Walker) and Windrose Land Services, Inc. For A Variance From The City's Subdivision Regulations, Specifically Section 9.103(I)(1)(Ii)(B), Location Of Subdivisions, Minimum Lot Width, Radial Lots, Of The Code Of Ordinances For Lot 23, Block 3 Of The Ruvern Village, In The AH Osbourne Survey, Abstract No. 610, Harris County, Texas, Bearing The Address Of 1213 Tamy Lane and A Preliminary and Final Re-Plat of Tamy Two of Spring Valley, A Plot Containing 0.5470 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1213 Tamy Lane.

At the request of the Applicant, this item was pulled from this agenda.

- A. Presentation of Subdivision Variance Request and Preliminary and Final Re-Plat by Applicant
- B. Those In Favor
- C. Those Opposed
- D. Adjourn Public Hearing

11. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Application From Inker Landing, LLC (Russ Walker) and Windrose Land Services, Inc. For A Variance From The City's Subdivision Regulations, Specifically Section 9.103(I)(1)(Ii)(B), Location Of Subdivisions, Minimum Lot Width, Radial Lots, Of The Code Of Ordinances For Lot 23, Block 3 Of The Ruvern Village, In The AH Osbourne Survey, Abstract No. 610, Harris County, Texas, Bearing The Address Of 1213 Tamy Lane.

At the request of the Applicant, this item was pulled from this agenda.

12. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Preliminary and Final Re-Plat of Tamy Two of Spring Valley, A Plot Containing 0.5470 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1213 Tamy Lane.

At the request of the Applicant, this item was pulled from this agenda.

- 13. CONDUCT A PUBLIC HEARING CONCERNING:** Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS CREATING AND APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 0.1441 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF BADE STREET AND INTERSTATE 10, BEING A PORTION OF LOT 1 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 SINGLE-STORY BUILDING BETWEEN 970 SQUARE FEET AND 1,255 SQUARE FEET, SURFACE PARKING, AND ALLOWING COMMERCIAL USES TO BE KNOWN AS THE BADE STREET RESERVE; 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 6:20 p.m.

- A. Presentation of Requested PAD by Applicant

Director of Community Development Zachary Meadows advised that the re-plat for this property was approved at the September 22, 2020 City Council meeting. Mr. Meadows briefed the Council concerning the requested PAD for the re-development of the property and that the Planning & Zoning Commission recommended denial of the requested PAD on September 8, 2020. Vincent Giammalva, one of the property owners, addressed the Council regarding the requested PAD for the property.

- B. Those In Favor

None.

- C. Those Opposed

None.

- D. Adjourn Public Hearing

Mayor Vajdos adjourned the Public Hearing at 6:29 p.m.

- 14. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS CREATING AND APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 0.1441 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF BADE STREET AND INTERSTATE 10, BEING A PORTION OF LOT 1 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 SINGLE-STORY BUILDING BETWEEN 970 SQUARE FEET AND 1,255 SQUARE FEET, SURFACE PARKING, AND ALLOWING COMMERCIAL USES TO BE KNOWN AS THE BADE STREET RESERVE; 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. The Council discussed traffic concerns,

building size concerns, parking issues, the area having a uniform look, permitted use options, signage, lighting, and noise. After a lengthy discussion, it was the consensus of the Council that they were interested in approving the requested PAD; however, the Council requested additional details about the PAD provisions before any action is taken. City Administrator Julie Robinson advised that the requested amendments would be brought before Council at the November 17 Council meeting.

No action was taken.

15. **CONDUCT A PUBLIC HEARING CONCERNING:** An Application for the Installation of Two Speed Cushions At Approximately 8317 and 8328 Winningham Lane Submitted by Resident Adam Noyes Pursuant to the Residential Neighborhood Traffic Calming/Control Policy (Winningham Lane Project – 0000-20).

Mayor Vajdos opened the Public Hearing at 7:08 p.m.

- A. Presentation of Application for Winningham Lane Project – 0000-20 by Applicant

The Applicant, Adam Noyes, gave a PowerPoint presentation regarding his request.

- B. Those In Favor

None.

- C. Those Opposed

None.

- D. Adjourn Public Hearing

Mayor Vajdos adjourned the Public Hearing at 7:16 p.m.

16. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** An Application for the Installation of Two Speed Cushions At Approximately 8317 and 8328 Winningham Lane Submitted by Resident Adam Noyes Pursuant to the Residential Neighborhood Traffic Calming/Control Policy (Winningham Lane Project – 0000-20).

After discussion, Council Member McCormack made a motion to approve the installation of two speed cushions at approximately 8317 and 8328 Winningham Lane, as requested by Adam Noyes, and Council Member Donaho seconded the motion. Council Members Dominy, Donaho, and McCormack voted 'Aye'. Council Member Carpenter abstained. Motion carried 4-0-1.

17. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance No. 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, ADOPTING AMENDMENT NO. 1 TO THE ORIGINAL BUDGET OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, FOR THE FISCAL YEAR 2019-2020; FUNDING CERTAIN OBLIGATIONS OF THE CITY DURING THE BUDGET PERIOD NECESSARY FOR THE PROVISION OF CITY SERVICES; CONTAINING FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING OTHER DETAILS RELATING TO THE SUBJECT.

Mayor Vajdos read the Ordinance by caption only. Council Member McCormack made a motion to approve Ordinance No. 2020-30, and Council Member Donaho seconded the motion. Motion carried 5-0.

**18. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 20-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS DESIGNATING A REPRESENTATIVE AND AN ALTERNATE TO THE HOUSTON-GALVESTON AREA COUNCIL 2021 GENERAL ASSEMBLY.

Mayor Vajdos read the Resolution by caption only. Council Member Dominy made a motion to approve the Resolution No. 20-31 appointing Council Member Bo Bothe as the Representative and Council Member Tom Donaho as the Alternate Representative of the City of Spring Valley Village to the Houston-Galveston Area Council 2021 General Assembly, and Council Member Carpenter seconded the motion. Motion carried 5-0.

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

1. Status of New Production Well

Public Works Director Pat Riley advised that construction of the CMU (Concrete Masonry Unit) building would start this week or next week.

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

Public Works Director Pat Riley advised that the bid documents would be completed by the end of the week, and City Administrator Julie Robinson added that the bid would be released on November 4, 2020.

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

Public Works Director Pat Riley advised that notices were sent to the residents in the surrounding area informing them that the contractor would start on October 19, 2020.

4. Request for Proposals - Construction Management and Inspection Services

Public Works Director Pat Riley advised that twelve companies participated in the Zoom pre-bid conference. He also advised that the RFP opening would be held on October 30, 2020.

5. Status of Traffic Safety and Mobility Study and Merlin Pedestrian Crossing

Public Works Director Pat Riley advised that the traffic is about 85% back to normal and added that TEI Engineers plans to proceed with the study in January. Mr. Riley also advised that the Merlin pedestrian crossing is currently being reviewed by TEI Engineers. City Administrator Julie Robinson advised that Staff is working on developing a public engagement strategy requesting feedback on the Merlin crossing. In the interim, it was the consensus of the Council to proceed with re-striping the crossing and installing signage to ensure that both vehicles and pedestrians know where the pedestrian crossing is.

6. Status of Employee Health Insurance for Plan Year 2021

City Administrator Julie Robinson advised that the Villages Mutual Insurance Group (VMIG) Board selected Blue Cross Blue Shield (BCBS) as the insurance provider for Plan Year 2021 at an increase of 1.5%. Ms. Robinson also advised that the BCBS

proposal included a premium increase cap for Plan Year 2022 of 9.9%. Additionally, there were no changes to the dental, vision, and life insurance companies or premiums for Plan Year 2021. Ms. Robinson advised the Council that formal approval of the VMIG employee insurance for Plan Year 2021 would be on the November 17, 2020 City Council agenda.

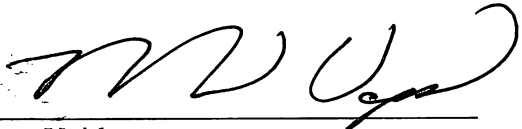
7. New Developer Involvement with Campbell Road Development

City Administrator Julie Robinson advised that one of the owners, who was previously a silent partner, is buying out Stream Realty's portion of the development and, based on her meetings with the new developer, the City would be requesting an extension of the Wellington Stream PAD at the December Planning & Zoning Commission and City Council meetings. Ms. Robinson also advised that the PAD extension request would be tied to lease agreements and not the ground breaking.


20. **ADJOURNMENT**

Council Member Carpenter made a motion to adjourn the meeting at 8:03 p.m., and Council Member McCormack seconded the motion. Motion carried 5-0.

Signed:

  
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Marcus Vajdos  
Mayor

Attest:

  
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Roxanne Benitez, TRMC, CPM, CMCC  
City Secretary