

**MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF SPRING VALLEY VILLAGE, TEXAS  
TUESDAY, NOVEMBER 17, 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 6:01 p.m.

Members Present:

Mayor Marcus Vajdos

Council Member Bo Bothe

Council Member David Dominy (by video conference)

Council Member Tom Donaho (by video conference)

Council Member Joy McCormack

Members Absent:

Mayor Pro-Tem Allen Carpenter

**2. INTRODUCTIONS**

Julie M. Robinson, City Administrator (by phone 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

Mark Schulze, Police Captain

David Dixon, Police Commissioner

Loren Smith, City Attorney (arrived at 6:54 p.m.)

**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 October 27, 2020

5.2 Minutes for Regular City Council Meeting on October 27, 2020

Council Member McCormack made a motion to approve all items on the Consent Agenda, and Council Member Bothe seconded the motion. Motion carried 4-0.

**OLD BUSINESS**

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

Captain Schulze provided the report on behalf of Chief Evans.

1. Number of Calls for Service – 1,392
2. Number of Traffic Violations – 961
3. Number of K-9 Deployments – 146

**7. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Activities of the Village Fire Department Commissioners Meeting on October 28, 2020 and Any Special Meetings That May Have Occurred since October 28, 2020. (Mayor Pro Tem Carpenter / Council Member Bothe)

Council Member Bothe advised that the Village Fire Department building renovation is on budget. Mayor Vajdos advised that the Commissioners will consider changing the TMRS formula from 1.5% to 2% at the November 18 meeting.

**NEW BUSINESS**

**8. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Award Of Request for Proposals #2020-10-501 For Construction Management & Inspection Services for Street and Utility Rehabilitation Projects To Project Surveillance, Inc.

Council Member McCormack made a motion to award the Request for Proposal #2020-10-501 to Project Surveillance, Inc. for construction management & inspection services for street and utility rehabilitation projects, and Council Member Donaho seconded the motion. Motion carried 4-0.

**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 CONTRACT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND PROJECT SURVEILLANCE, INC. FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR STREET AND UTILITY REHABILITATION PROJECTS; 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 McCormack made a motion to approve the Resolution No. 20-32, and Council Member Bothe seconded the motion. Motion passed 4-0.

**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 PROPOSAL FOR ENGINEERING SERVICES FOR THE CEDARSPUR DRIVE, BURKHART ROAD AND WINNINGHAM LANE EAST OF VOSS ROAD PAVING AND UTILITY IMPROVEMENTS PROJECT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND BINKLEY & BARFIELD, INC.; 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 McCormack made a motion to approve the Resolution No. 20-33, and Council Member Bothe seconded the motion. Motion passed 4-0.

**11. RECESS REGULAR CITY COUNCIL MEETING**

11.1 Regular Meeting of the Board of Directors of the Spring Valley Legacy Fund, Inc.

The Regular meeting of the City Council recessed at 6:25 p.m.

**12. RECONVENE MEETING OF CITY COUNCIL**

The Regular meeting of the City Council reconvened at 6:37 p.m.

**13. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Villages Mutual Insurance Group Recommended Insurance Carriers for Plan Year 2021 Being Blue Cross/Blue Shield (Medical), Guardian Life (Dental), Lincoln National Insurance (Life/AD&D/LTD), and Superior Vision (Vision) For The City of Spring Valley Village's Employee Benefits.

Council Member McCormack made a motion to approve the Villages Mutual Insurance Group's recommended insurance carriers for Plan Year 2021 being Blue Cross/Blue Shield (Medical), Guardian Life (Dental), Lincoln National Insurance (Life/AD&D/LTD), and Superior Vision (Vision) for the City of Spring Valley Village's employee benefits, and Council Member Dominy seconded the motion. Motion carried 4-0.

**14. BRIEFING AND DISCUSSION CONCERNING:** Quarterly Investment Report For Period Ending September 30, 2020.

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

**15. 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. Director of Community Development Zachary Meadows advised that the public hearing for this item was held during the October 27, 2020 City Council meeting, and 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. Based on the direction received from the Council, He advised that Staff had reviewed and compared the draft ordinance with the PAD ordinances for i3, Wellington Stream, and Ersa Grae, and the following revisions had been made to the proposed ordinance for consistency with the comparison PAD ordinances:

- a. Section 5(D)(2) Hours of Operation was revised to allow the same Hours of Operation for Restaurants as for the SVMP II PAD and Ersa Grae PAD which would be 6:00 am – 2:00 am and to include “Mercantile” in the sentence with “Office” and allow the same Hours of Operation as for the Ersa Grae PAD which would be 6:00 am – 12:00 am.
- b. Section 5(D)(2) was revised to remove the last sentence “Restaurant uses shall be permitted to operate from 6:00 am to 12 am” as the language was repetitive.
- c. Section 5(D) was revised to add a different Subsection (5) which reads “except as expressly provided above, the property shall not have operating hours outside 7:00 am to 9:00 pm Monday through Saturday and outside 8:00 am to 7:00 pm on Sundays and City Holidays.” This language was in both the SVMP II PAD and the Ersa Grae PAD. The following section was renumbered accordingly.
- d. Section 5(E)(2) was revised to remove the following language from the second sentence since it pertained only to the SVMP II PAD development and is not applicable to the proposed Bade Street Reserve PAD development: “including the removal of the trees on the existing medical office building parcel that are planted along the south side of the sound wall shown on the application.”
- e. The Application was revised to reflect a monument sign instead of the originally shown pole sign. This update makes the application consistent with the language provided in the ordinance and previous approved PAD ordinances. (reflected on page 20 of the application)
- f. The expiration of that PAD ordinance was tied to the execution of leases as opposed to a date by which to begin construction similar to what will be proposed for the Wellington Stream PAD revision. For consistency, Section 6 of the proposed Bade Street Reserve PAD was revised to read: “Owner shall obtain fully-executed leases for at least 50% of the total building square footage, and provide proof to the City of such leases, within two (2) years of the effective date of this ordinance, or this Ordinance shall expire on its own terms and become null and void.”

After a lengthy discussion, Council Member Dominy made a motion to approve Ordinance No. 2020-31, changing the following verbiage: “Owner shall obtain fully-executed leases

for at least 50% of the total building square footage, and provide proof to the City of such leases, within two (2) years of the effective date of this Ordinance, or this Ordinance shall expire on its own terms and become null and void” to “In the event that construction activities on the property subject to this Ordinance has not commenced within two (2) years of the effective date of this Ordinance, this Ordinance shall expire on its own terms and become null and void”, and Council Member Bothe seconded the motion. Motion carried 4-0.

**16. 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 is progressing well.

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

Public Works Director Pat Riley advised that the project is currently out for bid and the bid opening would occur on December 4, 2020.

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

Public Works Director Pat Riley advised that the project is progressing, and the contractor is currently working on Winningham Lane.

**17. ADJOURNMENT**

Council Member McCormack made a motion to adjourn the meeting at 7:29 p.m., and Council Member Dominy seconded the motion. Motion carried 4-0.

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

Marcus Vajdos

-Mayor

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

Roxanne Benitez, TRMC, CPM, CMCC  
City Secretary