

**MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF SPRING VALLEY VILLAGE, TEXAS
TUESDAY, SEPTEMBER 24, 2019 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 Ramsey at 6:05 p.m.

Members Present:

Mayor Tom Ramsey

Mayor Pro Tem Allen Carpenter

Council Member Tom Donaho

Council Member David Dominy (arrived at 6:25 p.m.)

Council Member Joy McCormack

Council Member Marcus Vajdos (arrived at 7:14 p.m.)

Members Absent:

None.

2. INTRODUCTIONS

Julie M. Robinson, City Administrator

Loren Smith, City Attorney

Roxanne Benitez, City Secretary

Pat Riley, Public Works Director

Michelle Yi, City Treasurer

Matthew Hitt, Assistant to the City Administrator

Loyd Evans, Chief of Police (left at 6:29 p.m.)

David Dixon, Police Commissioner (left at 6:29 p.m.)

Mark Schulze, Police Captain

3. PROCLAMATIONS / ANNOUNCEMENTS

3.1 Presentation of Life Saving Awards (Chief David Foster, Village Fire Department)

Village Fire Department Chief David Foster presented Life Saving Awards to Police Commissioner David Dixon, Sergeant Justin Moyer, Officer Antonio Rendon, Officer Benito Alvarado, and Dispatcher Dottie Baldwin.

4. PUBLIC COMMENTS

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 August 27, 2019

- 5.2 Minutes for the Special Called City Council Meeting on September 12, 2019
- 5.3 Minutes for the Special Called City Council Meeting on September 17, 2019
- 5.4 Approval of Pay Estimate No. 3 for Hilldale, Bade, and Cardwell Paving and Utility Improvements to Triple B Services, LLP in the Amount of \$175,172.79.
- 5.5 Approval of Pay Estimate No. 2 for Westview Drive Sidewalk Improvements Project to DVL Enterprises, LLC in the Amount of \$59,395.87.
- 5.6 Approval of Pay Estimate No. 1 for the New Production Well Project to W. W. Payton Corporation in the Amount of \$374,580.00.
- 5.7 Resolution No. 19-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, RATIFYING THE ACTIONS OF THE CITY ADMINISTRATOR IN AUTHORIZING A PAYMENT IN THE AMOUNT OF \$36,493.20 TO H & N CONTRACTOR MANAGEMENT SERVICES, LLC FOR PAY ESTIMATE NO. 2 OF THE CEDARBRAKE DRIVE DRAINAGE IMPROVEMENT PROJECT; PROVIDING FOR INCORPORATION OF PREAMBLE; 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 3-0.

OLD BUSINESS

6. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: August 2019 Police Department Staff Report (Chief Evans):

Chief Evans provided the report.

- 1. Number of Calls for Service – 1,351
- 2. Number of Traffic Violations – 878
- 3. Number of K-9 Deployments – 131
- 4. National Night Out Held On October 1, 2019

Chief Evans advised that there would be six block parties on that evening, five in Spring Valley Village and one in Hilshire Village.

Chief Evans also advised the Council that all patrol officers had received City-issued cell phones for use in their daily City responsibilities as part of the implementation of Senate Bill 944 related to the Texas Public Information Act.

7. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: Activities of the Village Fire Department Commissioners Meeting on August 28, 2019 and Any Special Meetings That May Have Occurred and Status of Village Fire Commission's Reinstatement of Bunker Hill Village as a Full Member of the Village Fire Department. (Council Member Carpenter / Mayor Ramsey)

Mayor Pro Tem Carpenter advised that the next Commissioners meeting would be held on Wednesday, September 25 to discuss acquiring or renting property from the Spring Branch Independent School District to be used as a temporary location while the Fire Station additions and renovations are under construction. He also advised that the Fire Commission had submitted a budget amendment to increase the funding for the Fire Station additions and

renovations. City Administrator Julie Robinson advised the Council that the budget amendment would be on the Council's agenda for October.

8. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Status of New SBMSA Athletic Complex at 9016 Westview Drive, Possible Additional Cost Sharing Related to Project, and Possible Exterior Walking Path Around Property. (Mayor Ramsey)

City Administrator Julie Robinson advised that Mayor Ramsey had received an email from Keith Stubbs with SBMSA on September 13, 2019, requesting that the City fund an additional \$34,511.00 in costs associated with (1) additional drainage work that was required as a result of Spring Branch Independent School District's requirement that SBMSA construct the internal, circular walking trail that was approved by the SBISD Board of Trustees; and (2) the extension of the exterior walkway to connect to the previously approved sidewalk connecting the SBMSA Athletic Complex to Westview Drive. After discussing the history of the project, it was the direction of Council that SBMSA formally present their request to the Council at its October 15, 2019 meeting and that SBMSA provide the City with a copy of the documentation that SBMSA received from Harris County Flood Control District requiring the additional drainage upgrades.

9. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Proposed Harris County FY 2020 Property Tax Rate Increase and Upcoming METRO Bond Election. (Mayor Ramsey)

Mayor Ramsey advised that on September 19, several Memorial Villages Mayors and two METRO Board representatives met to discuss the proposed Bus Rapid Transit route that was originally proposed to run down the center of Gessner Road from Jersey Village to Missouri City. During that meeting, the Mayors were advised that the Bus Rapid Transit route had been relocated from Gessner Road to Beltway 8. METRO has requested that all cities express support for the upcoming METRO Bond Election, and Mayor Ramsey advised that a resolution expressing support would be on the Council's October 15, 2019 agenda. He also advised that Harris County has proposed a 12% property tax rate increase and that he had spoken against the proposed increase at the September 20 Harris County Commissioner Court meeting.

10. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Activities of the Planning and Zoning Commission Meeting of September 10, 2019. (Council Member Vajdos / City Attorney Loren Smith)

City Attorney Loren Smith advised that agenda item numbers 11, 12, 13, 14, and 16 on the agenda were discussed and/or recommended at the September 10 Planning & Zoning Commission meeting.

NEW BUSINESS

11. **CONDUCT A PUBLIC HEARING CONCERNING:** A Preliminary and Final Re-Plat of Weaver Reserve, A Plot Containing 0.5766 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 8421 Burkhart Road.

Mayor Ramsey opened the Public Hearing at 6:46 p.m.

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

Karen Rogers, with M2L Associates, advised that the owners request to have the existing lot divided into two lots, with one lot facing Burkhart Road and the other facing Winningham Drive.

B. Those In Favor

None.

C. Those Opposed

None.

D. Adjourn Public Hearing

Mayor Ramsey adjourned the Public Hearing at 6:47 p.m.

12. CONSIDERATION AND POSSIBLE ACTION CONCERNING: A Preliminary and Final Re-Plat of Weaver Reserve, A Plot Containing 0.5766 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 8421 Burkhart Road.

Council Member Dominy made a motion to approve the preliminary and final re-plat of Weaver Reserve, a plot containing 0.5766 acres of land, situated in Dwelling District 'A', City of Spring Valley Village, Harris County, Texas bearing the address of 8421 Burkhart Road, and Council Member Carpenter seconded the motion. Motion carried 4-0.

At this time, Council Member Carpenter made a motion to take Agenda Items 15 and 16 out of order, and Council Member McCormack seconded the motion. Motion carried 4-0.

15. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Resolution No. 19-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 LONE STAR DRIVE, LOESER DRIVE, TRAWEEK DRIVE, W. TEX DRIVE, AND LARIAT DRIVE PAVING AND UTILITY IMPROVEMENTS PROJECT 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 Ramsey read the Resolution by caption only. City Administrator Julie Robinson advised that IDS Engineering Group was one of several firms that were approved at the July 23 City Council meeting. Travis Sellers and Carol Harrison were present on behalf of IDS Engineering Group. Council Member Dominy made a motion to approve Resolution Number 19-29, and Council Member Carpenter seconded the motion. Motion carried 4-0.

16. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Ordinance No. 2019-XX – AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS BY AMENDING SECTION 9.121, REPLATS, OF CHAPTER 9, SUBDIVISIONS, OF THE CODE OF ORDINANCES TO REQUIRE NOTICE OF PUBLIC HEARINGS HELD BEFORE THE CITY COUNCIL TO BE PROVIDED BY POSTING OF SIGNS IN ADDITION TO ALL OTHER PUBLIC

NOTIFICATION REQUIREMENTS; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION OF THIS ORDINANCE WITH EACH DAY CONSTITUTING A SEPARATE VIOLATION; PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

Mayor Ramsey read the Ordinance by caption only. Council Member Carpenter made a motion to approve Ordinance No. 2019-19, and Council Member Donaho seconded the motion. Motion carried 4-0.

At this time, Council Member Carpenter made a motion to take Agenda Item 21 out of order, and Council Member McCormack seconded the motion. Motion carried 4-0.

- 21. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 19-XX: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, NOMINATING A CANDIDATE FOR A POSITION ON THE BOARD OF DIRECTORS OF THE HARRIS COUNTY APPRAISAL DISTRICT.

Mayor Ramsey read the Resolution by caption only. Council Member Carpenter made a motion to approve Resolution Number 19-30, nominating Mike Sullivan as a candidate for a position on the Board of Directors of the Harris County Appraisal District, and Council Member Dominy seconded the motion. Motion carried 4-0.

At this time, Council Member Carpenter made a motion to take Agenda Items 22 and 23 out of order, and Council Member Donaho seconded the motion. Motion carried 4-0.

- 22. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 19-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 2020 GENERAL ASSEMBLY.

Mayor Ramsey read the Resolution by caption only. Council Member McCormack made a motion to approve Resolution Number 19-31, appointing Council Member Marcus Vajdos as the Representative and Council Member David Dominy as the Alternate Representative of the City of Spring Valley Village to the Houston-Galveston Area Council 2020 General Assembly, and Council Member Carpenter seconded the motion. Motion carried 4-0.

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

1. Status of Preparations for 2019 Fall Festival

City Treasurer Michelle Yi advised that the event, scheduled for October 5, had 29 sponsors, which included eight (8) Title sponsors and six (6) first time sponsors. Ms. Yi also advised that the event had been posted on social media outlets and that invitations would be mailed on September 25.

8. Status of Banking Services Request for Applications

City Treasurer Michelle Yi advised that information was sent to 17 banking institutions and six (6) responses were received when the submissions were opened on September 13, 2019. It is anticipated that a recommendation will be presented at the December City Council meeting, with the depository contract starting on February 1, 2020.

3. Status of Automated Meter Project

Assistant to the City Administrator Matthew Hitt advised that the project was still in progress, and 2,126 of the total 2,305 meters have been installed to date. City Treasurer Michelle Yi advised that the customer portal is set to go live in late October.

6. Status of Phase II Park Renovations Landscape Improvements

Assistant to the City Administrator Matthew Hitt advised that the majority of the project would be completed by October 4 and added that benches, picnic tables, and light poles would be installed on a later date as they would not be received by then.

2. Status of Hilldale, Bade & Cardwell Paving and Utility Improvements Project

Public Works Director Pat Riley provided an update for the Council and advised that a majority of the drainage work had been completed.

4. Status of New Production Well

Public Works Director Pat Riley advised that the drilling was on schedule and added that the well pump was in the production process.

5. Status of Westview Drive Sidewalk Project

Public Works Director Pat Riley advised that all driveways were in place, retaining walls were being finished, and sidewalks were being constructed.

7. Status of I-10 and Campbell Road Development

City Administrator Julie Robinson advised that she spoke with Richard Barbles, with Stream Realty, and advised him to attend the October 15 City Council meeting to give an update on the proposed development.

9. Update on Harris County Flood Control District Briar Branch Project

City Administrator Julie Robinson advised that she is working with Harris County Flood Control District on consent to encroachments for specific properties that have minimal encroachments into the District's easement.

13. **CONDUCT A PUBLIC HEARING CONCERNING:** Ordinance No. 2019-XX (SUP-2019-001) – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS PROVIDING FOR THE AMENDMENT OF THE SPECIFIC USE PERMIT ADOPTED BY ORDINANCE NO. 2013-13 FOR DAD'S CLUB SWIM TEAM, INC. FOR A PRIVATE RECREATION CLUB BY PERMITTING THE DEMOLITION OF TWO BUILDINGS, THE CONSTRUCTION OF A NATATORIUM WITH A FITNESS CENTER ANNEX, AND CORRESPONDING CHANGES TO PARKING AND LANDSCAPING PLANS; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, AND AN EFFECTIVE DATE.

Mayor Ramsey opened the Public Hearing at 7:32 p.m.

A. Presentation of Requested Specific Use Permit Amendment by Applicant

Mark Goulas, with Goulas & Associates, Inc., gave a presentation regarding the requested revisions to the Dad's Club specific use permit.

B. Those In Favor

None.

C. Those Opposed

None.

D. Adjourn Public Hearing

Mayor Ramsey adjourned the Public Hearing at 7:44 p.m.

14. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance No. 2019-XX (SUP-2019-001) – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS PROVIDING FOR THE AMENDMENT OF THE SPECIFIC USE PERMIT ADOPTED BY ORDINANCE NO. 2013-13 FOR DAD’S CLUB SWIM TEAM, INC. FOR A PRIVATE RECREATION CLUB BY PERMITTING THE DEMOLITION OF TWO BUILDINGS, THE CONSTRUCTION OF A NATATORIUM WITH A FITNESS CENTER ANNEX, AND CORRESPONDING CHANGES TO PARKING AND LANDSCAPING PLANS; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, AND AN EFFECTIVE DATE.

Mayor Ramsey read the Ordinance by caption only. The Council discussed the following:

- Ingress and Egress
- Traffic Mitigation
- Uses and Security
- Entrances and Exits of the Facility
- Project Funding

Council Member Dominy made a motion to approve Ordinance No. 2019-18 with the conditions that the project will commence within 18 months and be completed within 30 months after commencement, and Council Member Vajdos seconded the motion. Motion carried 5-0.

17. **CONDUCT A PUBLIC HEARING CONCERNING:** Proposed Fiscal Year 2019-2020 Budget.

Mayor Ramsey opened the Public Hearing at 8:16 p.m.

A. Staff Presentation

City Treasurer Michelle Yi advised that the proposed budget was as presented at the budget workshops.

B. Those In Favor

None.

C. Those Opposed

None.

D. Adjourn Public Hearing

Mayor Ramsey adjourned the Public Hearing at 8:17 p.m.

18. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2019-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 2019-2020; 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 Ramsey read the Ordinance by caption only. Council Member Carpenter made a motion to approve Ordinance No. 2019-20, and Council Member McCormack seconded the motion. The Council took a record vote as follows:

Mayor Pro Tem Allen Carpenter – AYE

Council Member David Dominy – AYE

Council Member Tom Donaho – AYE

Council Member Joy McCormack – AYE

Council Member Marcus Vajdos - AYE

Motion carried 5-0.

19. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ratification of Increased Property Tax Revenues Reflected in the Fiscal Year 2019-2020 Budget Adopted Pursuant to Ordinance Number 2019-XX.

Council Member Carpenter made a motion to ratify the increased property tax revenues reflected in the Fiscal Year 2019-2020 Budget adopted pursuant to Ordinance Number 2019-20, and Council Member McCormack seconded the motion. Motion carried 5-0.

20. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2019-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE 2019 AD VALOREM TAX (DEBT) RATE AND LEVY OF \$0.069111 PER HUNDRED DOLLARS OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AND APPROVING THE 2019 AD VALOREM TAX (MAINTENANCE AND OPERATION) RATE AND LEVY OF \$0.355889 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 2019 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 Ramsey read the Ordinance by caption only. Council Member Carpenter made a motion to approve Ordinance No. 2019-21 and moved that the property tax rate be increased by the adoption of a tax rate of \$0.4250, which is effectively a 0.86 percent increase in the

tax rate, and Council Member McCormack seconded the motion. . The Council took a record vote as follows:

Mayor Pro Tem Allen Carpenter – AYE

Council Member David Dominy – AYE

Council Member Tom Donaho – AYE

Council Member Joy McCormack – AYE

Council Member Marcus Vajdos - AYE

Motion carried 5-0.

- 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 551.072. Deliberation Regarding Real Property: Discussion To Deliberate The Purchase, Exchange, Lease, Or Value Of Real Property If Deliberation In An Open Meeting Would Have A Detrimental Effect On The Position Of The Governmental Body In Negotiations With A Third Person.

City Council did not convene into Executive Session.

- 25. RECONVENE**

- 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 8:20 p.m., and Council Member Donaho seconded the motion. Motion carried 5-0.

Signed:

Tom S. Ramsey

Mayor

Attest:

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