



Regular City Council Meeting
May 19, 2020
6:00 p.m.

Tom S. Ramsey, Mayor
David Dominy
Joy McCormack

Allen Carpenter, Mayor Pro Tem
Tom Donaho
Marcus Vajdos



Notice is Hereby Given of a Regular Meeting of the City Council City of Spring Valley Village, Texas, 1025 Campbell Road, Spring Valley Village, Texas, in the Council Chambers, Tuesday, May 19, 2020, beginning at 6:00 p.m., For the Purpose of Considering and Acting upon the Following Items of Business:

In accordance with order of the Office of the Governor issued March 16, 2020, the City Council of Spring Valley Village will conduct the meeting scheduled at 6:00 p.m. on Tuesday, May 19, 2020 in the City Hall Council Chambers, located at 1025 Campbell Road, in part by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

The meeting agenda and agenda packet are posted online at www.springvalleytx.com.

The video link to this meeting is <https://us02web.zoom.us/j/81796644077>

The public toll-free dial-in numbers to participate in the telephonic meeting are 1-346-248-7799 (Houston), 1-253-215-8782 (US), and 1-301-715-8592 (US); enter the Meeting ID: 817 9664 4077 and #.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

1. **CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT**
2. **INTRODUCTIONS**
3. **PROCLAMATIONS / ANNOUNCEMENTS / SWEARING - IN**
 - 3.1 Administer Oaths of Office
 - Mayor Marcus Vajdos
 - Council Member Allen Carpenter
 - Council Member Joy McCormack
 - 3.2 Appoint Mayor Pro-Tem
 - 3.3 Presentation to Tom S. Ramsey
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.**

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 April 28, 2020

5.2 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 REVIEW SERVICES BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND COBB, FENDLEY & ASSOCIATES, INC.; PROVIDING FOR INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.

5.3 Approval of Pay Estimate No. 4 for the New Production Well Project to W. W. Payton Corporation in the Amount of \$171,900

OLD BUSINESS

6. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** April 2020 Police Department Staff Report Regarding Activities Related to Response to COVID-19. (Chief Evans)

7. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Activities of the Village Fire Department Commissioners Meeting on April 22, 2020 and Any Special Meetings That May Have Occurred Since April 22, 2020. (Council Member Carpenter / Tom Ramsey)

8. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Activities of the Planning and Zoning Commission Meeting of May 12, 2020. (City Attorney Loren Smith)

9. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Potential Modifications to City's Current Residential Property Tax Exemptions.

10. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** City Update Concerning COVID-19.

NEW BUSINESS

11. **PRESENTATION, BRIEFING AND DISCUSSION CONCERNING:** Property Values In The City Of Spring Valley Village Including, But Not Limited To, Historical

Value Trends, Property Tax Revenue Changes, And Litigated Properties For The Last Ten Years. (Roland Altinger, Harris County Appraisal District)

12. **CONDUCT A PUBLIC HEARING CONCERNING:** A Preliminary and Final Re-Plat of Old Katy Rd. C.O. Reserve, A Plot Containing 1.182 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1015 Bade Street.
 - A. Presentation of Preliminary and Final Re-Plat by Applicant
 - B. Those In Favor
 - C. Those Opposed
 - D. Adjourn Public Hearing
13. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Preliminary and Final Re-Plat of Old Katy Rd. C.O. Reserve, A Plot Containing 1.182 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1015 Bade Street.
14. **CONDUCT A PUBLIC HEARING CONCERNING:** Ordinance Number 2020-XX - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.
 - A. Presentation of Requested PAD Amendment by Applicant
 - B. Those In Favor
 - C. Those Opposed
 - D. Adjourn Public Hearing
15. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2020-XX - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.
16. **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 2014-12 PROVIDING FOR A PLANNED AREA DEVELOPMENT ("PAD") OF

APPROXIMATELY 2.38 ACRES OF LAND AT THE NORTHEAST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT BY PERMITTING NEW HEALTH CARE AND MEDICAL AND GENERAL BUSINESS OCCUPANCIES; 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.

- A. Presentation of Requested PAD Amendment by Applicant
- B. Those In Favor
- C. Those Opposed
- D. Adjourn Public Hearing

17. **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 2014-12 PROVIDING FOR A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 2.38 ACRES OF LAND AT THE NORTHEAST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT BY PERMITTING NEW HEALTH CARE AND MEDICAL AND GENERAL BUSINESS OCCUPANCIES; 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.
18. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval Of A Resolution Authorizing Publication Of Notice Of Intent To Issue Certificates Of Obligation.
19. **DISCUSSION AND DIRECTION CONCERNING:** Possible Options and Impacts for Converting Cul-de-sacs on Traweek and Lariat to Green Space as Part of the Loeser, Traweek, Lone Star, Lariat and West Tex Paving and Utility Improvement Project.
20. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 20-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPOINTING THE PRESIDING JUDGE, ALTERNATE JUDGES, PROSECUTING ATTORNEYS AND COURT ADMINISTRATOR TO THE SPRING VALLEY VILLAGE MUNICIPAL COURT; AND PROVIDING AN EFFECTIVE DATE.
21. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Receipt of Report On The Village Fire Department FY 2019 Annual Audit And Approving The FY 2019 Intra-Budgetary Transfers Based On The FY 2019 Audit.
22. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Proposed FY 2021 Village Fire Department Budget In The Amount Of \$6,961,314.00 With The City Of

Spring Valley Village's Annual Assessment Being \$1,131,213.52 (16.25%).

23. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Alternate Board Member Appointment to the Village Fire Department Board of Commissioners.
24. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Appointment of An Individual to Fill The Unexpired Term of Council Seat Formerly Held by Marcus Vajdos.
25. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** City Council Liaison Appointment to the Planning & Zoning Commission.
26. **BRIEFING AND DISCUSSION CONCERNING:** Quarterly Investment Report For Period Ending March 31, 2020.
27. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Briefing by City Administrator:
 1. Status of Hilldale, Bade & Cardwell Paving and Utility Improvements Project
 2. Status of New Production Well
 3. Status of Green Valley Drive and Winningham Lane Paving and Utility Improvements Project

28. **ADJOURNMENT**

Agenda items may not necessarily be considered in the order that they appear. With regard to any item, Council may take various actions, including but not limited to rescheduling an item in its entirety or for particular action at a future date or time.

The City Council reserves the right to convene in executive session from time to time as deemed necessary during this meeting to discuss any of the matters listed in the agenda, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts & Donations), 551.074 (Personnel Matters), 551.076 (Deliberations Regarding Security Devices) or 551.087 (Deliberations Regarding Economic Development Negotiations).

I certify that a copy of the May 19, 2020 agenda of items to be considered by City Council was posted on or before the 14th day of May, 2020, at 2:30 p.m. pursuant to the Open Meetings Act, Chapter 551 of the Texas Government Code.

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

In compliance with the Americans with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. To better serve attendees, requests for accommodations or interpretive services should be made 48 hours prior to this meeting. Please contact the City Secretary's office at 713-465-8308, Fax 713-461-7969, or Email secretary@springvalleytx.com for further information.

Consent Agenda Items

**MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF SPRING VALLEY VILLAGE, TEXAS
TUESDAY, APRIL 28, 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 Ramsey at 6:02 p.m.

Members Present:

Mayor Tom Ramsey

Mayor Pro Tem Allen Carpenter

Council Member David Dominy (by video conference)

Council Member Tom Donaho (by video conference)

Council Member Joy McCormack

Council Member Marcus Vajdos (by video conference)

Members Absent:

None

2. INTRODUCTIONS

Julie M. Robinson, City Administrator

Loyd Evans, Police Chief (by telephone 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

David Dixon, Police Commissioner

Loren Smith, City Attorney

3. PROCLAMATIONS / ANNOUNCEMENTS/ APPOINTMENTS

3.1 Police Week Proclamation

Mayor Ramsey read the proclamation aloud and declared May 10-16, 2020 as Police Week in Spring Valley Village.

3.2 Public Works Week Proclamation

Mayor Ramsey read the proclamation aloud and declared May 17-23, 2020 as Public Works Week in Spring Valley Village.

4. PUBLIC COMMENTS

- 4.1** Rebecca Bloch-Lopez, who lives at 9205 Cardwell Drive, requested that Items 12 through 15 be taken out of order so that she may comment on them.

At this time, Council Member Carpenter made a motion to take Agenda Items 12 through 15 out of order, and Council Member McCormack seconded the motion. Motion carried 5-0.

NEW BUSINESS

- 12. CONDUCT A PUBLIC HEARING CONCERNING:** A Preliminary and Final Re-Plat of SVMP II, A Plot Containing 1.170 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 9210 Old Katy Road.

Mayor Ramsey opened the Public Hearing at 6:17 p.m.

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

John Joubert, with i3 Interests, advised that they purchased 9210 Old Katy Road from AT&T in December 2019 and wish to remove the parking pavilion and replace with a medical office building. Steven Freeman, an Engineering Consultant with Kimley Horn, advised that they are seeking a re-plat to clean up the property lines and accommodate the new property line for the property.

.

B. Those In Favor

None.

C. Those Opposed

- o Joe Lopez, who lives at 9205 Cardwell Drive, advised that he was concerned about the size of a new building and felt that it would be detrimental to the neighborhood as well as a huge eyesore.
- o Rebecca Bloch-Lopez, who lives at 9205 Cardwell Drive, advised that she would not be in favor of another big building being constructed behind their homes as it was ruining their appraisal values, and requested that all buildings be no more than two stories high.

D. Adjourn Public Hearing

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

- 13. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Preliminary and Final Re-Plat of SVMP II, A Plot Containing 1.170 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 9210 Old Katy Road.

Council Member Dominy made a motion to approve the preliminary and final re-plat of SVMP II, a plot containing 1.170 acres of land, situated in Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas bearing the address of 9210 Old Katy Road, and Council Member Carpenter seconded the motion. Motion carried 5-0.

- 14. CONDUCT A PUBLIC HEARING CONCERNING:** Ordinance Number 2020-XX - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.170 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, LOCATED ON THE NORTH SIDE OF INTERSTATE HIGHWAY 10 BETWEEN ADKINS ROAD AND BADE STREET TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

Mayor Ramsey opened the Public Hearing at 6:37 p.m.

A. Presentation by Applicant

Director of Community Development Zachary Meadows advised that the applicant's request was to rezone the 1.170 acre tract from Dwelling District "A" to the Freeway Planned Area Development District (FPADD) zoning classification.

B. Those In Favor

None.

C. Those Opposed

- o Rebecca Bloch-Lopez, who lives at 9205 Cardwell Drive, asked if the ordinance was not approved, would it protect the neighbors from having a building twenty feet from the sound wall in the future. Additionally, Mrs. Lopez requested that, if approved, the Council include a 100 foot setback from adjacent residential properties.

D. Adjourn Public Hearing

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

15. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2020-XX - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.170 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, LOCATED ON THE NORTH SIDE OF INTERSTATE HIGHWAY 10 BETWEEN ADKINS ROAD AND BADE STREET TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

Mayor Ramsey read the Ordinance by caption only. Council Member Dominy made a motion to approve Ordinance No. 2020-14, and Council Member Vajdos seconded the motion. Motion carried 5-0.

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 Emergency City Council Meeting on March 19, 2020

5.2 Minutes for City Council Meeting on March 24, 2020

5.3 Minutes for Special Called City Council Meeting on March 24, 2020

5.4 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 APPROVING AN AGREEMENT FOR OCCUPATIONAL HEALTH SERVICES BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND VILLAGE PRACTICE

MANAGEMENT COMPANY OF HOUSTON; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.

- 5.5 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 LETTER AGREEMENT FOR STREET LIGHT REMOVAL AND INSTALLATION FOR HILLDALE AND BADE BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND CENTERPOINT ENERGY; PROVIDING FOR INCORPORATION OF PREAMBLE; AND PROVIDING 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 CHANGE ORDER NUMBER 3 TO THE AGREEMENT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AND TRIPLE B SERVICES FOR THE HILLDALE, BADE & CARDWELL PAVING AND UTILITY IMPROVEMENTS PROJECT (CSB #2018-08-101); 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 CHANGE ORDER NUMBER 4 TO THE AGREEMENT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AND TRIPLE B SERVICES FOR THE HILLDALE, BADE & CARDWELL PAVING AND UTILITY IMPROVEMENTS PROJECT (CSB #2018-08-101); PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE SUCH AGREEMENT; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.
- 5.8 Ordinance Number 2020-XX - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, BY DELETING FROM APPENDIX “A” THEREOF SECTION 6.003 AND SUBSTITUTING THEREFOR A NEW SECTION 6.003; ESTABLISHING A SCHEDULE OF FEES FOR POTABLE WATER; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.
- 5.9 Ordinance Number 2020-XX - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, BY DELETING FROM APPENDIX "A" THEREOF SECTION 6.004; ESTABLISHING A SCHEDULE OF FEES FOR SANITARY SEWER SERVICES; AND REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH.
- 5.10 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 VIDEO CONFERENCING EQUIPMENT AND INSTALLATION BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND FE SOLUTIONS;

PROVIDING FOR INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.

- 5.11 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 APPROVING A SOFTWARE AS A SERVICE AGREEMENT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND TYLER TECHNOLOGIES INC.; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.

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

OLD BUSINESS

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

Chief Evans provided the report.

1. Number of Calls for Service – 919
2. Number of Traffic Violations – 191
3. Number of K-9 Deployments – 31
4. Activities Concerning Response to COVID-19

Chief Evans briefed the Council on the Department's activities concerning the response to COVID-19. Chief Evans and Police Commissioner Dixon provided information to the Council concerning the current status of the Harris County Jail inmate population and the types of crimes that defendants being released by Harris County have been charged.

7. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Activities of Village Fire Department Commissioners Meeting held on March 25, 2020, April 9, 2020, and April 22, 2020. (Council Member Carpenter / Mayor Ramsey)

Mayor Pro Tem Carpenter advised that calls had decreased due to less traffic and dispatchers receive a few calls per day related to residents with COVID-19 symptoms. He also advised that one of the Village Fire Department employees tested positive for COVID-19 and is currently at home. Mayor Pro Tem Carpenter advised that the Village Fire Department's FY 2019 audit and proposed FY 2020 budget would be on the May 19 City Council meeting agenda. He also advised that Construction Masters had been chosen as the contractor for the Village Fire Department's building renovation in which the first phase would be the dispatch area. It is anticipated that additional funding for the renovation project will be requested from the Villages.

8. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Activities of the Planning and Zoning Commission Meeting of April 14, 2020. (Council Member Vajdos / City Attorney Loren Smith)

City Attorney Loren Smith advised that agenda item numbers 12, 13, 14, 15, and 21 were discussed and recommended for approval at the April 14 Planning & Zoning Commission meeting.

9. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: City Update Concerning COVID-19.

Chief Evans advised that he is in the process of obtaining COVID-19 antibody tests for all City employees. City Administrator Julie Robinson advised that all orders issued by Governor Greg Abbott and Harris County Judge Lina Hidalgo had been posted to the City's website. City Hall staff meets every Monday, Wednesday, and Friday using Microsoft Teams, and we are in the planning process for the re-opening of City Hall. Staff have been remaining current when new information is released. Ms. Robinson also advised that, in addition to the disposable medical masks used by the Police and Public Works Departments, she was able to obtain a donation of cloth masks for all City employees. City Treasurer Michelle Yi was working on the first reimbursement request to FEMA for the City's March and April expenditures related to responding to COVID-19. Additional reimbursement requests will be submitted to FEMA on a monthly or bi-monthly basis as long as the City continues to incur expenditures related to the COVID-19 response.

10. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Ordinance Number 2020-XX - AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE DECLARING A PUBLIC HEALTH EMERGENCY AND EXTENDING THE DISASTER DECLARATION OF THE CITY COUNCIL ON MARCH 24, 2020; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor Ramsey read the Ordinance by caption only. Council Member Dominy made a motion to approve Ordinance No. 2020-13, extending the disaster declaration until terminated or modified by an ordinance of the City, and Council Member Vajdos seconded the motion. Motion carried 5-0.

11. DISCUSSION AND POSSIBLE DIRECTION CONCERNING: Status of Municipal Bond Market and Impact on Timing of Issuance of Second Certificate of Obligation by City of Spring Valley Village. (Drew Masterson, Masterson Advisors)

Drew Masterson, with Masterson Advisors, gave a PowerPoint presentation regarding the current municipal bond market. After a brief discussion concerning the impact of different bond amounts on the City's cash transfer from the General Fund to the Capital Projects Fund and the potential timeline for proceeding with the second bond issuance, it was the consensus of the Council to proceed with the second issuance of certificates of obligation in the amount of \$8.6 million. Ms. Robinson advised the Council that the required Notice of Intent to Issue Certificates of Obligation would be on the May 19 Council agenda.

NEW BUSINESS

16. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Authorizing One-Time COVID-19 Pay for Police and Public Works Department Employees.

City Administrator Julie Robinson advised the Council that, with the ongoing COVID-19 response, there had been discussion about the possibility of authorizing a one-time COVID-19 Pay for Police Department Employees. The amount of the payment per full-time employee that had been discussed was between \$1,000.00 and \$2,000.00. She then encouraged the Council to include the Public Works Department Employees since they have also been designated as first responders and have worked closely with the Police Department

in responding to COVID-19. Police Commissioner David Dixon recommended a one-time COVID-19 pay of \$2,000.00 for full-time employees and \$1,000.00 for part-time employees of the Police Department. After a brief discussion, Council Member Dominy made a motion to authorize a one-time COVID-19 Pay of \$2,000.00 for all full-time Police Department employees, and \$1,000.00 for all part-time Police Department employees and of \$1,000.00 for all Public Works employees, and Council Member Donaho seconded the motion. Motion carried 5-0.

17. RECESS REGULAR CITY COUNCIL MEETING

17.1 Regular Meeting of the Board of Directors of the Spring Valley Legacy Fund, Inc.
The Spring Valley Legacy Fund, Inc. Board of Directors did not meet.

18. RECONVENE MEETING OF CITY COUNCIL

The Spring Valley Legacy Fund, Inc. Board of Directors did not meet.

19. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Status of City's Fiscal Year 2019-2020 Budget and Fiscal Year 2020-2021 Budget Preparation Including:

City Administrator Julie Robinson provided the Council with an overview of the City's Fiscal Year 2019-2020 Budget and Total Fund Balance and advised that the City's finances were healthy despite the shutdowns resulting from COVID-19. She and City Treasurer Michelle Yi are closely monitoring the City's Fiscal Year 2020 Budget and will advise the Council if there are concerns with it.

A. Proposed FY 2020-2021 Budget Calendar

B. Review of and Potential Modifications to City's Current Residential Property Tax Exemptions

Ms. Robinson advised the Council that the possible modification of the Over-65 and Disabled property tax exemptions had been briefly discussed during the FY 2020 budget workshops; however, the deadline for notifying Harris Central Appraisal District of any changes had passed. Consequently, the discussion would be brought back this year prior to the deadline of May 31, 2020, for Council's consideration. The Council discussed the possibility of increasing the amount of the Over-65 and Disabled exemptions, and the applicability of these exemptions only to certain segments of the residents instead of all residents. After discussion, the Council requested that Ms. Robinson research whether the Council could establish a maximum assessed property value to which the two exemptions would apply. Ms. Robinson advised that the requested information would be brought back to the May 19 City Council meeting.

C. Possible Purchase of Two Police Vehicles Planned for FY 2021 in FY 2020 and Including Two Police Vehicles in FY 2021 Budget

Ms. Robinson advised the Council that, each year, the Police Department budgets the replacement of 3-4 vehicles in order to ensure that the fleet is continually maintained. Chief Evans was anticipating budgeting for the replacement of 4 vehicles in the FY 2021 budget. However, he would like to proceed with the purchase of 2 of the 4

replacement vehicles now (during FY 2020) in order to insure that the City has two extra vehicles to utilize in the event that there are any issues with the current vehicles as the Department continues to respond to COVID-19. He would then budget for two replacement vehicles in the FY 2021 budget. Chief Evans advised that all officers were given take-home vehicles in response to COVID-19, some of which were scheduled to go to auction, and added that, based on information he has received, it would be more cost-effective to purchase vehicles at this time. Chief Evans also advised that a replacement vehicle with all of the required equipment costs approximately \$70,000. Ms. Robinson advised that, if the Council decided to proceed with the purchase of two replacement vehicles at this time, the anticipated costs of \$140,000.00 could be funded out of the Fiscal Year 2018-2019 Unassigned Fund Balance. After discussion, Council Member McCormack made a motion to approve the purchase of two Police Department vehicles, that were scheduled for purchase in Fiscal Year 2021, and to fund the purchase out of the FY 2018-2019 Unassigned Fund Balance, and Council Member Vajdos seconded the motion. Motion carried 5-0.

- 20. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance No. 2020-XX - AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, REPEALING ORDINANCE NUMBER 2000-21, CODIFIED AS ARTICLE 11.700, WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN, OF CHAPTER 11, UTILITIES AND SOLID WASTE, OF THE CODE OF ORDINANCES OF THE CITY; PROVIDING FOR THE INCORPORATION OF PREAMBLE; ADOPTING A NEW ARTICLE 11.700, DROUGHT CONTINGENCY PLAN, OF CHAPTER 11, UTILITIES AND SOLID WASTE, OF THE CODE OF ORDINANCES; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY A VIOLATION OCCURS; AND PROVIDING A REPEALER CLAUSE, A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

Mayor Ramsey read the Ordinance by caption only. Council Member McCormack made a motion to approve Ordinance No. 2020-15, and Council Member Carpenter seconded the motion. Motion carried 5-0.

- 21. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2020-XX - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS ARTICLE 3.100, URBAN FOREST PRESERVATION AND PROTECTION, OF CHAPTER 3, BUILDING AND CONSTRUCTION, TO AMEND EXHIBIT A, APPROVED TREE LIST AND EXHIBIT B, APPROVED UNDERSTORY TREE LIST; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR EACH VIOLATION HEREOF, WITH EACH DAY CONSTITUTING A SEPARATE VIOLATION; AND PROVIDING FOR SEVERABILITY.

Mayor Ramsey read the Ordinance by caption only. There was a brief discussion concerning the status of the Sustainability Initiative and the possibility of adding an Arbor Day or Earth Day event to the City's events and developing a program to encourage adding tree canopy within the City. Following the discussion, Council Member Donaho made a motion to approve Ordinance No. 2020-16, and Council Member McCormack seconded the motion. Motion carried 5-0.

22. DISCUSSION AND POSSIBLE DIRECTION CONCERNING: Draft Policy for Sponsorships for City Facilities, Equipment, Services and Projects.

Assistant to the City Administrator Matthew Hitt provided an overview of a draft Policy for Sponsorships for City Facilities, Equipment, Services and Projects that had been developed as requested by the Council during the December 10, 2019. There was extensive discussion concerning the broadness of the policy, whether to allow sponsorships from religious and/or political organizations, consistency between the draft policy and sponsorship provisions for City events, whether to establish thresholds for administrative approval of sponsorships, temporary vs. permanent recognition, whether to include specific sponsorship tiers and benefits, and whether and how to differentiate between individuals and corporations/organizations in terms of sponsorship benefits.

Following discussion, it was the direction of the Council to keep the policy broad, not include sponsorship tiers, differentiate between individuals and corporate/organizational sponsors, allow sponsorships from religious organizations, and require Council approval of all sponsorships. Additional work was needed with regard to temporary vs. permanent recognition of sponsors and possible sponsor benefits. City Administrator Julie Robinson advised that she and Mr. Hitt would work with Council Member McCormack to develop a revised draft policy would be presented at the May or June City Council meeting for further discussion and consideration.

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

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

Public Works Director Pat Riley provided an update for the Council and advised that the project was in its final stage with punch list items being completed. He also advised that the final walk through had not yet been completed.

2. Status of New Production Well

Public Works Director Pat Riley advised that the project was going well with the electricity currently being installed.

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

Public Works Director Pat Riley advised that project design was 90% complete with plans currently being reviewed.

4. Status of Green Valley Drive and Winningham Lane Paving and Utility Improvements Project

Public Works Director Pat Riley advised that project design was 90% complete, documents should be received in mid-May, and the project could potentially go out for bid in June.

5. Status of Development of Mobile App

Assistant to the City Administrator Matthew Hitt advised that a contract had been signed with Tyler Technologies and that a mobile test app was received on April 21.

24. **ADJOURNMENT**

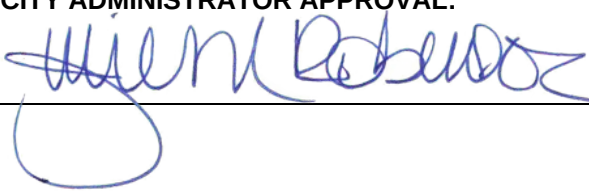
Council Member Carpenter made a motion to adjourn the meeting at 9:53 p.m., and Council Member McCormack seconded the motion. Motion carried 5-0.

Signed: _____
Tom S. Ramsey
Mayor

Attest: _____
Roxanne Benitez, TRMC, CPM, CMCC
City Secretary

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: May 19, 2020

TOPIC:	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 REVIEW SERVICES BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND COBB, FENDLEY & ASSOCIATES, INC.; PROVIDING FOR INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.
BACKGROUND:	The City had been using Gessner Engineering to complete on-call drainage plan reviews. However, after failing to meet the expectations of staff, Cobb, Fendley & Associates, Inc. was contacted to provide a proposal for the on-call services. After obtaining the proposal, City Administrator Julie Robinson, executed the proposal on March 27, 2020. The proposal provides for \$750.00 per residential and commercial plan review if under one (1) acre of property. If the property under review exceeds one (1) acre in size, then those reviews will be billed hourly based on the rates in the proposal. These fees are the same fees that were charged by both ARKK Engineers and Gessner Engineering. This Resolution would ratify Ms. Robinson's actions taken on behalf of the City.
RECOMMENDATION:	Staff recommends approval of the Resolution.
ATTACHMENTS:	• Resolution No. 20-XX
FUNDING ISSUES:	☐ Not applicable – no dollars are being spent or received. ☒ Full amount already budgeted in Acct/Project# <u>10-50-5506</u> ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ _____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____
FINANCE VERIFICATION OF FUNDING: 	
SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 

RESOLUTION NUMBER 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 REVIEW SERVICES BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND COBB, FENDLEY & ASSOCIATES, INC.; PROVIDING FOR INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 27, 2020, the City Administrator executed a Proposal for Engineering Services by and between the City of Spring Valley Village, Texas and Cobb, Fendley & Associates, Inc. for the provision of drainage plan review services (hereinafter called "Agreement"), a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, upon review and consideration of the Agreement and all matters attendant and related thereto, the City Council hereby finds and determines that: (1) it is in the best interests of the City of Spring Valley Village and its citizens to execute the Agreement; and (2) that the actions of the City Administrator in executing the Agreement should be ratified in all respects.

NOW, THEREFORE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THAT:

Section 1. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. The actions of the City Administrator taken for and on behalf of the City in executing the Agreement are ratified in all respects.

Section 3. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED on this the 19th day of May, 2020.

Marcos Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas

DIVIDER PAGE

March 19, 2020

Zachary Meadows
Director of Community Development
City of Spring Valley Village
1025 Campbell Road
Houston, Texas 77055

Re: Proposal for Engineering Services
Spring Valley Village – Drainage Review Services
CobbFendley Project No. 2012-_____

Dear Mr. Meadows:

CobbFendley is pleased to submit this proposal to provide engineering services associated with performing drainage plan review services to the City of Spring Valley Village (Client). CobbFendley proposes to provide the Scope of Services and Compensation as outlined below.

CobbFendley's services are to be performed for the sole benefit of Client, who shall be responsible for payment of those services. When accepted by the signature of Client's authorized representative, the authorization and the documents referenced herein shall constitute the entire agreement between Client and CobbFendley with respect to this project.

Scope of Services

1. Provide drainage plan reviews as requested on an on-call basis for new residential construction, residential additions, swimming pool construction, commercial construction, etc. in accordance with Chapter 3 of the Code of Ordinances.
2. If necessary, meet with the applicant at the City to resolve issues associated with challenges meeting City requirements.

Compensation

Services will be billed as follows:

1. Residential and commercial drainage reviews for properties less than 1 acre shall be billed at \$750/permit.
2. Residential and commercial drainage reviews of 1 acre or more shall be billed on an hourly basis in accordance with the attached 2020 rate schedule. These rates will be subject to revision with approval of the City at the anniversary date of this contract.
3. On-site meetings will be billed at \$300 per meeting.

Special Provisions

A copy of the General Terms and Conditions of the Authorization for Professional Services is attached and constitutes a part of this agreement.

Schedule of Services

CobbFendley will complete reviews within 10 days of receipt and provide a written tabulation of comments along with any plan mark-ups in electronic form. Plans will be received from the City electronically.

Proposal Acceptance

If this proposal is agreeable to you, please indicate your acceptance by signing in the space provided below and return one copy to us for our file. This proposal is void if not accepted within thirty (30) days of the date hereon. The opportunity to propose professional engineering services to the City of Spring Valley Village is appreciated, and we look forward to serving you on this project.

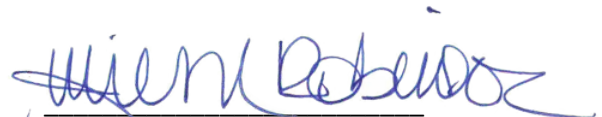
Sincerely,
COBB, FENDLEY & ASSOCIATES, INC.



Charles M. Eastland, P.E.
Executive Vice President

Attachment

This Proposal Accepted By:
CITY OF SPRING VALLEY VILLAGE



Signature

Julie M. Robinson

Printed Name

City Administrator

Title

03-27-2020

Date of Authorization

GENERAL TERMS AND CONDITIONS OF THE AUTHORIZATION FOR PROFESSIONAL SERVICES

1. REIMBURSABLE EXPENSES

CobbFendley's direct expenses shall be those costs incurred on or directly for the CLIENT'S project, including but not limited to necessary transportation costs including mileage at the current IRS rate, meals and lodging, laboratory tests and analyses, and printing and binding charges. These direct expenses shall be billed in accordance with the attached rate schedule.

2. OUTSIDE SERVICES

When technical or professional services are furnished by an outside source, when approved by the CLIENT, an additional amount shall be added to the cost of these services by CobbFendley to cover CobbFendley's administrative costs, as provided in the attached CobbFendley rate schedule.

3. COST PROJECTIONS

If included in CobbFendley's scope of services, opinions or estimates of probable construction costs are prepared on the basis of CobbFendley's experience and qualifications and represent CobbFendley's judgment as a professional generally familiar with the industry. However, since CobbFendley has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, CobbFendley cannot and does not guarantee, represent or warrant that proposals, bids, or the actual construction cost will not vary from CobbFendley's opinions or estimates of probable construction cost.

4. PROFESSIONAL STANDARDS

CobbFendley agrees to perform its services in accordance with the standard of professional care used by other practicing professional engineers of ordinary prudence in the same field of engineering and performing the same type of work in CLIENT'S community under the same or similar circumstances. CobbFendley makes no other warranty, expressed or implied.

5. TERMINATION

Either CLIENT or CobbFendley may terminate this authorization by giving 30 days written notice to the other party. In such event, CLIENT shall forthwith pay CobbFendley in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, the relationships and obligations created by this Authorization shall be terminated upon completion of all applicable requirements of this Authorization. Failure by Client to make payments when due shall be cause for suspension of services or, ultimately, termination, unless and until CobbFendley has been paid in full all amounts due for services, expenses and other related charges, including interest on past due amounts.

6. OWNERSHIP OF DOCUMENTS

All documents prepared or furnished by CobbFendley pursuant to this Agreement are instruments of CobbFendley's professional service, and CobbFendley shall retain an ownership and property interest therein, including all copyrights. CobbFendley grants Client a license to use instruments of CobbFendley's professional service for the purpose of constructing, occupying or maintaining the project. Reuse or modification of any such documents by Client, without CobbFendley's written permission, shall be at Client's sole risk, and Client agrees to indemnify and hold CobbFendley harmless from all claims, damages and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.

7. USE OF ELECTRONIC DOCUMENTS

Copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) or fully-scaled PDF files that are signed and sealed by CobbFendley's authorized design professionals. Files in electronic formats, or other types of information furnished by CobbFendley to Client such as text, data or graphics, are only for convenience of Client. Any conclusion or information obtained or derived from such electronic files will

be at the user's sole risk. When transferring documents in electronic formats, CobbFendley makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by CobbFendley at the beginning of this project.

8. HAZARDOUS ENVIRONMENTAL CONDITIONS

CobbFendley shall have no liability or responsibility for the discovery, presence, handling, removal, disposal, cleanup, or exposure of persons or other property to underground substances, hazards, or conditions or other latent substances, hazards or conditions (including but not limited to contaminants, pollutants, chemicals or other hazardous or toxic solids, liquids or gases of any kind), Client acknowledges that CobbFendley is performing professional services for Client and CobbFendley is not and shall not be required to become an "arranger," "operator," "generator" or "transporter" of hazardous substances, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA)

9. FORCE MAJEURE

Neither party shall be deemed in default of this agreement to the extent that any delay or failure in the performance of its obligations results from any cause beyond its reasonable control and without its negligence.

10. CONSTRUCTION PHASE SERVICES

If this Agreement provides for any construction phase services by CobbFendley, it is agreed that the Contractor, not CobbFendley, is responsible for the construction of the project, and that CobbFendley is not responsible for the acts or omissions of any contractor, subcontractor or material supplier; for time of performance; for safety precautions, programs or enforcement; or for construction means, methods, techniques, sequences and procedures employed by the Contractor. CobbFendley shall not be obligated to make exhaustive or continuous on-site inspections to check the quality or adequacy of construction or to verify that the work or materials of any contractor, subcontractor or materials supplier is in compliance with the plans and specifications. CobbFendley shall not be responsible for the Contractor's failure to execute the work in accordance with the Construction contract.

11. LIMITATION OF LIABILITY FOR DAMAGES

IN THE EVENT THAT CLIENT SHALL MAKE ANY CLAIM OR FILE ANY SUIT FOR DAMAGES AGAINST COBBFENDLEY ARISING OUT OF OR RELATED TO COBBFENDLEY'S PERFORMANCE OR NON-PERFORMANCE OF THE SERVICES TO BE PROVIDED UNDER THIS AGREEMENT, COBBFENDLEY'S LIABILITY TO CLIENT FOR ANY SUCH DAMAGES SHALL BE LIMITED TO ACTUAL AND DIRECT DAMAGES TO AN AMOUNT NOT TO EXCEED THE AMOUNT FEES CHARGED BY COBBFENDLEY TO CLIENT HEREUNDER. COBBFENDLEY SHALL HAVE NO LIABILITY FOR ANY CONSEQUENTIAL OR INDIRECT DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, LOST BUSINESS OPPORTUNITIES, ADDITIONAL OVERHEAD, OR DAMAGES FOR LOSS OF USE OR LOSS OF PRODUCTION.

12. ALTERNATIVE DISPUTE RESOLUTION

In the event that any dispute shall arise between Client and CobbFendley regarding the parties rights or obligations under this Agreement, the parties shall, as a condition precedent to taking any action against one another make a good faith effort to resolve such disagreements by negotiation and/or non-binding mediation.

13. LEGAL EXPENSES

In the event that legal action is brought by CLIENT or CobbFendley against the other party to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for fees, costs and expenses as may be set by the court.

14. PAYMENT TO COBBFENDLEY

Monthly invoices will be issued by CobbFendley for all work performed under the terms of this agreement. Invoices are due and payable within ten (10) business days of receipt. Unless noted otherwise, tasks stated in the Scope of Services will be invoiced on a lump sum basis.

If CLIENT is not the OWNER, CLIENT agrees to pay CobbFendley within ten (10) business days of receipt of payment from OWNER.

Pending resolution of any dispute concerning any portion of any invoice submitted by CobbFendley, all undisputed portions shall be paid in accordance with this paragraph.

Progress payments on CobbFendley fees for percentage of project completion and reimbursable expenses incurred will be due and payable upon receipt of invoice at the end of each month.

If payment is not received within 60 days from date of invoice, CobbFendley retains the right to cease further work on the project until such time that the overdue invoices are paid. CobbFendley also retains the right to withhold final approved plans and other deliverables until all overdue invoices are paid.

15. AUTHORIZATION OF OWNER

Client hereby authorizes CobbFendley to enter upon the property for the purpose of conducting CobbFendley services thereon. If Client is not the Owner of the property, Client agrees to obtain such authorization from the Owner and provide same in writing to CobbFendley.

16. CONTRACT DOCUMENTS

This signed Authorization, together with the attached General Terms and Conditions of the Authorization for Professional Services and CobbFendley Rate Schedule contains the entire and integrated agreement between Client and CobbFendley and supersedes all prior negotiations, representations or agreements, either written or oral. This agreement may only be amended by written instrument signed by both parties.

17. SALES TAX

To the extent that state sales taxes apply to any of the services or materials to be provided hereunder, such taxes are in addition to and are not included in the proposed fees of this Authorization.

18. BENEFICIARIES AND ASSIGNMENT

This agreement is made for the sole benefit of Client and CobbFendley and nothing in this agreement shall create a contractual relationship or cause of action in favor of any third party against either Client or CobbFendley. This agreement may not be assigned without the written consent of both Client and CobbFendley.



2020 Standard Rate Schedule

Senior Engineer V or Principal.....	\$290.00/HR
Senior Engineer IV or Project Manager V.....	\$270.00/HR
Senior Engineer III or Project Manager IV.....	\$235.00/HR
Senior Engineer II or Project Manager III.....	\$220.00/HR
Senior Engineer I or Project Manager II.....	\$195.00/HR
Engineer III or Project Manager I.....	\$170.00/HR
Engineer II.....	\$150.00/HR
Engineer I.....	\$125.00/HR
Graduate Engineer.....	\$105.00/HR
Senior Technician III (GIS, Telecom, Utility, CAD, Field).....	\$165.00/HR
Senior Technician II (GIS, Telecom, Utility, CAD, Field).....	\$145.00/HR
Senior Technician I (GIS, Telecom, Utility, CAD, Field).....	\$125.00/HR
Technician III (GIS, Telecom, Utility, CAD, Field).....	\$100.00/HR
Technician II (GIS, Telecom, Utility, CAD, Field).....	\$80.00/HR
Technician I (GIS, Telecom, Utility, CAD, Field).....	\$60.00/HR
Licensed State Land Surveyor.....	\$235.00/HR
Senior Registered Professional Land Surveyor.....	\$210.00/HR
Registered Professional Land Surveyor.....	\$170.00/HR
4 Person Survey Crew.....	\$190.00/HR
3 Person Survey Crew.....	\$170.00/HR
2 Person Survey Crew.....	\$145.00/HR
1 Person Survey Crew.....	\$105.00/HR
2 Person Hy-Drone Crew.....	\$340.00/HR
2 Person UAV Drone Crew.....	\$235.00/HR
Construction Manager III.....	\$280.00/HR
Construction Manager II.....	\$230.00/HR
Construction Manager I.....	\$185.00/HR
Construction Observer III.....	\$155.00/HR
Construction Observer II.....	\$130.00/HR
Construction Observer I.....	\$110.00/HR
Sr. Right-of-Way Agent III or ROW Project Manager III.....	\$250.00/HR
Sr. Right-of-Way Agent II or ROW Project Manager II.....	\$200.00/HR
Sr. Right-of-Way Agent I or ROW Project Manager I.....	\$180.00/HR
Right-of-Way Agent III or ROW Attorney.....	\$160.00/HR
Right-of-Way Agent II.....	\$140.00/HR
Right-of-Way Agent I.....	\$110.00/HR
Right-of-Way Technician.....	\$100.00/HR
Administrative.....	\$105.00/HR
Clerical.....	\$80.00/HR
Field Data Device.....	\$40.00/HR/unit ²⁶

(Continued)

SUBSURFACE UTILITY ENGINEERING

Two-Man Designating Crew (4-Hour Minimum).....	\$170/HR
One-Man Designating Crew (4-Hour Minimum).....	\$110/HR
Vacuum Excavation Truck with 2 Technicians (Vac 6000) (4-Hour Minimum)	\$315/HR
Vacuum Excavation Truck with 2 Technicians (Vac 3000 & 4000) (4-Hour Minimum).....	\$295/HR
Ground Penetrating Radar with 1 Technician (4-Hour Minimum).....	\$260/HR
Traffic Control Officer.....	@ Cost + 10%
Traffic Control (Lane Closures, etc.).....	To Be Negotiated
Permits (Local, State, etc.).....	@ Cost + 10%
Designation, Location & Traffic Control Vehicles.....	\$6.50/Mile

REIMBURSABLE EXPENSES

Technology Fee (*)	\$3.75/HR
Consultant or Specialty Contractor (Outside Firm)	@ Cost + 10%
Courier, Special Equipment Rental.....	@ Cost + 10%
Reasonable Out of Town Travel Expenses (Air, Hotel, Rental, etc.)	@ Cost
Mileage (Standard Car or Truck)	IRS Approved Rate
Per Diem for Out of Town Travel (Per Day/Person)	GSA Standard Rate/Day
Title Plant Charges	@ Cost + 10%
Other Misc. Expenses Related to the Project	@ Cost + 10%
In-House Reproduction:	
➤ Copies (Up to 11" x 17")	\$0.15/Each
➤ Color Prints (Up to 11" x 17").....	\$1.50/Each
➤ Color Prints (Larger than 11" x 17").....	\$3.00/Sq. Ft.
➤ Bluelines (All Sizes).....	\$1.00/Each
➤ Bond Prints (All Sizes).....	\$2.00/Each
➤ Mylar Prints	\$12.00/Each
➤ Vellum Prints	\$9.00/Each

(*) Technology charges added to each billable man-hour.

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: May 19, 2020

TOPIC:	Approval of Pay Estimate No. 4 for the New Production Well Project to W. W. Payton Corporation in the Amount of \$171,900
---------------	---

BACKGROUND:	This is the fourth pay estimate to be submitted by W.W. Payton Corporation for the New Production Well Project for work that was completed on the Project for the period ending April 14, 2020.
--------------------	---

RECOMMENDATION:	John W. Nelson with WSP Engineers and City Staff have reviewed the pay estimate and recommend approval.
------------------------	---

ATTACHMENTS:	Pay Estimate No. 4 Submitted By W. W. Payton Corporation
---------------------	--

FUNDING ISSUES:	☐ Not applicable – no dollars are being spent or received. ☒ Full amount already budgeted in Acct/Project# 20-60-7401 ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ _____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____
------------------------	--

FINANCE VERIFICATION OF FUNDING:



SUBMITTING STAFF MEMBER:

Pat Riley, Director of Public Works

CITY ADMINISTRATOR APPROVAL:



ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
---	-----------------------	--------------

DIVIDER PAGE

**RECEIVED**

04/22/2020 PR

MEMO

TO: Julie Robinson, ICMA-CM, Pat Riley and Michelle Yi,
City of Spring Valley Village

FROM: John W. Nelson, P.G., WSP USA

SUBJECT: Review of W.W. Payton Corporation, Estimate No. 4 for Payment -
City of Spring Valley Village Project No. 2019-01-01B,
TWBD SWIFT Project No. 51056

DATE: April 21, 2020

Attached to this document is Estimate No. 4 (Date April 14, 2020) with the Affidavit of Bills Paid and Partial Waiver of Lien that W. W. Payton Corporation provided for the City of Spring Valley Village project referenced above. Estimate No. 4 includes the completed work through April 14, 2020. WSP has checked the documents attached, including the unit prices, quantities charged and amounts listed, and recommends the estimate for payment.

Please contact us, if you have any related questions.

John W. Nelson, P.G.
Senior Supervising Hydrogeologist

W. W. PAYTON CORPORATION
General Contractor Serving Texas
P.O. Box 1056 Katy, Texas 77492-1056

April 14, 2020

City of Spring Valley Village
1025 Campbell Rd
Houston, TX 77055

Attn: WSP USA - Mr. John Nelson, P.G. and Mr. Peter Lyman, P.E.

Estimate No. 4
City of Spring Valley Village
New Production Well
Project No. 2019-01-01B
Payton Job No. 684

We estimate the total amount of work done for the period ending 4/14/20 for the above references project to be:

		QTY.	QTY.	QTY.	DONE		UNIT	AMOUNT
	DESCRIPTION	BID	PRIOR	THIS PERIOD	TOTAL	UNIT	PRICE	COMPLETE
UNIT B: BASE BID ITEMS								
1	Mobilization and demobilization for Water Well No. 2	1	0.5	0	0.5	LS	\$60,000.00	\$30,000.00
2	Drill, construct, test and equip Water Well No. 2						1,678,000.00	
a	Pilot hole drilled, logged and sampled	1	1	0	1	LS	375,000.00	375,000.00
b	Reaming of pilot hole and conductor casing set and cemented in place	1	1	0	1	LS	375,000.00	375,000.00
c	Underreaming the pilot hole below the conductor casing	1	1	0	1	LS	190,000.00	190,000.00
d	Production casing and screen(s) set in place	1	1	0	1	LS	350,000.00	350,000.00
e	Graveling, sterilizing, developing and testing the well.	1	1	0	1	LS	268,000.00	268,000.00
f	Furnishing the test pumping equipment & Pump Test	1	1	0	1	LS	100,000.00	100,000.00
g	Well yard clearing, grading sidewalks, surfacing, topsoil seeding and sodding	1				LS	20,000.00	
3	Well Pump Equipment						235,000.00	
a	Concrete pump foundation	1	0	1	1	LS	6,000.00	6,000.00
b	Permanent Pumping Equipment & Discharge Head	1	0	1	1	LS	185,000.00	185,000.00
c	Electric Motor	1				LS	44,000.00	
4	Discharge Piping manifold from Well 1 to meter run, concrete sidewalk and pipe supports, complete	1				LS	40,000.00	
5	Turn discharge head of existing pump at well 1, demolish existing pump foundation and construct new concrete pump foundation	1				LS	30,000.00	
6	Discharge Piping manifold from Well 2 to meter run, concrete sidewalk and pipe supports, complete	1				LS	40,000.00	
7	Meter run piping and fitting and collection line to tie-in with existing piping to the ground storage tanks	1				LS	50,000.00	
8	All electrical work , programming work, electrical foundation pads and canopy for Well No. 2	1				LS	325,000.00	

<u>DESCRIPTION</u>		<u>QTY.</u> <u>BID</u>	<u>QTY.</u> <u>PRIOR</u>	<u>QTY.</u> <u>THIS PERIOD</u>	<u>DONE</u> <u>TOTAL</u>	<u>UNIT</u>	<u>UNIT</u> <u>PRICE</u>	<u>AMOUNT</u> <u>COMPLETE</u>
9	All chlorination, ammonia, fluoride and polyphosphate system work for single injection point at the water plant	1				LS	295,000.00	
10	Building foundation, two 8'X8' FRP buildings and one 10' X 10' FRP building for chemical systems	1				LS	105,000.00	
11	Concrete splash box and drain for well No. 1	1				LS	4,210.00	
12	Concrete splash box and drain for well No. 2	1				LS	8,000.00	
13	Asphalt apron and subgrade around Well No. 2	7850				SF	9.00	
14	8-foot chain link fence	500				LF	25.00	
15	16-foot wide chain link double swing gate	2				EA	1,700.00	
16	3-foot wide chain link single pedestrian swing gate	1				EA	1,000.00	
17	Filter fabric fence	240				LF	1.00	
18	Sound barrier	250	120	0	120	LF	80.00	9,600.00
Total Unit B								\$1,888,600.00
<u>DESCRIPTION</u>		<u>QTY.</u> <u>BID</u>	<u>QTY.</u> <u>PRIOR</u>	<u>QTY.</u> <u>THIS PERIOD</u>	<u>DONE</u> <u>TOTAL</u>	<u>UNIT</u>	<u>UNIT</u> <u>PRICE</u>	<u>AMOUNT</u> <u>COMPLETE</u>
UNIT C: EXTRA BID ITEMS								
19	Spectralog, if required by the City, in the pilot hole after making and reviewing Gamma Ray Log, all complete	1	1	0	1	EA	\$1,600.00	\$1,600.00
20	Furnish and install 30-sack cement plug, if required, in the pilot hole below the selected completion depth of the well, complete	1	1	0	1	EA	6,000.00	6,000.00
21	Extra sacks of cement more than the base amount of 30 sacks in a cement plug below the selected completion depth of the well included in Item 20 above	10				SK	25.00	
22	Complete water - sampling operation in the pilot hole from which the City requires water samples to be taken with a base development and pumping time of 36 hours, water samples and analyses, and associated static and pumping water-level measurements and pumping rate, all complete	3	2	0	2	EA	32,200.00	64,400.00
23	Pilot hole, as required, other than the 1,300-foot base depth for well in item 2	50				LF	60.00	
24	Abandonment, if required, of pilot hole included in item 2	1				EA	105,000.00	
25	20-inch diameter surface casing , as required, cemented in place other than the 730-foot base depth for the well in item 2	10	-5	0	-5	LF	180.00	-900.00
26	14-inch diameter blank production casing, as required, in place other than the 320-foot base length for the well in item 2	10	-87	0	-87	LF	100.00	-8,700.00

DESCRIPTION		QTY. BID	QTY. PRIOR	QTY. THIS PERIOD	DONE TOTAL	UNIT	UNIT PRICE	AMOUNT COMPLETE
27	14-inch diameter stainless steel screen wrapped on mild steel pipe, as required in place other than the 230-foot base length for the well in item 2	15	102	0	102	LF	250.00	25,500.00
28	20-foot length of pump column assembly, air-line, and one 1 1/4-inch schedule 40 PVC tube in place complete, if required, other than the 520-foot base length for the pump in item 3	4				EA	2,500.00	
29	Intermediate stage of bowl assembly (cast iron) added to the pump, as quoted in item 3, if required, and as shown in the pump data submittals for present conditions	2				EA	2,000.00	
30	Intermediate stage of bowl assembly (ductile iron) added to the pump, as quoted in item 3, if required, and as shown in the pump data submittals for present conditions	2				EA	2,250.00	
31	One-hour of pumping or water level recovery time, if required, other than 36 hours for a complete water sampling operation given in item 22	20				HR	\$75.00	
32	One-hour of pumping test time, if required, other than 96 hours given for the well in item 2.	10				HR	300.00	
Total Unit C								\$87,900.00
UNIT D: CASH ALLOWANCE								
1	CenterPoint Energy Allowance for Electrical Service for Well 2	1					\$35,000.00	
Total Unit D								\$0.00

NOTE: This breakdown is approximate and intended only for the purpose of preparing monthly pay estimates

	Original Contract Amount	Current Contract Amount
Unit B: Base Bid Items (1-18)	\$2,978,000.00	\$2,978,000.00
Unit C: Extra Bid Items (19-32)	\$137,000.00	\$87,900.00
Unit D: Cash allowance (1)	\$35,000.00	
Total Amount:	\$3,150,000.00	\$3,065,900.00

WORK DONE TO DATE				
Unit B: Base Bid Items (1-18)		:		\$1,888,600.00
Unit C: Extra Bid Items (19-32)		:		\$87,900.00
Unit D: Cash allowance (1)		:		\$0.00
Total Amount Done to Date		:		\$1,976,500.00
Less Retainage	10%	:		\$197,650.00
Difference		:		\$1,778,850.00
Less Previous Estimate		:		\$1,606,950.00
TOTAL AMOUNT DUE THIS ESTIMATE		:		\$171,900.00

Sincerely,


Chad Payton

APPROVED FOR PAYMENT
City of Spring Valley Village

BY:

DATE:

PLEASE RETURN ONE (1) APPROVED COPY FOR OUR FILES

AFFIDAVIT OF BILLS PAID

THE STATE OF TEXAS COUNTY OF WALLER

Wesley W. Payton, being first duly sworn that he is President of W. W. Payton Corporation, of Waller County, Texas hereinafter called "Company" and That said company has performed work and/or furnished material for City of Spring Valley Village hereafter called "Owner", pursuant to a contract, dated March 26th, 2019 (hereinafter called "Contract") for the construction of:

City of Spring Valley Village
City of Spring Valley Village New Production Well Project
BID Job No. 2019-01-01B

That all just and lawful invoices against the company for labor, materials and expendable equipment employed in the performance of the Contract have been paid in full prior to acceptance of payments for the Owner, and

That no mechanic's or materialman's liens have been filed upon the property of the Owner or materials incorporated into the Facilities, and

That the Company agrees to indemnify and hold the Owner and Engineers harmless from all liability arising from claims by subcontractors, materialmen and suppliers under Contract, and

That no claims have been made or filed upon the payment bond, and

That the Company has not received any claims or notice of claims from the subcontractor, materialmen and suppliers.

By: Wesley W. Payton

Title: President

Printed Name: Wesley W. Payton

ATTEST:

Marilyn R. Payton
Printed Name: Marilyn R. Payton - Secretary

THE STATE OF TEXAS COUNTY OF WALLER

Before me, the undersigned authority, on this day personally appeared Wesley W. Payton the President of W. W. Payton Corporation a Texas corporation, known to me to be the person and office whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of such corporation, for the purposes and consideration therein expressed, and in the capacity therein stated.

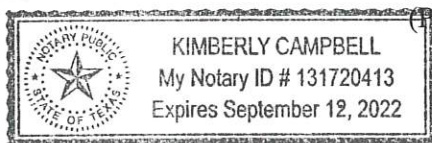
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 14th day of April, 2020.

Kimberly Campbell
Notary Public in and for
State of Texas

Commission Expires: 9-12-2022

Kimberly Campbell

(Printed Name of Notary)



PARTIAL WAIVER OF LIEN

THE STATE OF TEXAS
COUNTY OF WALLER

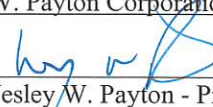
The undersigned contracted with **City of Spring Valley Village** to furnish New Production Well in connection with certain improvements to real property located in Harris County, Texas, and owned by City of Spring Valley Village which Improvements are described as follows:

City of Spring Valley Village New Production Well Project
BID Job No. 2019-01-01B

In consideration of Pay Estimate No. 4 in the amount of One Hundred Seventy One Thousand Nine Hundred and No/100 DOLLARS (\$171,900.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned does hereby waive and release any mechanics' lien or materialmen's lien or claims of lien that the undersigned has or hereafter has on the above-mentioned real property on account of any labor performed or materials furnished or to be furnished or labor performed and materials furnished by the undersigned pursuant to the above-mentioned contract or any constitutional lien that the undersigned may have.

Undersigned hereby guarantees that all bills for labor performed and/or materials furnished in the erection and construction of such Improvements on the Property have been fully paid and satisfied and Undersigned does further guarantee that if for any reason a lien or liens are filed for material or labor against said Property arising out of any bills for material or labor in connection with the erection or construction of said Improvements thereon, Undersigned will obtain a settlement of such lien or liens and a proper release thereof shall be obtained.

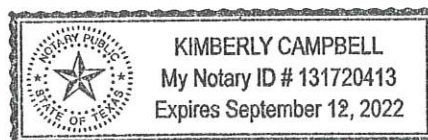
W. W. Payton Corporation

By: 
Wesley W. Payton - President

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 14th day of April, 2020, to certify which witness my hand and seal of office.


Kimberly Campbell
NOTARY PUBLIC in and for the State of Texas

My Commission Expires:
9-12-2022



**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: May 19, 2020

TOPIC:	Potential Modifications to City's Current Residential Property Tax Exemptions
---------------	---

BACKGROUND:	During the April 28, 2020 Council Meeting, Council discussed the potential modifications to the Over 65 and Disabled Exemptions. Following discussion, Council requested that staff research the ability of the City to place a maximum assessed property value applicability limit on both the Over-65 and Disabled property tax exemptions. Based on the provisions of Section 11.13 of the Texas Tax Code, the Council does not have the ability to enact a maximum assessed property value applicability limit on either or both of the Over-65 and Disabled property tax exemptions. The Council may repeal, decrease or increase these exemptions; however, if it chooses to decrease the amount of the exemptions, the Council may only reduce each exemption to \$3,000. If the Council wishes to modify the Over 65 and Disabled residential property tax exemptions, it must do so no later than the May 19 Council meeting so the City may notify Harris Central Appraisal District before May 31.
--------------------	--

RECOMMENDATION:	None
------------------------	------

ATTACHMENTS:	Potential Modifications to Over 65 and Disabled Residential Property Tax Exemptions
---------------------	---

FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____
------------------------	--

FINANCE VERIFICATION OF FUNDING:	
---	---

SUBMITTING STAFF MEMBER:	CITY ADMINISTRATOR APPROVAL:
Julie M. Robinson, City Administrator	

City of Spring Valley Village
Potential Modifications to Over 65 and Disabled Property Tax Exemptions

	Current Exemption		Proposed Exemption	
	O65 Optional Amount	Disability Options	O65 Optional Amount	Disability Options
	\$ 20,000.00	\$ 20,000.00	\$ 40,000.00	\$ 40,000.00
Estimated Exemption				
\$\$	\$ 8,034,986.00	\$ 60,000.00	\$ 16,800,000.00	\$ 120,000.00
Current Tax Rate	0.425	0.425	0.425	0.425
Accounts	407	3	420	3
Property Tax Revenue				
Generated	\$ 34,148.69	\$ 255.00	\$ 71,400.00	\$ 510.00
Estimated Property Tax Revenue Impact			\$ 37,251.31	\$ 255.00

*** City must notify HCAD of any changes to property tax exemptions by end of May***

**City of Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: May 19, 2020

TOPIC:	CONDUCT A PUBLIC HEARING CONCERNING: A PRELIMINARY AND FINAL RE-PLAT OF OLD KATY RD. C.O. RESERVE, A PLOT CONTAINING 1.182 ACRES OF LAND, SITUATED IN THE FREEWAY PLANNED DEVELOPMENT DISTRICT, CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS BEARING THE ADDRESS OF 1015 BADE STREET.		
BACKGROUND:	Southwestern Bell Telephone Company (SWBT), Property Owner, has sold a portion of its property to TLM-SVMP II LLC. After doing so and to clean up the property lines, SWBT has requested that the property be replatted to accommodate the new property lines between 1015 Bade Street and 9210 Katy Freeway. The requested replat would create a new commercial reserve for the property that will be approximately 1.182 Acres (51,476 square feet) and will contain a new Fire Access Easement off Bade Street as requested by the Village Fire Department Fire Marshal. At this time, there is no intention to change the use of any structures on the property or to remove any structures from the property. This is simply to clean up the way the property is currently platted.		
RECOMMENDATION:	Not applicable in Public Hearing.		
ATTACHMENTS:	- Plat/General Plan Submittal Application including Preliminary and Final Re-Plat of Old Katy RD. C.O. Reserve, for the Property Located at 1015 Bade Street - Letter from Village Fire Department Requesting Fire Access Easement - Copy of Notice of Public Hearing Letters and Mailing Labels for Property Owners Within 200 Feet of Property - Affidavit of Sign Posting for the Property		
FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____		
FINANCE VERIFICATION OF FUNDING:			
SUBMITTING STAFF MEMBER:		CITY ADMINISTRATOR APPROVAL:	
Zachary Meadows, Director of Community Development			

DIVIDER PAGE



EST. 1955
SPRING VALLEY
VILLAGE

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application

(Please type or print legibly)

Fees: Plat or Replat Application - \$500
Specific Use Permit Application - \$500
Planned Area Development District (PADD) Application - \$7,000
Amendment to Planned Area Development District (PADD) Application - \$1,000

Submittal Requirements Checklist:

Fifteen (15) packets, each one shall include all of the items listed below:

- ☒ Application
- ☒ Letter stating the applicant's reasons for request, the type of request, and other pertinent information
- ☒ Letter from property owner
- ☒ Metes and bounds of the site and county slide number of plat (if recorded)
- ☒ Scale drawings, on 24" x 36" paper (1" = 100'), blue line/black line copies of plat, re-plat or amending plat, and a vicinity/key map
- ☒ A pdf of the entire packet submitted to secretary@springvalleytx.com

Subdivision / Development Name: Old Katy Rd. C.O. Reserve

Geographical Location: 1015 Bade Street, Houston Texas 77055; Along North R.O.W. of I-10 west of Bade Street
(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

Survey/Abstract No.: West Park Subdivision

Submittal Type:

- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Amending Plat
- ☒ Preliminary Replat
- ☒ Final Replat
- ☐ Specific Use Permit
- ☐ Specific Use Permit Amendment

Reason for Replat or Amending Plat:

To create one (1) Commercial Restricted Reserves

Type of Plat:

- ☐ Single Family Residential
- ☐ Zero Lot Line Patio Homes
- ☒ Planned Area Development District
- ☐ Planned Area Development
- ☐ Amendment to Planned Area Development

Plat/PADD Data:Total Acreage: 1.182 AcresTypical Lot Size: n/aNumber Lots: n/aNumber of Streets: 0Numbers and Types of Reserves: 1-CommercialTotal Acres in Reserve: 1.182 AcresZoning District: Dwelling District A**Applicant:** CAS Consultants, LLCContact Name: Juan G. CastilloAddress: 6201 Bonhomme Road, Suite 315-NPhone: 281.300.6874

Fax: _____

Email: JUANC@CASENGS.COM**Owner:** Southwestern Bell Telephone CompanyContact Name: Jim DeyAddress: 6500 West Loop South Zone 1.2Phone: 713.567.8993

Fax: _____

Email: jd6141@att.com**Engineer or Planner:** CAS Consultants, LLCContact Name: Juan G. CastilloAddress: 6201 Bonhomme Road, Suite 315-NPhone: 281.300.6874

Fax: _____

Email: JUANC@CASENGS.COM**Authorization:**

My signature below certifies that I am authorized to submit this application and that the information on the application is COMPLETE, TRUE, and CORRECT. Furthermore, I understand that, in accordance with Chapter 9, Article 9.303 of the Spring Valley Village Code of Ordinances, I am responsible for all engineering fees incurred by the City.

Applicant's Signature

2/24/20

Date

CAS CONSULTANTS, LLC

6201 Bonhomme Road, Suite 315-N

Houston, Texas 77036

Tel 281-300-6874

Email: JuanC@CASENGS.COM

TBPE Firm No. 15593



APPLICANT REASON FOR REQUEST

February 24, 2020

City Council
Planning and Zoning Commission
City of Spring Valley Village
1025 Campbell Road
Houston, Texas 77055

Re: Subdivision Plat for **"Old Katy Rd. C.O. Reserve"**

Dear City of Spring Valley Village Staff:

We, CAS Consultants, LLC, represent Southwestern Bell Telephone Company, a subsidiary of AT&T Corp., hereby referred to as Owner representative of a tract of land containing 1.182 (51,476 sq. ft.) of land being a portion of Lot 17, 1 and 2 in the West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County Texas.

The Owner requests to plat this tract to establish the **"Old Katy Rd. C.O. Reserve"**. The purpose of this plat is to create one commercial restricted reserve. The property is located within Base District Dwelling District A

Please find enclosed the Plat Application, Letter from Applicant, Letter from Property Owner, Meets and Bounds of the property, scaled drawing of the plat. If you have any questions or concerns, please feel free to contact me.

Respectfully,

CAS Consultants, LLC

A handwritten signature in black ink, appearing to read 'Juan G. Castillo', is written over a horizontal line. Below the line, the text 'Juan G. Castillo, P.E.' and 'Project Manager' is printed.

Juan G. Castillo, P.E.
Project Manager



Gregory Geis
Regional Transactions Mgr.

AT&T Corporate Real Estate
7159 San Pedro Ave.
Room 202
San Antonio, TX 78216

210.377.5436 Phone
210.377.5466 Fax
gg5698@att.com

LETTER FROM PROPERTY OWNER

February 24, 2020

City Council
Planning and Zoning Commission
City of Spring Valley Village
1025 Campbell Road
Houston, Texas 77055

Re: Subdivision Plat for "Old Katy Rd. C.O. Reserve"

Dear City of Spring Valley Village Staff:

I am a representative of Southwestern Bell Telephone Company (SWBT), hereby referred to as owner of a tract of land containing 1.182 acres (51,476 sq. ft.) of land being a portion of Lot 17, 1 and 2 in the West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County Texas.

SWBT desires to plat "OLD KATY RD. C.O. RESERVE" and authorize, CAS CONSULTANTS, LLC to prepare, submit and record an original plat of our subject tract.

If you have any questions, please feel free to contact Juan G. Castillo with CAS Consultants, LLC at 281.300.6874.

Best Regards,

By: 
Gregory Geis
Regional Transactions Manager

TAX CERTIFICATE



ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

SOUTHWESTERN BELL TELE CO
ATTN: PROPERTY TAX DEPT
1010 PINE 9E-L-01
SAINT LOUIS, MO 63101

Legal Description

N 205.17 FT LT 1 & TR 17
(025*LT 17 & LT 1B)
WEST PARK

Parcel Address: 1015 BADE ST

Legal Acres: 1.5525

< - - -

- - - >

Account Number: 073-159-000-0001

Certificate No: 12154576

Certificate Fee: \$10.00

Print Date: 03/11/2020 12:33:49 PM

Paid Date:

Issue Date: 03/11/2020

Operator ID: EAVILA

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2019. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

SOUTHWESTERN BELL TELE CO
ATTN: PROPERTY TAX DEPT
1010 PINE 9E-L-01
SAINT LOUIS, MO 63101

Certified Tax Unit(s):

40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education

2019 Value:	4,370,594
2019 Levy:	\$26,953.45
2019 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00



Reference (CF) No: N/A

Issued By:

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE



ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON, SUITE 100
HOUSTON, TEXAS 77002

Issued To:

SOUTHWESTERN BELL TELE CO
ATTN: PROPERTY TAX DEPT
1010 PINE 9E-L-01
SAINT LOUIS, MO 63101

Legal Description

TR 2
WEST PARK

Parcel Address: 9210 OLD KATY RD

Legal Acres: .7977

< - - -

- - - >

Account Number: 073-159-000-0002

Certificate No: 12154577

Certificate Fee: \$10.00

Print Date: 03/11/2020 12:33:59 PM

Paid Date:

Issue Date: 03/11/2020

Operator ID: EAVILA

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2019. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

SOUTHWESTERN BELL TELE CO
ATTN: PROPERTY TAX DEPT
1010 PINE 9E-L-01
SAINT LOUIS, MO 63101

Certified Tax Unit(s):

40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education

2019 Value:	1,950,345
2019 Levy:	\$12,027.79
2019 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00



Reference (GF) No: N/A

Issued By: *Epie Airla*
ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE FOR ACCOUNT : 0731590000002

AD NUMBER: 0731590000002

GF NUMBER:

CERTIFICATE NO : 6728231

COLLECTING AGENCY

Spring Branch ISD Tax Office

PO Box 19037

Houston TX 77224

DATE : 3/13/2020

FEE : \$10.00

PROPERTY DESCRIPTION

TR 2|WEST PARK

PAGE 1 OF 1

9210 OLD KATY RD

0.7977 ACRES

REQUESTED BY

SOUTHWESTERN BELL TELE CO

1010 PINE 9E-L-01

SAINT LOUIS MO 63101

PROPERTY OWNER

SOUTHWESTERN BELL TELE CO

ATTN: PROPERTY TAX DEPT

1010 PINE 9E-L-01

SAINT LOUIS MO 63101

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF SPRING BRANCH ISD TAX OFFICE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

IF THE SPECIFIED PROPERTY HAS RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE, CHAPTER 23.

CURRENT VALUES							
LAND MKT VALUE:		1,737,400	IMPROVEMENT :		212,945		
AG LAND VALUE:		0	DEF HOMESTEAD:		0		
APPRAISED VALUE:		1,950,345	LIMITED VALUE:		0		
EXEMPTIONS:							
LAWSUITS:							

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2019	SPRING BRANCH ISD	0.00	0.00	0.00	0.00	0.00	0.00
2019	SPRING VALLEY VILLAGE	0.00	0.00	0.00	0.00	0.00	0.00
2019 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 3/2020 :

\$ 0.00

ISSUED TO :

ACCOUNT NUMBER:

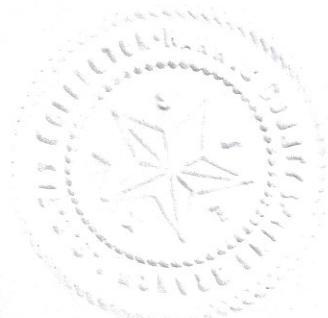
SOUTHWESTERN BELL TELE CO

0731590000002

CERTIFIED BY :

CA Porter /AW

Spring Branch ISD Tax Office



TAX CERTIFICATE FOR ACCOUNT : 0731590000001

AD NUMBER: 0731590000001

GF NUMBER:

CERTIFICATE NO : 6728230

COLLECTING AGENCY

Spring Branch ISD Tax Office

PO Box 19037

Houston TX 77224

DATE : 3/13/2020

FEE : \$10.00

PROPERTY DESCRIPTION

N 205.17 FT LT 1 & TR 17|(025*

LT 17 & LT 1B)|WEST PARK

1015 BADE ST

1.5525 ACRES

REQUESTED BY

SOUTHWESTERN BELL TELE CO

1010 PINE 9E-L-01

SAINT LOUIS MO 63101

PROPERTY OWNER

SOUTHWESTERN BELL TELE CO

ATTN: PROPERTY TAX DEPT

1010 PINE 9E-L-01

SAINT LOUIS MO 63101

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF SPRING BRANCH ISD TAX OFFICE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

IF THE SPECIFIED PROPERTY HAS RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE, CHAPTER 23.

CURRENT VALUES							
LAND MKT VALUE:		3,193,215	IMPROVEMENT :		1,177,379		
AG LAND VALUE:		0	DEF HOMESTEAD:		0		
APPRAISED VALUE:		4,370,594	LIMITED VALUE:		0		
EXEMPTIONS:							
LAWSUITS:							

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2019	SPRING BRANCH ISD	0.00	0.00	0.00	0.00	0.00	0.00
2019	SPRING VALLEY VILLAGE	0.00	0.00	0.00	0.00	0.00	0.00
2019 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 3/2020 :

\$ 0.00

ISSUED TO :

ACCOUNT NUMBER:

SOUTHWESTERN BELL TELE CO

0731590000001

CERTIFIED BY :

CA Porter /AA

Spring Branch ISD Tax Office





Integrity Title

CITY PLANNING LETTER

March 25, 2020
Effective Date: March 9, 2020

Job No. 2034330A

STATE OF TEXAS:
COUNTY OF HARRIS:

THIS IS TO CERTIFY: That after a careful examination of the records in the offices of the Clerk of this County (excluding U. C. C. Records), as to the property described as follows:

Being a 1.182 acre tract of land being a portion of Lots 1, 2 and 17, in West Park Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 23, Page 10 of the Map Records of Harris County, Texas.

We find the record title to be apparently in:

SOUTHWESTERN BELL TELEPHONE COMPANY

By virtue of that certain Warranty Deed dated August 15, 1946 from F.E. Huebner and Minnie Huebner and recorded in Volume 1487, Page 156 of the Deed Records of Harris County, Texas.

By virtue of that certain Warranty Deed dated March 22, 1949 from F.E. Huebner and Minnie Huebner and recorded in Volume 1899, Page 730 of the Deed Records of Harris County, Texas.

By virtue of that certain Warranty Deed dated July 28, 1955 from Sam Johnson Lumber and Building Company as recorded in Volume 2996, Page 616 of the Deed Records of Harris County, Texas.

By virtue of that certain Warranty Deed dated March 13, 1956 from Sam Johnson Lumber and Building Company as recorded in Volume 3120, Page 209 of the Deed Records of Harris County, Texas.

By virtue of that certain Warranty Deed dated May 13, 1970 from F.E. Huebner and recorded in Harris County Clerk's File No. D109326.

By virtue of that certain Warranty Deed dated April 13, 1971 from S.P. Waltrip Lodge 1328 and recorded in Harris County Clerk's File No. D328585.



Integrity Title

Subject to the following liens:

None found of record.

Subject to the following easements and encumbrances:

None found of record.

Subject to the following restrictions:

Restrictions as recorded in Volume 23, Page 10 of the Map Records of Harris County, Texas.

Restrictions as recorded in Volume 1397, Page 98 and Volume 1455, page 119 of the Deed Records of Harris County, Texas and Harris County Clerk's File No.'s D094371, D114695, D334562 and D827726.

We have made no examination as to special assessments or conflicts.

INTEGRITY TITLE COMPANY LLC

Sonny Livesay/ML
Abstractor

LIMITATION OF LIABILITY: THE LIABILITY OF EITHER PARTY WITH RESPECT TO THIS INFORMATION OR ANY ACT IN CONNECTION HEREWITH WHETHER IN CONTRACT, TORT, OR OTHERWISE, SHALL NOT EXCEED THE PRICE OF THE SERVICES OR PRODUCTS SOLD HEREUNDER OR THE PRICE OF THAT PORTION OF SUCH SERVICES OR PRODUCTS ON WHICH LIABILITY IS ASSERTED. INTEGRITY TITLE COMPANY LLC MAKES NO WARRANTY WHATSOEVER, EXPRESS, IMPLIED OR STATUTORY, AS TO THE QUALITY, FITNESS, SUITABILITY, CONFORMITY, OR MERCHANTABILITY OF THE SERVICES OR PRODUCTS SOLD.

A 1.182 acre (51,476 sq. ft.) tract of land, more or less, being out of Lot 17, Lot 1, and Lot 2, in West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING, at the northeast corner of Lot 17, in the west line of Bade Street;

THENCE, South 00°23'38" West, along the west line of Bade Street, a distance of 10.00 feet to a set "X" marking the **POINT OF BEGINNING** of herein described tract;

THENCE, South 00°23'38" West, continuing along the west line of Bade Street, a distance of 352.99 feet to a found 5/8-inch iron rod being the northeast corner of a tract described to A. Krouma, as recorded in Harris County Clerk File Number 253822;

THENCE, South 88°39'58" West, a distance of 138.00 feet to a found cut "X", being the northwest corner of a tract described to 2018 Trust Management Korsakov, as recorded in Harris County Clerk File Number 486499;

THENCE, South 00°23'38" West, a distance of 48.31 feet to a found 5/8-inch iron rod with cap;

THENCE, South 88°48'17" West, a distance of 22.13 feet to a set 5/8-inch iron rod with cap;

THENCE, North 00°39'42" East, a distance of 42.25 feet to a set 5/8-inch iron rod with cap at a point of curvature to the right;

THENCE, along said curve to the right, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing North 18°33'19" East, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap at a point of reverse curvature to the left;

THENCE, along said curve to the left, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing North 18°33'19" East, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap;

THENCE, North 00°39'43" East, a distance of 104.54 feet to a set 5/8-inch iron rod with cap;

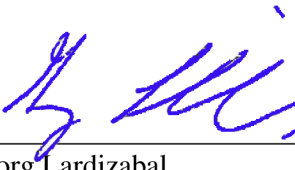
THENCE, South 89°20'18" East, a distance of 10.79 feet to a set 5/8-inch iron rod with cap;

THENCE, North 00°43'13" East, a distance of 226.03 feet to a set 5/8-inch iron rod with cap;

THENCE, North 88°40'04" East, a distance of 137.78 feet to the **POINT OF BEGINNING** and containing 1.182 acre of land, more or less.

This metes and bounds description was compiled in conjunction with a survey performed on the same date.

WITNESS my hand and seal this 17th day of December, 2019.


Georg Lardizabal
R.P.L.S. No. 6051
GGC Survey, PLLC
Firm No. 10146000
Tel: 832-729-7256



STATE OF TEXAS
COUNTY OF HARRIS

WE, SOUTHWESTERN BELL TELEPHONE COMPANY, ACTING BY AND THROUGH GREGORY GEIS BEING OFFICER OF SOUTHWESTERN BELL TELEPHONE COMPANY, OWNER (OR OWNERS) HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 1.182 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF OLD KATY RD. C.O. RESERVE DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, SOUTHWESTERN BELL TELEPHONE COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY GREGORY GEIS, ITS REGIONAL TRANSACTION MANAGER

ON THIS ____ DAY OF _____, 2020.

SOUTHWESTERN BELL TELEPHONE COMPANY

BY: _____
GREGORY GEIS,
REGIONAL TRANSACTION MANAGER

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREGORY GEIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR FOR THE STATE OF TEXAS.

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

I, GEORG R. LARDIZABAL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN ONE (1) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

GEORG R. LARDIZABAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6051

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OLD KATY RD. C.O. RESERVE AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THIS OFFICIAL SIGNATURE OF THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THIS ____ DAY OF _____, 20__.

BY: _____
W.K. (TREY) HOFFMAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF SPRING VALLEY VILLAGE, TEXAS

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF OLD KATY RD. C.O. RESERVE AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF

THIS ____ DAY OF _____, 20__.

BY: _____
TOM S. RAMSEY, MAYOR
CITY OF SPRING VALLEY VILLAGE, TEXAS

BY: _____
ROXANNE BENITEZ, TRMC, CPM, CMCC
CITY SECRETARY

I, DIANE TRAUTMAN, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20__, AT _____ O'CLOCK ____ M., AND DULY RECORDED ON _____, 20__, AT _____ O'CLOCK ____ M., AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

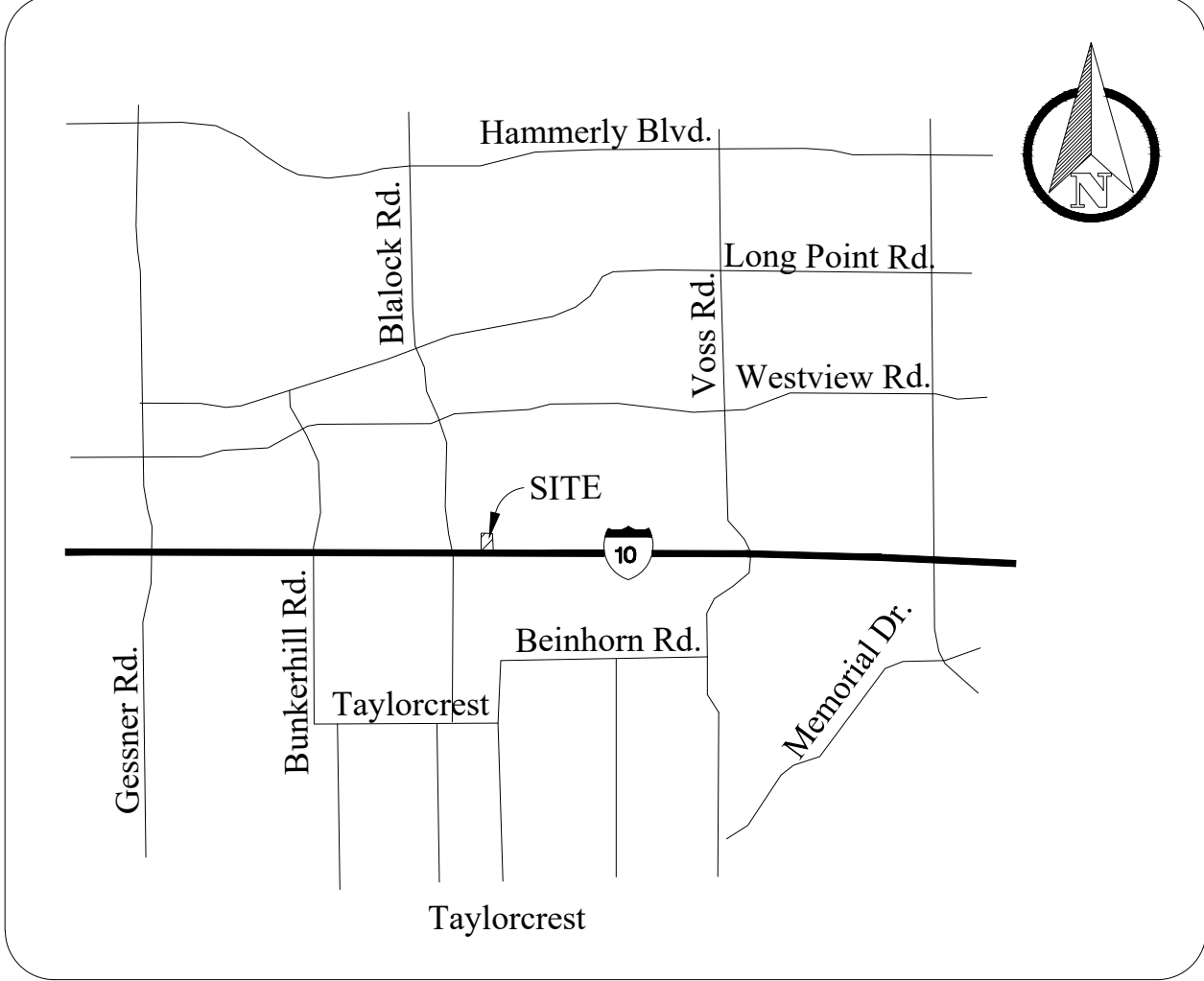
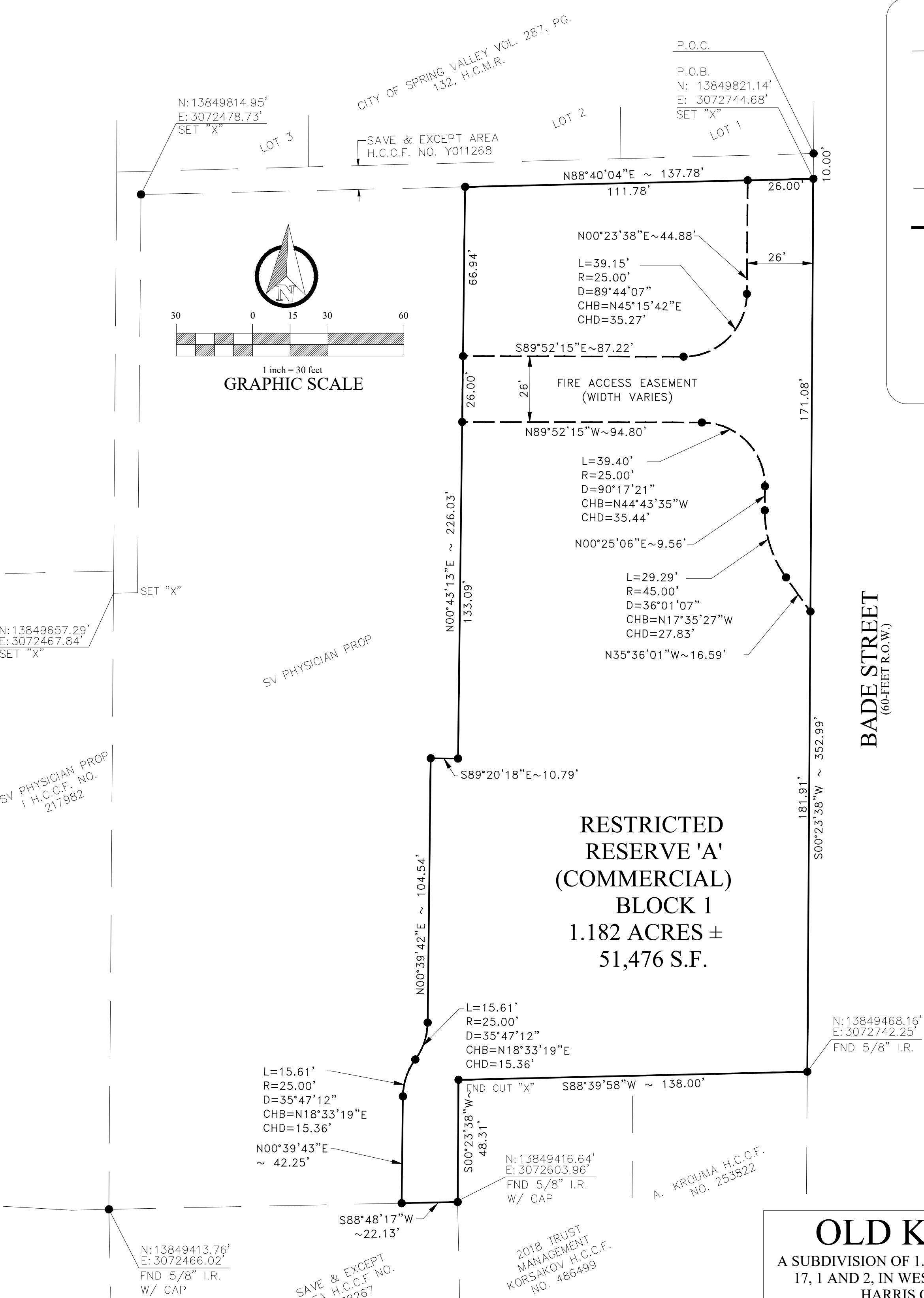
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

BY: _____
DIANE TRAUTMAN
COUNTY CLERK
HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

PLAT NOTES:

- UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 9, CODE OF ORDINANCES, CITY OF SPRING VALLEY VILLAGE TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OR 0.99989452.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND paneled wooden fences ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND paneled wooden fences BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- ALL BUILDING LINES ARE DICTATED BY THE ZONING ORDINANCE.
- ACCORDING TO MAP NO. 48201C0645L OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR HARRIS COUNTY AND INCORPORATED AREAS, DATED JUNE 18, 2007, THE SUBJECT TRACT IS SITUATED WITHIN: 500-YEAR SHADED ZONE X. HOWEVER, FLOOD PLAIN MAPS ARE SUBJECT TO CHANGE.



VICINITY MAP

1" = 1 MILE
KEY MAP 490-C

MEETS AND BOUNDS

A 1.182 acre (51,476 sq. ft.) tract of land, more or less, being out of Lot 17, Lot 1, and Lot 2, in West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING, at the northeast corner of Lot 17, in the west line of Bade Street;

THENCE, South 00°23'38" West, along the west line of Bade Street, a distance of 10.00 feet to a set "X" marking the **POINT OF BEGINNING** of herein described tract;

THENCE, South 00°23'38" West, continuing along the west line of Bade Street, a distance of 352.99 feet to a found 5/8-inch iron rod being the northeast corner of a tract described to A. Krouma, as recorded in Harris County Clerk File Number 253822;

THENCE, South 88°39'58" West, a distance of 138.00 feet to a found cut "X", being the northwest corner of a tract described to 2018 Trust Management Korsakov, as recorded in Harris County Clerk File Number 486499;

THENCE, South 00°23'38" West, a distance of 48.31 feet to a found 5/8-inch iron rod with cap,

THENCE, South 88°48'17" West, a distance of 22.13 feet to a set 5/8-inch iron rod with cap;

THENCE, North 00°39'42" East, a distance of 42.25 feet to a set 5/8-inch iron rod with cap at a point of curvature to the right;

THENCE, along said curve to the right, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing North 18°33'19" East, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap at a point of reverse curvature to the left;

THENCE, along said curve to the left, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing North 18°33'19" East, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap;

THENCE, North 00°39'43" East, a distance of 104.54 feet to a set 5/8-inch iron rod with cap;

THENCE, South 89°20'18" East, a distance of 10.79 feet to a set 5/8-inch iron rod with cap;

THENCE, North 00°43'13" East, a distance of 226.03 feet to a set 5/8-inch iron rod with cap;

THENCE, North 88°40'04" East, a distance of 137.78 feet to the **POINT OF BEGINNING** and containing 1.182 acre of land, more or less.

OLD KATY RD. C.O. RESERVE

A SUBDIVISION OF 1.182 ACRES (51,476 SQ. FT.) OF LAND BEING A PORTION OF LOT 17, 1 AND 2, IN WEST PARK SUBDIVISION, RECORDED IN VOLUME 23, PAGE 10, HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS.

SCALE 1"=30' APRIL 2020
1 BLOCK, 1 RESERVE

REASON FOR REPLAT TO CREATE ONE (1) COMMERCIAL RESERVE

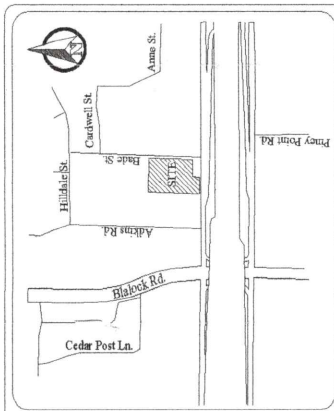
OWNER: SOUTHWESTERN BELL TELEPHONE COMPANY 6500 WEST LOOP SOUTH ZONE 1.2 BELLAIRE TEXAS 77401	SURVEYOR: GGC SURVEY, PLLC 8114 GOLDEN HARBOR MISSOURI CITY, TX 77459 TEL: (832) 729-7256 FIRM NO. 10146000 WWW.GGCSURVEY.COM	ENGINEER: CAS CONSULTANTS, LLC 6201 BONHOMME ROAD, SUITE 315N HOUSTON, TX 77036 PHONE: 281.300.6874 WWW.CASENGS.COM TBPE FIRM NO. 15593
---	---	---

DIVIDER PAGE

VILLAGE FIRE DEPARTMENT
PLANS REVIEW

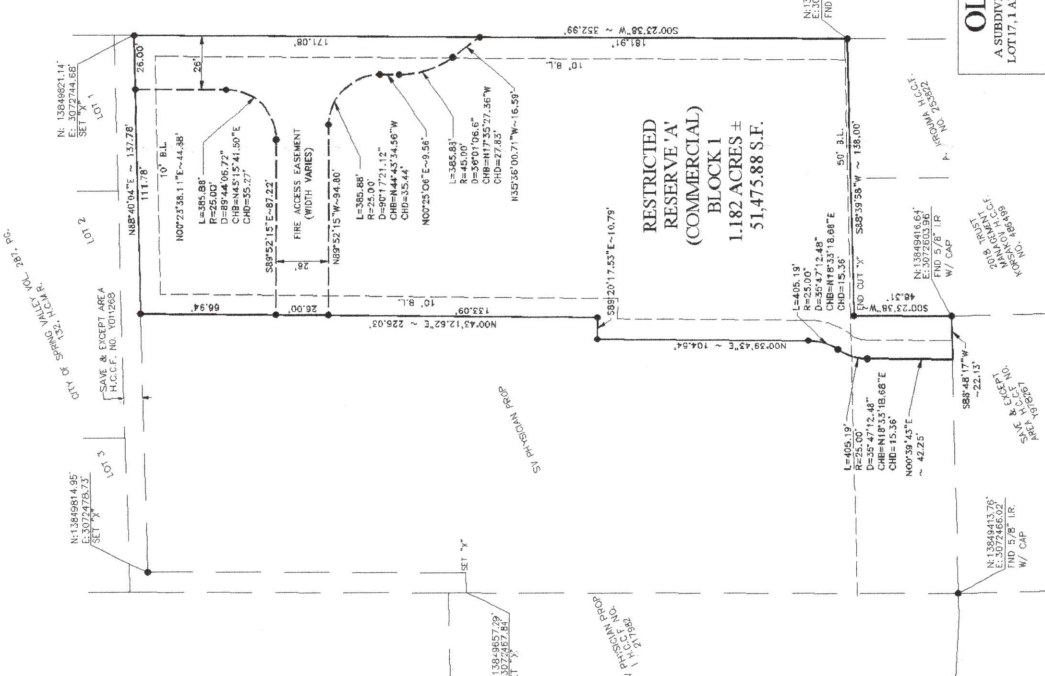
Name of Project	Old Katy Road C.O. Reserve	City	Spring Valley
Property Address	9216 Katy Freeway	Plan No.	2020-028
Architect Name	CAS Consultants, LLC (832-831-3609)		
Architect Address	6201 Bonhomme Road, Ste 315N		
city	Houston, TX 77026		
Type of Occupancy	Group B	Sq. Foot	
Date Plans Received	03-18-20	Date Plans Returned	03-20-20
Remarks On Project	Site Plan for Proposed Office Building Fire Department Access		

1. Existing rolling gate shall have an approved FD emergency access (i.e. Knox gate key or Click 2 Enter) and include a backup mechanism or breakaway feature in case the primary operating means fails.
2. An unobstructed vertical clearance of not less than 13'6".
3. Access road shall be marked as a fire lanes with approved notices that include the word "NO PARKING - FIRE LANE."



VICINITY MAP
NOT TO SCALE
SEE MAP SHEET

BADE STREET
(60' SETBACK)



RESTRICTED
RESERVE 'A'
(COMMERCIAL)
BLOCK 1
1.182 ACRES ±
51,475.88 S.F.

- LEGEND & ABBREVIATIONS
- 1. "BL" INDICATES BULLHEAD LINE
 - 2. "L" INDICATES LUTHER LINE
 - 3. "H" INDICATES HARRIS COUNTY DEED RECORDS
 - 4. "H.C.S.P." INDICATES HARRIS COUNTY DEED RECORDS
 - 5. "H.C.S.P." INDICATES HARRIS COUNTY DEED RECORDS
 - 6. "H.C.S.P." INDICATES HARRIS COUNTY DEED RECORDS
 - 7. "H.C.S.P." INDICATES HARRIS COUNTY DEED RECORDS
 - 8. "H.C.S.P." INDICATES HARRIS COUNTY DEED RECORDS
 - 9. "H.C.S.P." INDICATES HARRIS COUNTY DEED RECORDS
 - 10. "H.C.S.P." INDICATES HARRIS COUNTY DEED RECORDS
 - 11. "H.C.S.P." INDICATES HARRIS COUNTY DEED RECORDS
 - 12. "H.C.S.P." INDICATES HARRIS COUNTY DEED RECORDS

OLD KATY RD. C.O. RESERVE
A SUBDIVISION OF 1.182 ACRES (61,475.88 SQ. FT.) OF LAND BEING A PORTION OF LOT 17, 1 AND 2, IN WEST PARK SUBDIVISION, RECORDED IN VOLUME 23, PAGE 10, HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS.

SCALE 1"=20'
1 BLOCK, 1 RESERVE
FEBRUARY 2020

OLD KATY ROAD
(ROW VARIES)

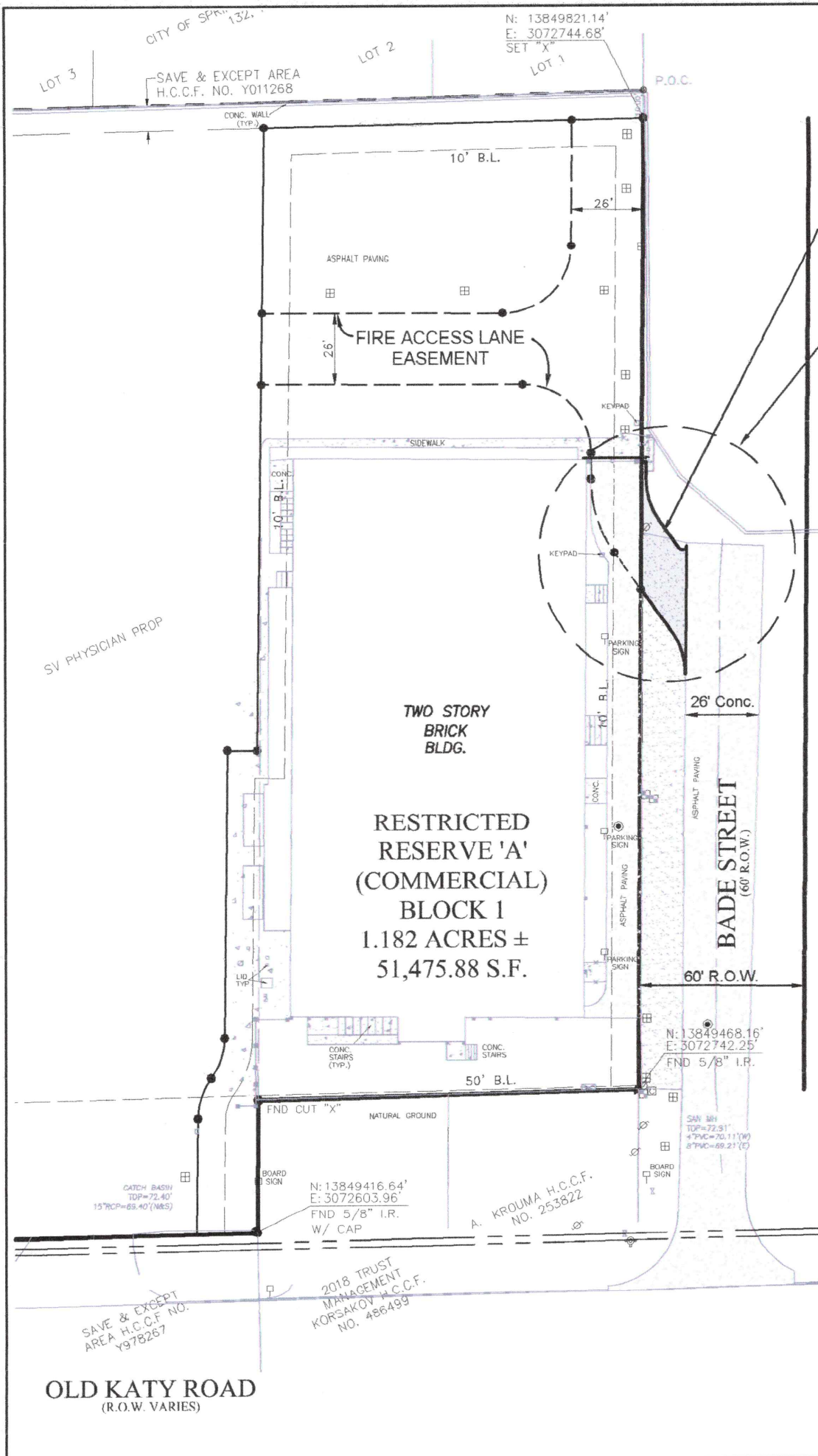
REASON FOR REPLAT
TO CREATE ONE (1) COMMERCIAL RESERVE

OWNER SOUTHWESTERN BELL TELEPHONE COMPANY 6508 WEST KATY ROAD DALLAS, TEXAS 75206 FIRM NO. 1014600 WWW.DOCUSURVEY.COM	ENGINEER CASE CONSULTANTS, LLC (DBI) SUTTE JAMES ROAD, SUITE 200 DALLAS, TEXAS 75244 TEL. (832) 729-7266 WWW.CASECONS.COM TYPE FIRM NO. 15933
---	---

VILLAGE FIRE DEPARTMENT

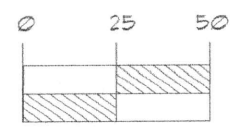
PLANS REVIEWED 2020-028

DATE 3/20/20 BY [Signature]



PROP. CONC. PAVEMENT.

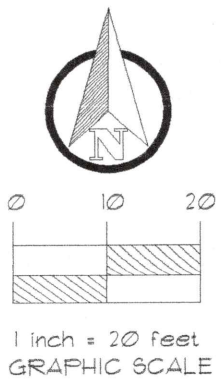
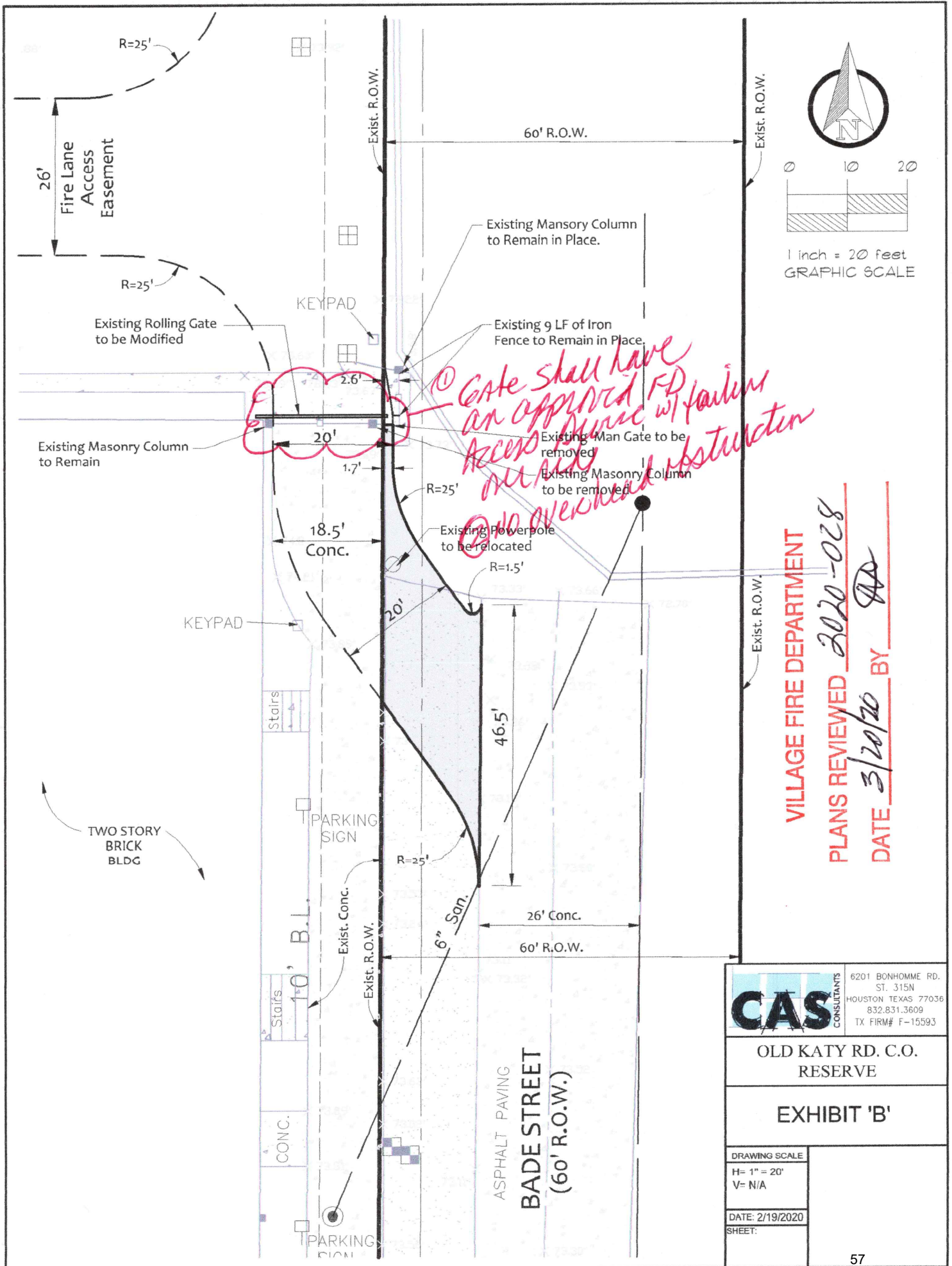
SEE EXHIBIT 'B' FOR INSET 'A'



1 inch = 50 feet
GRAPHIC SCALE

VILLAGE FIRE DEPARTMENT
PLANS REVIEWED 2020-028
DATE 3/20/20 BY JH

	6201 BONHOMME RD. ST. 315N HOUSTON TEXAS 77036 832.831.3609 TX FIRM# F-15593
OLD KATY RD. C.O. RESERVE	
EXHIBIT 'A'	
DRAWING SCALE H= 1" = 50' V= N/A	
DATE: 2/19/2020 SHEET:	



① Gate shall have an approved FD Access device w/ fail safe over head obstruction

VILLAGE FIRE DEPARTMENT
PLANS REVIEWED 2020-028
DATE 3/20/20 **BY** AD

	6201 BONHOMME RD. ST. 315N HOUSTON TEXAS 77036 832.831.3609 TX FIRM# F-15593
	OLD KATY RD. C.O. RESERVE
EXHIBIT 'B'	
DRAWING SCALE H= 1" = 20' V= N/A	57
DATE: 2/19/2020 SHEET:	

DIVIDER PAGE

**PUBLIC NOTICE
CITY OF SPRING VALLEY VILLAGE, TEXAS
NOTICE OF PUBLIC HEARING**

Notice Is Hereby Given To Hear Comments And Testimony Regarding The Following:

A Preliminary and Final Re-Plat of Old Katy Rd. C.O. Reserve, A Plot Containing 1.182 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1015 Bade Street.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

The **Planning and Zoning Commission** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, May 12, 2020
Time: 7:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

The **City Council** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, May 19, 2020
Time: 6:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

For additional information regarding these public hearings, please contact the Director of Community Development, Zachary Meadows, at (713) 465-8308.



April 22, 2020

Dear Property Owner:

Notice Is Hereby Given To Hear Comments And Testimony Regarding The Following:

A Preliminary and Final Re-Plat of Old Katy Rd. C.O. Reserve, A Plot Containing 1.182 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1015 Bade Street.

Ordinance Number 2020-XX - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

The **Planning and Zoning Commission** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, May 12, 2020

Time: 7:00 p.m.

Location: Council Chambers of Spring Valley Village City Hall, 1025 Campbell Road

The **City Council** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, May 19, 2020

Time: 6:00 p.m.

Location: Council Chambers of Spring Valley Village City Hall, 1025 Campbell Road

This notice is being sent to you as current property records indicate that you own property in close proximity to 1015 Bade Street. All interested parties are invited to attend both public hearings and will have the opportunity to be heard. For further information, please contact For further information, please contact me at (832) 910-8577 or zmeadows@springvalleytx.com.

Sincerely,

Zachary Meadows

Director of Community Development

Krouma Azzam
9210 Old Katy Road
Houston, Texas 77055

Southwestern Bell Telephone Co.
9210 Old Katy Road
Houston, Texas 77055

SV Physician Properties I LP
9230 Katy Freeway, Suite 500
Houston, Texas 77055

Krouma Azzam
218 Hayes
Irvine, California 92620-3727

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9210 OLD KATY ROAD
HOUSTON, TEXAS 77055

Southwestern Bell Telephone Co.
Attn: Property Tax Dept.
1010 Pine 9E-L-01
Saint Louis, Missouri 63101

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9210 OLD KATY ROAD
HOUSTON, TEXAS 77055

Ronald Stiger Sr.
1010 Adkins Road
Houston, Texas 77055

John & Janice Sullivan
1014 Adkins Road
Houston, Texas 77055

Sheri Wilcox & Duane Clementson
10 Martin Court
Houston, Texas 77055

Jou Syangywe & Cynthia Chen
9200 Cardwell Drive
Houston, Texas 77055

Anthony Roubik & Valerie Spears
9208 Cardwell Drive
Houston, Texas 77055

Zack Raffoul
9209 Cardwell Drive
Houston, Texas 77055

Janice Pollan
9212 Cardwell Drive
Houston, Texas 77055

Joseph Lopez
9205 Cardwell Drive
Houston, Texas 77055

Ricki Lee Finstad
9201 Cardwell Drive
Houston, Texas 77055

Anthony Roubik & Valerie Spears
P.O. Box 270900
Houston, Texas 77277-0900

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9208 CARDWELL DRIVE
HOUSTON, TEXAS 77055

Estate of John Hillerman
1110 Bade Street
Houston, Texas 77055

Estate of John Hillerman
10406 Mayfield Road
Houston, Texas 77043

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1110 BADE STREET
HOUSTON, TEXAS 77055

Southwestern Bell Telephone Co.
1015 Bade Street
Houston, Texas 77055

Southwestern Bell Telephone Co.
Attn: Property Tax Dept.
1010 Pine 9E-L-01
Saint Louis, Missouri 63101

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1015 BADE STREET
HOUSTON, TEXAS 77055

James Hamilton
1108 Bade Street
Houston, Texas 77055

Iraj & Lili Mahvash
1018 Bade Street
Houston, Texas 77055

Huong Le
1014 Bade Street
Houston, Texas 77055

Huong Le
17 Stonegate Drive
Houston, Texas 77024

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1014 BADE STREET
HOUSTON, TEXAS 77055

Donald Crumpler
9151 Penn Manor Court
Houston, Texas 77055

C J Lamonte Jr.
P.O. Box 19897
Houston, Texas 77224-9897

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
0 BADE STREET
HOUSTON, TEXAS 77055

Donald Crumpler
1111 Adkins Road
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9151 PENN MANOR COURT
HOUSTON, TEXAS 77055

Mathew & Shanna Trenchard
9155 Penn Manor Court
Houston, Texas 77055

Joan Claire Temple Living Trust
c/o Jon A Joseph, Trustee
1010 Bade Street
Houston, Texas 77055

Spring Valley Memorial
Real Estate Investors
9190 Katy Freeway, Suite 102
Houston, Texas 77055

Spring Valley Calico LP
9198 Old Katy Road
Houston, Texas 77055

Spring Valley Calico LP
9190 Katy Freeway, Suite 101
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9198 OLD KATY ROAD
HOUSTON, TEXAS 77055

C J Lamonte Jr.
James Hamilton
1108 Bade Street
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
0 PENN MANOR COURT
HOUSTON, TEXAS 77055

Krouma Azzam
218 Hayes
Irvine, California 92620-3727

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9200 OLD KATY ROAD
HOUSTON, TEXAS 77055

DIVIDER PAGE

COMMERCIAL ZONING CHANGE NOTIFICATION SIGN CRITERIA

A zoning sign is a sign erected on property for which a zoning case has been filed with the City, including, but not limited to, zoning changes, Specific Use Permits, Variances, or Special Exceptions. **The number of signs and the placement of signs shall be determined by the Building Official at the time of submittal.** It is the responsibility of the owner/project representative to contact the Building Department to verify the number and location of signs needed.

Property owners/applicants may use any sign company to meet zoning change sign criteria. To order zoning signs, the applicant should contact a sign company concerning sign creation and installation in the Building Official designated location(s).

IF YOU HAVE ANY QUESTIONS, PLEASE CALL (713) 465-8308.

ADHERE TO THE FOLLOWING INSTRUCTIONS:

SIGNS DESIGN

- The sign shall be constructed in accordance with the City's design standards for zoning signs.
- Signs shall be a minimum of four (4) feet by four (4) feet.
- Must be two (2) sided ten (10) millimeter Coroplast sign or other material of equivalent strength and durability.
- Lettering shall be on both sides of the sign.
- Metal or wood posts shall be used.
- Must include the City of Spring Valley Village official logo with a minimum size of one (1) foot.
- Capital letters on that sign shall be no smaller than three (3) inches tall using the Bold Arial font style.
- The signs shall comply with the layout and dimensions on the attached Zoning Sign Design Diagram.

PLACEMENT

- One (1) sign shall be erected by the applicant adjacent to each street frontage on the property that is the subject of the application and for each two hundred feet (200') of frontage along a street with a maximum of three (3) signs required per street frontage.
- Signs shall be placed in a location on private property and clearly visible from all streets adjacent to the property included in the application.
- Where land does not have frontage on a public street, signs shall be posted on the nearest

public street with a notation indicating the location of the land subject to the application.

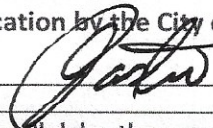
- Signs shall be no greater than twenty (20) feet from the property line and shall be a minimum of two (2) feet off the ground, unless otherwise directed by the Building Official or his/her designee.
- Signs shall be placed perpendicular to the roadway to ensure they are readable from both sides.
- Signs shall be located so that the lettering is visible and may be clearly read from the street.

PROOF OF POSTING

- The applicant shall erect the sign(s) on the property that is the subject of the application a minimum of fourteen (14) calendar days immediately preceding the date of the public hearing before the Planning & Zoning Commission ("Commission").
- The applicant is responsible for maintaining the sign(s) on the property throughout the entire review process.
- A minimum of seven (7) calendar days prior to the public hearing before the Commission, the applicant shall file an affidavit, on a form provided by the City, with the Building Official verifying that the sign(s) was posted as required.

REMOVAL OF SIGNS

- **The applicant shall be responsible for removing the sign(s) from the property within seven (7) calendar days of the final action on the application by the City of Spring Valley Village.**

Preparer's Name: Juan Castillo Preparer's Signature: 

NOTE: Violations of the sign ordinance will result in fines to the property owner and will delay the requested zoning case. Failure to remove zoning signs per the sign ordinance will result in a citation of \$500 per sign/per day until removed.



AFFIDAVIT OF ZONING CHANGE NOTIFICATION SIGN MAINTENANCE

(Re)Zoning Case No. _____

Date of City Council Meeting: May 12th, 2020

In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Juan G. Castillo hereby certify that Zoning Change Notification sign(s) have been maintained on the property subject to zoning change, located at 1015 Bade Street, Houston Texas 77055

Said sign(s) have been maintained in a manner consistent with the requirements contained in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I further certify that this affidavit was filed with the Building Department of the City on date 4/24/20 within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I understand that I am required to remove said signs within seven (7) calendar days of any final action on the application taken by the City of Spring Valley Village regarding the zoning change.

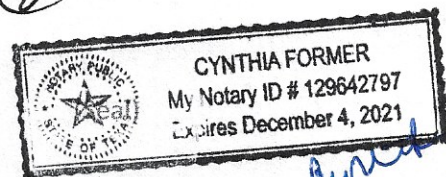
Executed this date: 4/24/20

Printed Name of Applicant or Authorized Representative for Zoning Case No. Juan G. Castillo

Signature of Applicant or Authorized Representative for Zoning Case No. _____

Sworn and subscribed before me on this date: 4/24/20

Notary Public _____



Cynthia Former
4-24-20

PLEASE NOTE: Failure to maintain the signs prior to City Council public hearing may result in postponement of consideration if the applicant has not attempted to replace damaged or missing signs upon notification by Staff.

FOR STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**AFFIDAVIT OF SIGN POSTING**

(Re)Zoning Case No. _____

Date of Planning and Zoning Commission Meeting: **May 12th, 2020**

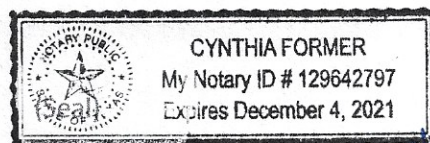
In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Juan G. Castillo hereby certify that I have posted or caused to be posted Zoning Change Notification sign(s) on the property subject to zoning change, located at 1015 Bade Street, Houston Texas 77055

Said sign(s) meet the specifications of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Posting of said signs was accomplished on 4/23/20 as provided for in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s)-of-way along Old Katy Rd. Westbound

I further certify that this affidavit was filed with the Building Department of the City of Spring Valley Village within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

Executed this date: **4/24/20**Printed Name of Applicant or Authorized Representative for Zoning Case No. **Juan G. Castillo**

Signature of Applicant or Authorized Representative for Zoning Case No. _____

Sworn and subscribed before me on this date: **4/24/20**

Notary Public _____

PLEASE NOTE: Failure to post the notification sign(s) on the property by the close of business (4:30 pm) fourteen (14) days prior Planning and Zoning Commission public hearing shall result in the postponement of consideration by the Commission.

STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**City of Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: May 19, 2020

TOPIC:	CONSIDERATION AND POSSIBLE ACTION CONCERNING: A PRELIMINARY AND FINAL RE-PLAT OF OLD KATY RD. C.O. RESERVE, A PLOT CONTAINING 1.182 ACRES OF LAND, SITUATED IN THE FREEWAY PLANNED DEVELOPMENT DISTRICT, CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS BEARING THE ADDRESS OF 1015 BADE STREET.
---------------	---

BACKGROUND:	In the previous agenda item, the City Council held a public hearing concerning a Preliminary and Final Re-plat of Old Katy Rd C.O. Reserve, for the property located at 1015 Bade Street. City Staff has reviewed the requested Re-Plat and determined that it meets the subdivision requirements.
--------------------	--

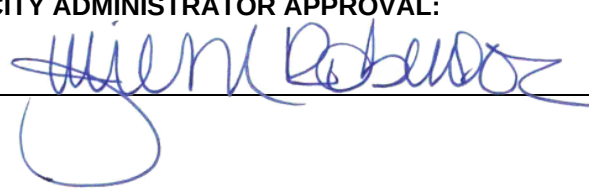
RECOMMENDATION:	On May 12, 2020, the Planning and Zoning Commission recommended approval of the Preliminary and Final Re-Plat.
------------------------	--

ATTACHMENTS:	• Preliminary and Final Replat of Old Katy Rd. C.O. Reserve, for the Property Located at 1015 Bade Street • Recommendation from the Planning & Zoning Commission
---------------------	--

FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____
------------------------	--

FINANCE VERIFICATION OF FUNDING:



SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 
--	---

DIVIDER PAGE



SPRING VALLEY
VILLAGE

**PLANNING & ZONING
COMMISSION
VOTING FORM**

DATE: MAY 12, 2020

AGENDA ITEM #4:

CONSIDERATION AND POSSIBLE ACTION CONCERNING: A Preliminary and Final Re-Plat of Old Katy Rd. C.O. Reserve, A Plot Containing 1.182 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1015 Bade Street.

<u>MEMBER NAME</u>	<u>MOTIONED</u>	<u>SECONDED</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>
CHARLIE CALDERWOOD			✓		
TREY HOFFMAN			✓		
PATRICK JOHNSON			✓		
MARYELLEN MCGLOTHLIN					
ANNE-MARIE MCMICHAEL	✓				
LOUISE RICHMAN			✓		
AMY WINSTEAD		✓			
JOHN LIENBY, ALTERNATE			✓		

MOTION CARRIED 7

MOTION DENIED 0



TREY HOFFMAN, CHAIRMAN
PLANNING & ZONING COMMISSION

**City of Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: May 19, 2020

TOPIC:	CONDUCT A PUBLIC HEARING CONCERNING: AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.
BACKGROUND:	Southwestern Bell Telephone Company, a subsidiary of AT&T ("Applicant"), has submitted a request to rezone the property located at 1015 Bade Street ("Property"). Currently this property has a zoning classification of "Dwelling District A". However, the use of the Property by the Applicant has been commercial and therefore a nonconforming use since 1973. In order to correct the nonconforming use, the Applicant requests that the Property be rezoned as Freeway Planned Area Development District ("FPADD") in order to match the rest of the adjacent development. The proposed Ordinance amends the Official Zoning Map of the City to add all of 1015 Bade Street to the Freeway Planned Area Development District ("FPADD").
RECOMMENDATION:	Not Applicable in Public Hearing
ATTACHMENTS:	• Application for Zoning Change Request and Supporting Documents • Proposed Ordinance Amending The City's Official Zoning Map To Add 1015 Bade Street to the Freeway Planned Area Development District ("FPADD") • Copy of Published Notice of Public Hearing • Copy of Notice of Public Hearing Letters and Mailing Labels for Property Owners Within 200 Feet of Property • Affidavits of Sign Posting and Maintenance for the Property
FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____

**City of Spring Valley Village City Council
Agenda Item Data Sheet**

☐	\$ _____ will be added to Revenue Acct# ____-____ and \$ _____ added to Expenditure Acct/Project# _____
--------------------------	--

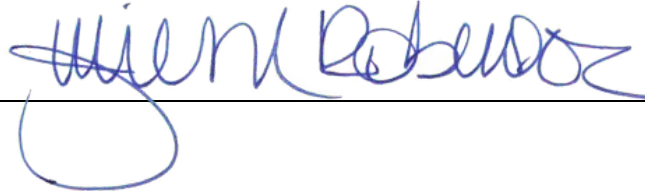
FINANCE VERIFICATION OF FUNDING:



SUBMITTING STAFF MEMBER:

Zachary Meadows, Director of
Community Development

CITY ADMINISTRATOR APPROVAL:



DIVIDER PAGE



SPRING VALLEY
VILLAGE

Community Development
City of Spring Valley Village

ZONING CHANGE APPLICATION

PROPERTY INFORMATION

Property Address: 1015 Bade Street, Houston Texas 77055

Legal Description: North 20.5 Ft of Lot 1 & TR 17 out of West Park Subdivision

Present District Zoning: Base District Dwelling District A

Requested Zoning and Description:

Requesting for reclassification of property to a confirming commercial property and to allow to continue operating in current manner until property is redeveloped.

OWNER INFORMATION

Name: Southwester Bell Telephone Company

Phone#: 713-567-8993

Address: 6500 West Loop South Zone 1.2

City: Bellaire

State: TX

Zip Code: 77401

APPLICANT/AGENT INFORMATION

Name: Juan G. Castillo

Phone#: 281-300-6874

Address: 6201 Bonhomme Rd., Suite 315N

City: Houston

State: TX

Zip Code: 77036

****If applicant is different than property owner a *Notarized Letter of Authorization* must be attached to the application**

PROPERTY OWNER/AGENT AUTHORIZATION

Property Owner Consent/Agent Authorization: By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the City's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for City of Spring Valley Village officials to enter the property on official business as part of the application process.

Signature of Contractor/Authorized Agent

Juan G. Castillo

Printed Name

2/19/20

Application Date

FOR OFFICE USE ONLY

Zoning Change Number: _____

Date Submitted: _____

P&Z Meeting Date: _____

P&Z Recommendation: ☐ *Approved* ☐ *Denied*

Council Meeting Date: _____

Council Decision: ☐ *Approved* ☐ *Denied*

NOTE: Only complete applications shall be accepted and payment must be received at time of submission.

ZONING CHANGE APPLICATION REQUIREMENTS

Attach These Items With Completed Application:

- ☒ Letter stating applicant's reasons for request and other pertinent information
- ☐ Letter from property owner if different than the applicant
- ☒ Metes and bounds of the site and county slide number of plat (if recorded)
- ☒ \$500.00 Fee

Submit Immediately *AFTER* Notices Have Been postmarked:

- ☐ Sign & Address Affidavit

Bring these items to the Board of Adjustment Meeting:

- ☐ Return receipts of mailed notice, including envelopes that are returned

Who may request a Zoning Change request?

A Zoning Change may be requested by the owner of the property or another person having written, notarized authorization to act as the agent of the property owner.

How long does a Zoning Change request take?

Many factors influence the amount of time required to complete a Zoning Change request. A good estimate is 45-60 days from the date of application submittal. The Planning & Zoning Commission meets once a month on the second Tuesday of the month. City Council meets once a month on the fourth Tuesday of the month. Please ask staff to present you with a calendar of the upcoming meetings.

How do I submit a request?

The City of Spring Valley Village will supply the application form and staff will assist you in completing it. When several owners are involved, one person should be authorized (by notarized letter) to act as the signatory and applicant. Completed applications, with all required documents should be submitted to secretary@springvalleytx.com.

What is the filing deadline?

Proposals should be filed as soon as completed. Staff must meet certain publication deadlines in order to meet the Planning & Zoning Commission meeting dates. If required information is missing or in error, the proposal will be returned for completion and must be resubmitted in accordance with the filing deadline.

What is the cost of a Zoning Change request?

A non-refundable fee of \$500.00 must accompany a completed Zoning Change application. In some instances, staff, the Planning & Zoning Commission or City Council may require technical studies (engineering, noise, traffic, impact, etc.). The cost for these studies is borne by the applicant.

What is the purpose of the public hearings?

Zoning regulations are established to protect the public health, safety and general welfare of all citizens. The public hearing process gives all residents the opportunity to express how they feel the proposed changes could affect them positively or negatively.

Who should present the proposal at the public hearings?

The owner should be present at the public hearings. The owner, applicant or an agent may make the presentation to the Planning & Zoning Commission.

CAS CONSULTANTS, LLC

6201 Bonhomme Road, Suite 315-N

Houston, Texas 77036

Tel 281-300-6874

Email: JuanC@CASENGS.COM

TBPE Firm No. 15593



APPLICANT REASON FOR ZONING CHANGE REQUEST

February 19, 2020

City Council
Planning and Zoning Commission
City of Spring Valley Village
1025 Campbell Road
Houston, Texas 77055

Re: Zoning Change for **1015 Bade Street, Houston Texas 77055**

Dear City of Spring Valley Village Staff:

We, CAS Consultants, LLC, represent Southwestern Bell Telephone Company, a subsidiary of AT&T Corp., hereby referred to as Owner representative of a tract of land containing 1.182 (51,476 sq. ft.) of land being a portion of Lot 17, 1 and 2 in the West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County Texas.

The owner respectfully requests for the reclassification of this tract to a confirming commercial property and to allow to continue operating in current manner until property is redeveloped. The property is located within Base District Dwelling District A.

Please find enclosed the Plat Application, Letter from Applicant, Letter from Property Owner, Meets and Bounds of the property, scaled drawing of the plat. If you have any questions or concerns, please feel free to contact me.

Respectfully,

CAS Consultants, LLC

A handwritten signature in black ink, appearing to read 'Juan G. Castillo', is written over a horizontal line. Below the line, the text 'Juan G. Castillo, P.E.' and 'Project Manager' is printed.

Juan G. Castillo, P.E.
Project Manager

STATE OF TEXAS
COUNTY OF HARRIS

WE, SOUTHWESTERN BELL TELEPHONE COMPANY, ACTING BY AND THROUGH GREGORY GEIS BEING OFFICER OF SOUTHWESTERN BELL TELEPHONE COMPANY, OWNER (OR OWNERS) HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 1.182 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF OLD KATY RD. C.O. RESERVE DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (1' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, SOUTHWESTERN BELL TELEPHONE COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY GREGORY GEIS, ITS REGIONAL TRANSACTION MANAGER

ON THIS _____ DAY OF _____, 2020.

SOUTHWESTERN BELL TELEPHONE COMPANY

BY: _____
GREGORY GEIS,
REGIONAL TRANSACTION MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREGORY GEIS KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AN FOR FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES:_____.

I, GEORG R. LARDIZABAL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

GEORG R. LARDIZABAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6051

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OLD KATY RD. C.O. RESERVE AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THIS OFFICIAL SIGNATURE OF THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THIS _____ DAY OF _____, 20____.

BY: _____
W.K. (TREY) HOFFMAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF SPRING VALLEY VILLAGE, TEXAS

THIS IS TO CERTIFY PLANS AND SPECIFICATIONS FOR ALL STREETS, DRAINAGE STRUCTURES, SANITARY SEWER LINES, WATER DISTRIBUTION LINES AND FIRE HYDRANTS IN THE SUBDIVISION HAVE BEEN PREPARED IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND HAVE BEEN APPROVED BY ME.

IN TESTIMONY WHEREOF, WITNESS THIS OFFICIAL SIGNATURE OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THIS _____ DAY OF _____, 20____.

BY: _____
PAT RILEY
PUBLIC WORKS DIRECTOR
CITY OF SPRING VALLEY VILLAGE, TEXAS

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF OLD KATY RD. C.O. RESERVE AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THIS OFFICIAL SIGNATURE OF THE MAYOR OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THIS _____ DAY OF _____, 20____.

BY: _____
TOM S. RAMSEY, MAYOR
CITY OF SPRING VALLEY VILLAGE, TEXAS

I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK _____ M., AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

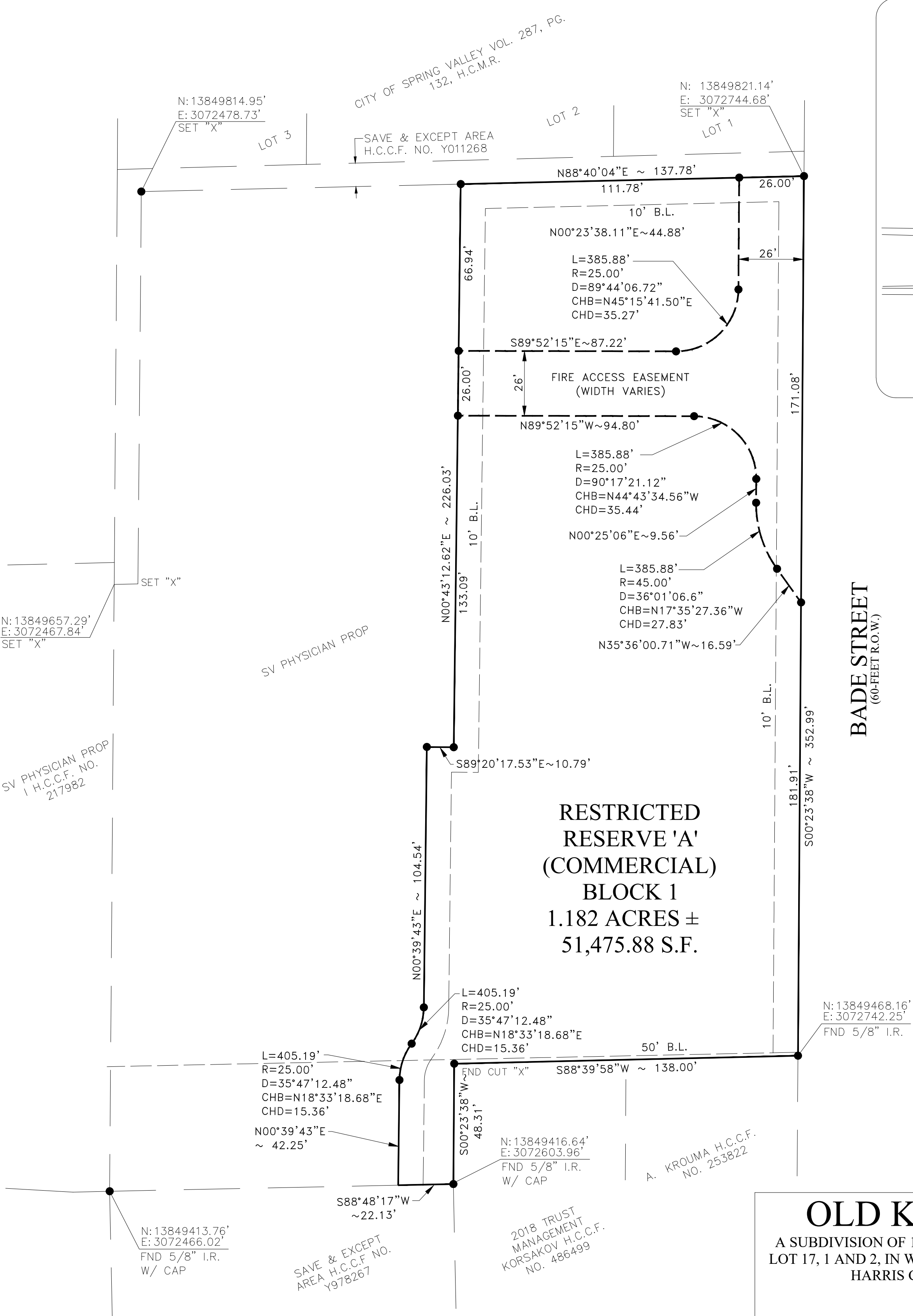
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

BY: _____
STAN STANART
COUNTY CLERK
HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

PLAT NOTES:

- UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHEATEAR ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 9, CODE OF ORDINANCES, CITY OF SPRING VALLEY VILLAGE TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OR 0.99989452.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE, WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.



OLD KATY RD. C.O. RESERVE

A SUBDIVISION OF 1.182 ACRES (51,475.88 SQ. FT) OF LAND BEING A PORTION OF LOT 17, 1 AND 2, IN WEST PARK SUBDIVISION, RECORDED IN VOLUME 23, PAGE 10, HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS.

SCALE 1"=30' FEBRUARY 2020
1 BLOCK, 1 RESERVE

REASON FOR REPLAT
TO CREATE ONE (1) COMMERCIAL RESERVE

OWNER:
SOUTHWESTERN BELL
TELEPHONE COMPANY
6500 WEST LOOP SOUTH
ZONE 1.2
BELLAIRE
TEXAS 77401

SURVEYOR:
GGC SURVEY, PLLC
8114 GOLDEN HARBOR
MISSOURI CITY, TX 77459
TEL: (832) 729-7256
FIRM NO. 10146000
WWW.GGCOSURVEY.COM

ENGINEER:
CAS CONSULTANTS, LLC 6201
BONHOMME ROAD,
SUITE 315N HOUSTON, TX 77036
PHONE: 281.300.6874
WWW.CASENGS.COM
TBPE FIRM NO. 15593

LOT 1

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF

12/17/19

SET "X"
N: 13849614.95'
E: 3072478.73'

RESTRICTED RESERVE "A"

N88° 40' 04"E 137.78°

Diagram illustrating the intersection of two sets, SET "X" and SET "Y". The intersection point is marked with coordinates:

- N: 13849657.29'
- E: 3072467.84'

S00° 23' 38"W 352.99'

N00° 39' 42"E 104.54'

42"E

FND 5/8" I.R. W/ CAF
BRS. N59° 07'W 0.9

R. W. CAP
0.7 W 0.9
MANAGEMENT KORSAKOV
2018 TRUST
H.C.C.F. NO. 486499

A. KROUMA
H.C.C.F. NO. 253822

FH	_____	FIRE HYDRANT
WM	_____	WATER METER
EM	_____	ELECTRIC METER
GM	_____	GAS METER
PP	_____	POWER POLE
CP	_____	CABLE PEDSTAL
PLM	_____	PIPELINE MARKER
TP	_____	TELEPHONE PEDSTAL
<	_____	CALED DISTANCE
>	_____	MEASURED DISTANCE
(	_____	
)	_____	

scale 1"=30

78

A 1.182 acre (51,476 sq. ft.) tract of land, more or less, being out of Lot 17, Lot 1, and Lot 2, in West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING, at the northeast corner of Lot 17, in the west line of Bade Street;

THENCE, South 00°23'38" West, along the west line of Bade Street, a distance of 10.00 feet to a set "X" marking the **POINT OF BEGINNING** of herein described tract;

THENCE, South 00°23'38" West, continuing along the west line of Bade Street, a distance of 352.99 feet to a found 5/8-inch iron rod being the northeast corner of a tract described to A. Krouma, as recorded in Harris County Clerk File Number 253822;

THENCE, South 88°39'58" West, a distance of 138.00 feet to a found cut "X", being the northwest corner of a tract described to 2018 Trust Management Korsakov, as recorded in Harris County Clerk File Number 486499;

THENCE, South 00°23'38" West, a distance of 48.31 feet to a found 5/8-inch iron rod with cap;

THENCE, South 88°48'17" West, a distance of 22.13 feet to a set 5/8-inch iron rod with cap;

THENCE, North 00°39'42" East, a distance of 42.25 feet to a set 5/8-inch iron rod with cap at a point of curvature to the right;

THENCE, along said curve to the right, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing North 18°33'19" East, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap at a point of reverse curvature to the left;

THENCE, along said curve to the left, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing North 18°33'19" East, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap;

THENCE, North 00°39'43" East, a distance of 104.54 feet to a set 5/8-inch iron rod with cap;

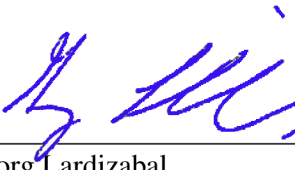
THENCE, South 89°20'18" East, a distance of 10.79 feet to a set 5/8-inch iron rod with cap;

THENCE, North 00°43'13" East, a distance of 226.03 feet to a set 5/8-inch iron rod with cap;

THENCE, North 88°40'04" East, a distance of 137.78 feet to the **POINT OF BEGINNING** and containing 1.182 acre of land, more or less.

This metes and bounds description was compiled in conjunction with a survey performed on the same date.

WITNESS my hand and seal this 17th day of December, 2019.


Georg Lardizabal
R.P.L.S. No. 6051
GGC Survey, PLLC
Firm No. 10146000
Tel: 832-729-7256



DIVIDER PAGE

ORDINANCE NO. 2020-XX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City of Spring Valley Village, Texas adopted Ordinance No. 2005-18 on the 4th day of August, 2005; and

WHEREAS, the City adopted Ordinance No. 2013-14 on the 23rd day of July, 2013; and

WHEREAS, Ordinance No. 2005-18 and Ordinance No. 2013-14 created an overlay district named the Freeway Planned Area Development District ("FPADD") setting forth permitted uses and development standards for development of property within the FPADD; and

WHEREAS, Southwestern Bell Telephone Company is the owner of a 1.182 acre tract of land being out of Lot 17 and the north 20.5 feet of Lot 1 of the West Park Subdivision, Harris County, Texas, bearing the address of 1015 Bade Street, Houston, Texas, further described in Exhibit "A," attached hereto (the "Property"); and

WHEREAS, the Property is currently located in the Dwelling District A zoning district; and

WHEREAS, Southwestern Bell Telephone Company has submitted an application to the City seeking to have the Property included in the FPADD overlay district; and

WHEREAS, the City Council finds that it is in the best interest of the citizens to add the Property to the FPADD overlay district on the Official Zoning Map of the City; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THAT:

Section 1. The facts and matters contained in the preamble of this Ordinance are hereby found to be true and correct and are incorporated herein.

Section 2. The Official Zoning Map of the City is hereby amended to add a 1.182 acre tract of land being out of Lot 17 and the northern 20.5 feet of Lot 1 of the West Park Subdivision, Harris County, Texas, bearing the address of 1015 Bade Street, further described in Exhibit "A," attached hereto and incorporated herein by this reference, to the Freeway Planned Area Development District ("FPADD").

Section 3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. All rights and remedies of the City of Spring Valley Village are expressly saved as to any and all violations of the provisions of any Ordinances affecting and which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

Section 5. This Ordinance shall become effective upon passage, in accordance with law.

DULY PASSED, ADOPTED AND ORDAINED this _____ day of _____, 2020.

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas

EXHIBIT "A"

A 1.182 acre (51,476 sq. ft.) tract of land, more or less, being out of Lot 17, Lot 1, and Lot 2, in West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING, at the northeast corner of Lot 17, in the west line of Bade Street;

THENCE, South 00°23'38" West, along the west line of Bade Street, a distance of 10.00 feet to a set "X" marking the **POINT OF BEGINNING** of herein described tract;

THENCE, South 00°23'38" West, continuing along the west line of Bade Street, a distance of 352.99 feet to a found 5/8-inch iron rod being the northeast corner of a tract described to A. Krouma, as recorded in Harris County Clerk File Number 253822;

THENCE, South 88°39'58" West, a distance of 138.00 feet to a found cut "X", being the northwest corner of a tract described to 2018 Trust Management Korsakov, as recorded in Harris County Clerk File Number 486499;

THENCE, South 00°23'38" West, a distance of 48.31 feet to a found 5/8-inch iron rod with cap;

THENCE, South 88°48'17" West, a distance of 22.13 feet to a set 5/8-inch iron rod with cap;

THENCE, North 00°39'42" East, a distance of 42.25 feet to a set 5/8-inch iron rod with cap at a point of curvature to the right;

THENCE, along said curve to the right, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing North 18°33'19" East, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap at a point of reverse curvature to the left;

THENCE, along said curve to the left, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing North 18°33'19" East, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap;

THENCE, North 00°39'43" East, a distance of 104.54 feet to a set 5/8-inch iron rod with cap;

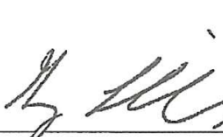
THENCE, South 89°20'18" East, a distance of 10.79 feet to a set 5/8-inch iron rod with cap;

THENCE, North 00°43'13" East, a distance of 226.03 feet to a set 5/8-inch iron rod with cap;

THENCE, North 88°40'04" East, a distance of 137.78 feet to the **POINT OF BEGINNING** and containing 1.182 acre of land, more or less.

This metes and bounds description was compiled in conjunction with a survey performed on the same date.

WITNESS my hand and seal this 17th day of December, 2019.


Georg Lardizabal
R.P.L.S. No. 6051
GGC Survey, PLLC
Firm No. 10146000
Tel: 832-729-7256



DIVIDER PAGE

**PUBLIC NOTICE
CITY OF SPRING VALLEY VILLAGE, TEXAS
NOTICE OF PUBLIC HEARING**

Notice Is Hereby Given To Hear Comments And Testimony Regarding The Following:

A Preliminary and Final Re-Plat of Old Katy Rd. C.O. Reserve, A Plot Containing 1.182 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1015 Bade Street.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

The **Planning and Zoning Commission** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, May 12, 2020
Time: 7:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

The **City Council** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, May 19, 2020
Time: 6:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

For additional information regarding these public hearings, please contact the Director of Community Development, Zachary Meadows, at (713) 465-8308.



EST. 1955
SPRING VALLEY
V I L L A G E

April 22, 2020

Dear Property Owner:

Notice Is Hereby Given To Hear Comments And Testimony Regarding The Following:

A Preliminary and Final Re-Plat of Old Katy Rd. C.O. Reserve, A Plot Containing 1.182 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1015 Bade Street.

Ordinance Number 2020-XX - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

The **Planning and Zoning Commission** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, May 12, 2020

Time: 7:00 p.m.

Location: Council Chambers of Spring Valley Village City Hall, 1025 Campbell Road

The **City Council** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, May 19, 2020

Time: 6:00 p.m.

Location: Council Chambers of Spring Valley Village City Hall, 1025 Campbell Road

This notice is being sent to you as current property records indicate that you own property in close proximity to 1015 Bade Street. All interested parties are invited to attend both public hearings and will have the opportunity to be heard. For further information, please contact For further information, please contact me at (832) 910-8577 or zmeadows@springvalleytx.com.

Sincerely,

Zachary Meadows

Director of Community Development

Krouma Azzam
9210 Old Katy Road
Houston, Texas 77055

Southwestern Bell Telephone Co.
9210 Old Katy Road
Houston, Texas 77055

SV Physician Properties I LP
9230 Katy Freeway, Suite 500
Houston, Texas 77055

Krouma Azzam
218 Hayes
Irvine, California 92620-3727

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9210 OLD KATY ROAD
HOUSTON, TEXAS 77055

Southwestern Bell Telephone Co.
Attn: Property Tax Dept.
1010 Pine 9E-L-01
Saint Louis, Missouri 63101

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9210 OLD KATY ROAD
HOUSTON, TEXAS 77055

Ronald Stiger Sr.
1010 Adkins Road
Houston, Texas 77055

John & Janice Sullivan
1014 Adkins Road
Houston, Texas 77055

Sheri Wilcox & Duane Clementson
10 Martin Court
Houston, Texas 77055

Jou Syangywe & Cynthia Chen
9200 Cardwell Drive
Houston, Texas 77055

Anthony Roubik & Valerie Spears
9208 Cardwell Drive
Houston, Texas 77055

Zack Raffoul
9209 Cardwell Drive
Houston, Texas 77055

Janice Pollan
9212 Cardwell Drive
Houston, Texas 77055

Joseph Lopez
9205 Cardwell Drive
Houston, Texas 77055

Ricki Lee Finstad
9201 Cardwell Drive
Houston, Texas 77055

Anthony Roubik & Valerie Spears
P.O. Box 270900
Houston, Texas 77277-0900

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9208 CARDWELL DRIVE
HOUSTON, TEXAS 77055

Estate of John Hillerman
1110 Bade Street
Houston, Texas 77055

Estate of John Hillerman
10406 Mayfield Road
Houston, Texas 77043

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1110 BADE STREET
HOUSTON, TEXAS 77055

Southwestern Bell Telephone Co.
1015 Bade Street
Houston, Texas 77055

Southwestern Bell Telephone Co.
Attn: Property Tax Dept.
1010 Pine 9E-L-01
Saint Louis, Missouri 63101

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1015 BADE STREET
HOUSTON, TEXAS 77055

James Hamilton
1108 Bade Street
Houston, Texas 77055

Iraj & Lili Mahvash
1018 Bade Street
Houston, Texas 77055

Huong Le
1014 Bade Street
Houston, Texas 77055

Huong Le
17 Stonegate Drive
Houston, Texas 77024

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1014 BADE STREET
HOUSTON, TEXAS 77055

Donald Crumpler
9151 Penn Manor Court
Houston, Texas 77055

C J Lamonte Jr.
P.O. Box 19897
Houston, Texas 77224-9897

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
0 BADE STREET
HOUSTON, TEXAS 77055

Donald Crumpler
1111 Adkins Road
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9151 PENN MANOR COURT
HOUSTON, TEXAS 77055

Mathew & Shanna Trenchard
9155 Penn Manor Court
Houston, Texas 77055

Joan Claire Temple Living Trust
c/o Jon A Joseph, Trustee
1010 Bade Street
Houston, Texas 77055

Spring Valley Memorial
Real Estate Investors
9190 Katy Freeway, Suite 102
Houston, Texas 77055

Spring Valley Calico LP
9198 Old Katy Road
Houston, Texas 77055

Spring Valley Calico LP
9190 Katy Freeway, Suite 101
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9198 OLD KATY ROAD
HOUSTON, TEXAS 77055

C J Lamonte Jr.
James Hamilton
1108 Bade Street
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
0 PENN MANOR COURT
HOUSTON, TEXAS 77055

Krouma Azzam
218 Hayes
Irvine, California 92620-3727

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9200 OLD KATY ROAD
HOUSTON, TEXAS 77055

DIVIDER PAGE

COMMERCIAL ZONING CHANGE NOTIFICATION SIGN CRITERIA

A zoning sign is a sign erected on property for which a zoning case has been filed with the City, including, but not limited to, zoning changes, Specific Use Permits, Variances, or Special Exceptions. **The number of signs and the placement of signs shall be determined by the Building Official at the time of submittal.** It is the responsibility of the owner/project representative to contact the Building Department to verify the number and location of signs needed.

Property owners/applicants may use any sign company to meet zoning change sign criteria. To order zoning signs, the applicant should contact a sign company concerning sign creation and installation in the Building Official designated location(s).

IF YOU HAVE ANY QUESTIONS, PLEASE CALL (713) 465-8308.

ADHERE TO THE FOLLOWING INSTRUCTIONS:

SIGNS DESIGN

- The sign shall be constructed in accordance with the City's design standards for zoning signs.
- Signs shall be a minimum of four (4) feet by four (4) feet.
- Must be two (2) sided ten (10) millimeter Coroplast sign or other material of equivalent strength and durability.
- Lettering shall be on both sides of the sign.
- Metal or wood posts shall be used.
- Must include the City of Spring Valley Village official logo with a minimum size of one (1) foot.
- Capital letters on that sign shall be no smaller than three (3) inches tall using the Bold Arial font style.
- The signs shall comply with the layout and dimensions on the attached Zoning Sign Design Diagram.

PLACEMENT

- One (1) sign shall be erected by the applicant adjacent to each street frontage on the property that is the subject of the application and for each two hundred feet (200') of frontage along a street with a maximum of three (3) signs required per street frontage.
- Signs shall be placed in a location on private property and clearly visible from all streets adjacent to the property included in the application.
- Where land does not have frontage on a public street, signs shall be posted on the nearest

public street with a notation indicating the location of the land subject to the application.

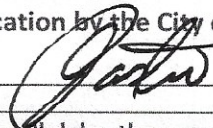
- Signs shall be no greater than twenty (20) feet from the property line and shall be a minimum of two (2) feet off the ground, unless otherwise directed by the Building Official or his/her designee.
- Signs shall be placed perpendicular to the roadway to ensure they are readable from both sides.
- Signs shall be located so that the lettering is visible and may be clearly read from the street.

PROOF OF POSTING

- The applicant shall erect the sign(s) on the property that is the subject of the application a minimum of fourteen (14) calendar days immediately preceding the date of the public hearing before the Planning & Zoning Commission ("Commission").
- The applicant is responsible for maintaining the sign(s) on the property throughout the entire review process.
- A minimum of seven (7) calendar days prior to the public hearing before the Commission, the applicant shall file an affidavit, on a form provided by the City, with the Building Official verifying that the sign(s) was posted as required.

REMOVAL OF SIGNS

- **The applicant shall be responsible for removing the sign(s) from the property within seven (7) calendar days of the final action on the application by the City of Spring Valley Village.**

Preparer's Name: Juan Castillo Preparer's Signature: 

NOTE: Violations of the sign ordinance will result in fines to the property owner and will delay the requested zoning case. Failure to remove zoning signs per the sign ordinance will result in a citation of \$500 per sign/per day until removed.

**AFFIDAVIT OF ZONING CHANGE NOTIFICATION SIGN MAINTENANCE**

(Re)Zoning Case No. _____

Date of City Council Meeting: May 12th, 2020

In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Juan G. Castillo hereby certify that Zoning Change Notification sign(s) have been maintained on the property subject to zoning change, located at 1015 Bade Street, Houston Texas 77055

Said sign(s) have been maintained in a manner consistent with the requirements contained in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I further certify that this affidavit was filed with the Building Department of the City on date 4/24/20 within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

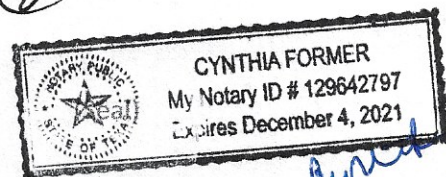
I understand that I am required to remove said signs within seven (7) calendar days of any final action on the application taken by the City of Spring Valley Village regarding the zoning change.

Executed this date: 4/24/20Printed Name of Applicant or Authorized Representative for Zoning Case No. Juan G. Castillo

Signature of Applicant or Authorized Representative for Zoning Case No. _____

Sworn and subscribed before me on this date: 4/24/20

Notary Public _____



Cynthia
4-24-20

PLEASE NOTE: Failure to maintain the signs prior to City Council public hearing may result in postponement of consideration if the applicant has not attempted to replace damaged or missing signs upon notification by Staff.

FOR STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**AFFIDAVIT OF SIGN POSTING**

(Re)Zoning Case No. _____

Date of Planning and Zoning Commission Meeting: **May 12th, 2020**

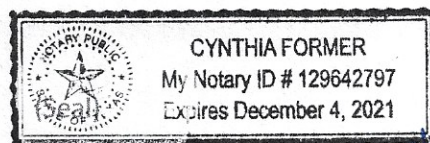
In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Juan G. Castillo hereby certify that I have posted or caused to be posted Zoning Change Notification sign(s) on the property subject to zoning change, located at 1015 Bade Street, Houston Texas 77055

Said sign(s) meet the specifications of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Posting of said signs was accomplished on 4/23/20 as provided for in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s)-of-way along Old Katy Rd. Westbound

I further certify that this affidavit was filed with the Building Department of the City of Spring Valley Village within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

Executed this date: **4/24/20**Printed Name of Applicant or Authorized Representative for Zoning Case No. **Juan G. Castillo**

Signature of Applicant or Authorized Representative for Zoning Case No. _____

Sworn and subscribed before me on this date: **4/24/20**

Notary Public _____

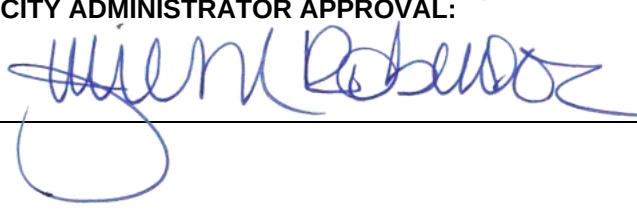
PLEASE NOTE: Failure to post the notification sign(s) on the property by the close of business (4:30 pm) fourteen (14) days prior Planning and Zoning Commission public hearing shall result in the postponement of consideration by the Commission.

STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**City of Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: May 19, 2020

TOPIC:	ORDINANCE NO 2020-XX AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.
BACKGROUND:	In the previous agenda item, the City Council held a public hearing concerning a proposed ordinance amending the Official Zoning Map of the City, by rezoning the property located at 1015 Bade Street from Dwelling District A to Freeway Planned Area Development District ("FPADD"). If approved, this Ordinance would implement the proposed revisions to the Official Zoning Map of the City of Spring Valley Village.
RECOMMENDATION:	On May 12, 2020, the Planning and Zoning Commission recommended approval of the Zoning Change.
ATTACHMENTS:	• Ordinance No. 2020-XX • Recommendation from the Planning & Zoning Commission
FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____
FINANCE VERIFICATION OF FUNDING: 	
SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 

ORDINANCE NO. 2020-XX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City of Spring Valley Village, Texas adopted Ordinance No. 2005-18 on the 4th day of August, 2005; and

WHEREAS, the City adopted Ordinance No. 2013-14 on the 23rd day of July, 2013; and

WHEREAS, Ordinance No. 2005-18 and Ordinance No. 2013-14 created an overlay district named the Freeway Planned Area Development District ("FPADD") setting forth permitted uses and development standards for development of property within the FPADD; and

WHEREAS, Southwestern Bell Telephone Company is the owner of a 1.182 acre tract of land being out of Lot 17 and the north 20.5 feet of Lot 1 of the West Park Subdivision, Harris County, Texas, bearing the address of 1015 Bade Street, Houston, Texas, further described in Exhibit "A," attached hereto (the "Property"); and

WHEREAS, the Property is currently located in the Dwelling District A zoning district; and

WHEREAS, Southwestern Bell Telephone Company has submitted an application to the City seeking to have the Property included in the FPADD overlay district; and

WHEREAS, the City Council finds that it is in the best interest of the citizens to add the Property to the FPADD overlay district on the Official Zoning Map of the City; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THAT:

Section 1. The facts and matters contained in the preamble of this Ordinance are hereby found to be true and correct and are incorporated herein.

Section 2. The Official Zoning Map of the City is hereby amended to add a 1.182 acre tract of land being out of Lot 17 and the northern 20.5 feet of Lot 1 of the West Park Subdivision, Harris County, Texas, bearing the address of 1015 Bade Street, further described in Exhibit "A," attached hereto and incorporated herein by this reference, to the Freeway Planned Area Development District ("FPADD").

Section 3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. All rights and remedies of the City of Spring Valley Village are expressly saved as to any and all violations of the provisions of any Ordinances affecting and which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

Section 5. This Ordinance shall become effective upon passage, in accordance with law.

DULY PASSED, ADOPTED AND ORDAINED this _____ day of _____, 2020.

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas

EXHIBIT "A"

A 1.182 acre (51,476 sq. ft.) tract of land, more or less, being out of Lot 17, Lot 1, and Lot 2, in West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING, at the northeast corner of Lot 17, in the west line of Bade Street;

THENCE, South 00°23'38" West, along the west line of Bade Street, a distance of 10.00 feet to a set "X" marking the **POINT OF BEGINNING** of herein described tract;

THENCE, South 00°23'38" West, continuing along the west line of Bade Street, a distance of 352.99 feet to a found 5/8-inch iron rod being the northeast corner of a tract described to A. Krouma, as recorded in Harris County Clerk File Number 253822;

THENCE, South 88°39'58" West, a distance of 138.00 feet to a found cut "X", being the northwest corner of a tract described to 2018 Trust Management Korsakov, as recorded in Harris County Clerk File Number 486499;

THENCE, South 00°23'38" West, a distance of 48.31 feet to a found 5/8-inch iron rod with cap;

THENCE, South 88°48'17" West, a distance of 22.13 feet to a set 5/8-inch iron rod with cap;

THENCE, North 00°39'42" East, a distance of 42.25 feet to a set 5/8-inch iron rod with cap at a point of curvature to the right;

THENCE, along said curve to the right, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing North 18°33'19" East, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap at a point of reverse curvature to the left;

THENCE, along said curve to the left, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing North 18°33'19" East, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap;

THENCE, North 00°39'43" East, a distance of 104.54 feet to a set 5/8-inch iron rod with cap;

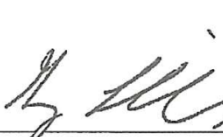
THENCE, South 89°20'18" East, a distance of 10.79 feet to a set 5/8-inch iron rod with cap;

THENCE, North 00°43'13" East, a distance of 226.03 feet to a set 5/8-inch iron rod with cap;

THENCE, North 88°40'04" East, a distance of 137.78 feet to the **POINT OF BEGINNING** and containing 1.182 acre of land, more or less.

This metes and bounds description was compiled in conjunction with a survey performed on the same date.

WITNESS my hand and seal this 17th day of December, 2019.


Georg Lardizabal
R.P.L.S. No. 6051
GGC Survey, PLLC
Firm No. 10146000
Tel: 832-729-7256



DIVIDER PAGE



SPRING VALLEY
V I L L A G E

**PLANNING & ZONING
COMMISSION
VOTING FORM**

DATE: MAY 12, 2020

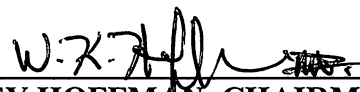
AGENDA ITEM #6:

CONSIDERATION AND POSSIBLE ACTION CONCERNING: Ordinance Number 2020-XX - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

<u>MEMBER NAME</u>	<u>MOTIONED</u>	<u>SECONDED</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>
CHARLIE CALDERWOOD			✓		
TREY HOFFMAN			✓		
PATRICK JOHNSON	✓				
MARYELLEN MCGLOTHLIN			✓		
ANNE-MARIE MCMICHAEL		✓			
LOUISE RICHMAN			✓		
AMY WINSTEAD			✓		
JOHN LIENBY, ALTERNATE			✓		

MOTION CARRIED 7

MOTION DENIED 0



TREY HOFFMAN, CHAIRMAN
PLANNING & ZONING COMMISSION

**City of Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: May 19, 2020

TOPIC:	CONDUCT A PUBLIC HEARING CONCERNING: 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 2014-12 PROVIDING FOR A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 2.38 ACRES OF LAND AT THE NORTHEAST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT BY PERMITTING NEW HEALTH CARE AND MEDICAL AND GENERAL BUSINESS OCCUPANCIES; 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.
BACKGROUND:	Campbell Project Partners, LLC (“Applicant”), owners of the property located at the northeast corner of I-10 and Campbell Road (“Property”) have submitted an application to the City to amend the current PAD ordinance (adopted as Ordinance 2014-12) to expand and add uses to the Permitted Use Table. The Applicant requests the following changes to the Permitted Uses Table without limitation on floor area percentages for first floor uses: Currently allowed as O₂; Amending to allow as P₁ and P₂: • NAICS Sector 53 – Real Estate and Rental and Leasing • NAICS Sector 61 – Educational Services Currently allowed as P₂; Amending to allow as P₁ and P₂: • NAICS Sector 52 – Finance and Insurance • NAICS Sub-Sectors 532 – Rental and Leasing Services and 533 – Lessors of Nonfinancial Intangible Assets • NAICS Sector 55 – Management of Companies and Enterprises • NAICS Sector 56 – Administrative and Support Services • NAICS Sector 62 – Health Care and Social Assistance • NAICS Sub-sectors 811 – Repair and Maintenance, 812111 – Barber Shops, 812112 – Beauty Salons, 812113 – Nail Salons, 812191 – Diet and Weight Reducing Centers, 812210 – Funeral Homes and Funeral Services, 812320 – Dry cleaning and Laundry Services, 813910 – Business Associations, 813920 – Professional

**City of Spring Valley Village City Council
Agenda Item Data Sheet**

Organizations Uses to be Added to P₁ and P₂ Permitted Uses: - NAICS Sector 453 – Miscellaneous Store Retailers (Excluding 4533 Used Merchandise Stores, 45393 Manufactured (Mobile) Home Dealers, 453991 Tobacco Stores, and 453998 All Other Miscellaneous Store Retailers) allowed as P₁ and P₂ - NAICS Subsector 8114 – Personal and Household Goods Repair and Maintenance allowed as P₁ and P₂ The Application was presented to the Planning & Zoning Commission on May 12, 2020 and the Commission decided to further restrict the request of additional uses by only allowing the following as uses allowed in P₁ and P₂: - NAICS Sector 53 – Real Estate and Rental and Leasing - NAICS Sector 52 – Finance and Insurance - NAICS Sector 55 – Management of Companies and Enterprises - NAICS Sector 62 – Health care and Social Assistance
--

RECOMMENDATION: Not Applicable in the Public Hearing

ATTACHMENTS:

- Application for Amendment to Planned Area Development District and Supporting Documents
- Copy of Published Notice of Public Hearing
- Copy of Notice of Public Hearing Letters and Mailing Labels for Property Owners Within 200 Feet of Property
- Sign Posting and Maintenance Affidavits

FUNDING ISSUES:

☒ Not applicable – no dollars are being spent or received.

☐ Full amount already budgeted in Acct/Project# _____

☐ Not budgeted, if approved, the following will be included in the next Budget Amendment:

☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____

☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____

☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____

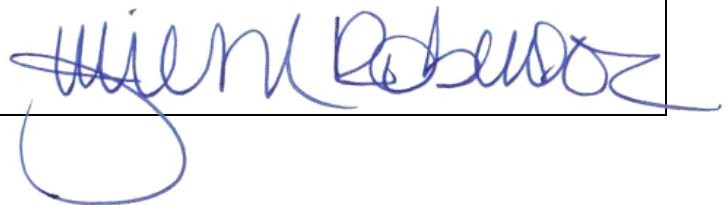
FINANCE VERIFICATION OF FUNDING:



SUBMITTING STAFF MEMBER:

Zachary Meadows, Director of
Community Development

CITY ADMINISTRATOR APPROVAL:



DIVIDER PAGE



SPRING VALLEY
VILLAGE

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application

(Please type or print legibly)

Fees: Plat or Replat Application - \$500
Specific Use Permit Application - \$500
Planned Area Development District (PADD) Application - \$7,000
Amendment to Planned Area Development District (PADD) Application - \$1,000

Submittal Requirements Checklist:

Fifteen (15) packets, each one shall include all of the items listed below:

- ☒ Application
- ☒ Letter stating the applicant's reasons for request, the type of request, and other pertinent information
- ☒ Letter from property owner
- ☒ Metes and bounds of the site and county slide number of plat (if recorded)
- ☒ Scale drawings, on 24" x 36" paper (1" = 100'), blue line/black line copies of plat, re-plat or amending plat, and a vicinity/key map
- ☒ A pdf of the entire packet submitted to secretary@springvalleytx.com

Subdivision / Development Name: ERSA GRAE PAD (FPADD)

Geographical Location: NE CORNER OF I10 AND CAMPBELL ROAD

(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

Survey/Abstract No.: topographic survey of a 2.3816 ac tract, Abstract No. 610, Harris County, Texas

Submittal Type:

- ☐ Preliminary Plat
- ☐ Final Plat
- ☒ Amending Plat
- ☐ Preliminary Replat
- ☐ Final Replat
- ☐ Specific Use Permit
- ☐ Specific Use Permit Amendment

Reason for Replat or Amending Plat:

To allow Ersra Grae PAD (FPADD) the same first (grade level) floor occupancies (uses) as the Wellington Fidelis 1 LP PAD (FPADD).

Please refer to attached letter of explanation for a more detailed explanation.

Type of Plat:

- ☐ Single Family Residential
- ☐ Zero Lot Line Patio Homes
- ☐ Planned Area Development District
- ☐ Planned Area Development
- ☒ Amendment to Planned Area Development

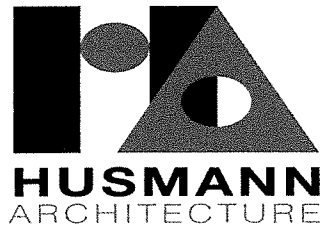
Plat/PADD Data:Total Acreage: 2.3816 Typical Lot Size: _____Number Lots: 1 Number of Streets: _____

Numbers and Types of Reserves: _____ Total Acres in Reserve: _____

Zoning District: FPADDApplicant: Husmann Architecture, PLLCContact Name: R. Steven HusmannAddress: 3535 Wilcrest, Ste. 1C Houston, Texas 77042Phone: 281-493-4240, 102 Fax: _____Email: steven@husmannarchitecture.comOwner: Campbell Project Partners, LLCContact Name: Vahid Tabrizi and/or Reza EbrahimiAddress: 9801 Westheimer, Ste. 250 Houston, Texas 77042Phone: 713 627-1015 Fax: _____Email: vahidtabrizi@ersagrae.com reza@ersagrae.comEngineer or Planner: Husmann Architecture, PLLCContact Name: R. Steven HusmannAddress: 3535 Wilcrest, Ste. 1C Houston, Texas 77042Phone: 281-493-4240, 102 Fax: _____Email: steven@husmannarchitecture.com**Authorization:**

My signature below certifies that I am authorized to submit this application and that the information on the application is COMPLETE, TRUE, and CORRECT. Furthermore, I understand that, in accordance with Chapter 9, Article 9.303 of the Spring Valley Village Code of Ordinances, I am responsible for all engineering fees incurred by the City.

Applicant's Signature_____
Date



February 07, 2020

City of Spring Valley Village
1025 Campbell Rd.
Houston, Texas 77055

RE: Gateway at Spring Valley
9090 Katy Freeway
Spring Valley, Texas 77024

To Whom It May Concern:

Please accept this letter as our request to amend Exhibit C (Ordinance 2012-26) of the Ersu Grae PAD (FPADD) to allow Health Care and Medical and General Business occupancies (uses) on the first (grade level) floor without percentage of floor area limitations.

The Owner initially complied with the restrictions on use with an endcap restaurant and a furniture retail outlet. Both businesses did not succeed at this location. The landlord has determined that the highest and best use of the first-floor lease space is a business occupancy.

Additionally, we have noted that the Wellington Fidelis 1 LP FPADD ordinance No. 2018-28 allows the above requested uses on the first (grade level) floor without restrictions. The owners of this FPADD are requesting the same uses listed in their Exhibit C be allowed for this site.

Parking will not be adversely affected by this change as the 372 spaces required (378 actual) provide 3 spaces per 1000 SF for the three floors of general office use and 5 spaces per 1000 SF for the third floor medical health services and for the proposed first floor medical health services and office use. The existing bank first floor lease space is also covered by the 5 spaces per 1000 SF parking ratio.

Please do not hesitate to contact me if you have any questions or if you need any additional information regarding this request.

Sincerely,

HUSMANN ARCHITECTURE, PLLC

R. Steven Husmann
For the Firm

3535 WILCREST, SUITE 1C, HOUSTON, TX 77042 P: 281.493.4240 F: 281.497.4270
haap@husmannarchitecture www.husmannarchitecture.com

ERSA GRAE
CORPORATION

February 07, 2020

City of Spring Valley Village
1025 Campbell Rd.
Houston, Texas 77055

RE: Gateway at Spring Valley
9090 Katy Freeway
Spring Valley, Texas 77024

To Whom It May Concern:

Please accept this letter as our request to amend Exhibit C (Ordinance 2012-26) of the Ersae Grae PAD (FPADD) to allow Health Care and Medical and General Business occupancies (uses) on the first (grade level) floor without percentage of floor area limitations.

The Owner initially complied with the restrictions on use with an endcap restaurant and a furniture retail outlet. Both businesses did not succeed at this location. The landlord has determined that the highest and best use of the first-floor lease space is a business occupancy.

Additionally, we have noted that the Wellington Fidelis 1 LP FPADD ordinance No. 2018-28 allows the above requested uses on the first (grade level) floor without restrictions. The owners of this FPADD are requesting the same uses listed in their Exhibit C be allowed for this site.

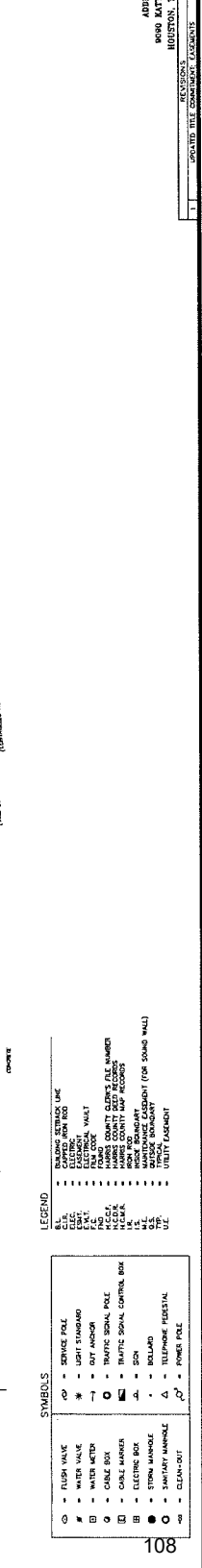
Parking will not be adversely affected by this change as the 372 spaces required (378 actual) provide 3 spaces per 1000 SF for the three floors of general office use and 5 spaces per 1000 SF for the third floor medical health services and for the proposed first floor medical health services and office use. The existing bank first floor lease space is also covered by the 5 spaces per 1000 SF parking ratio.

Please do not hesitate to contact me if you have any questions or if you need any additional information regarding this request.

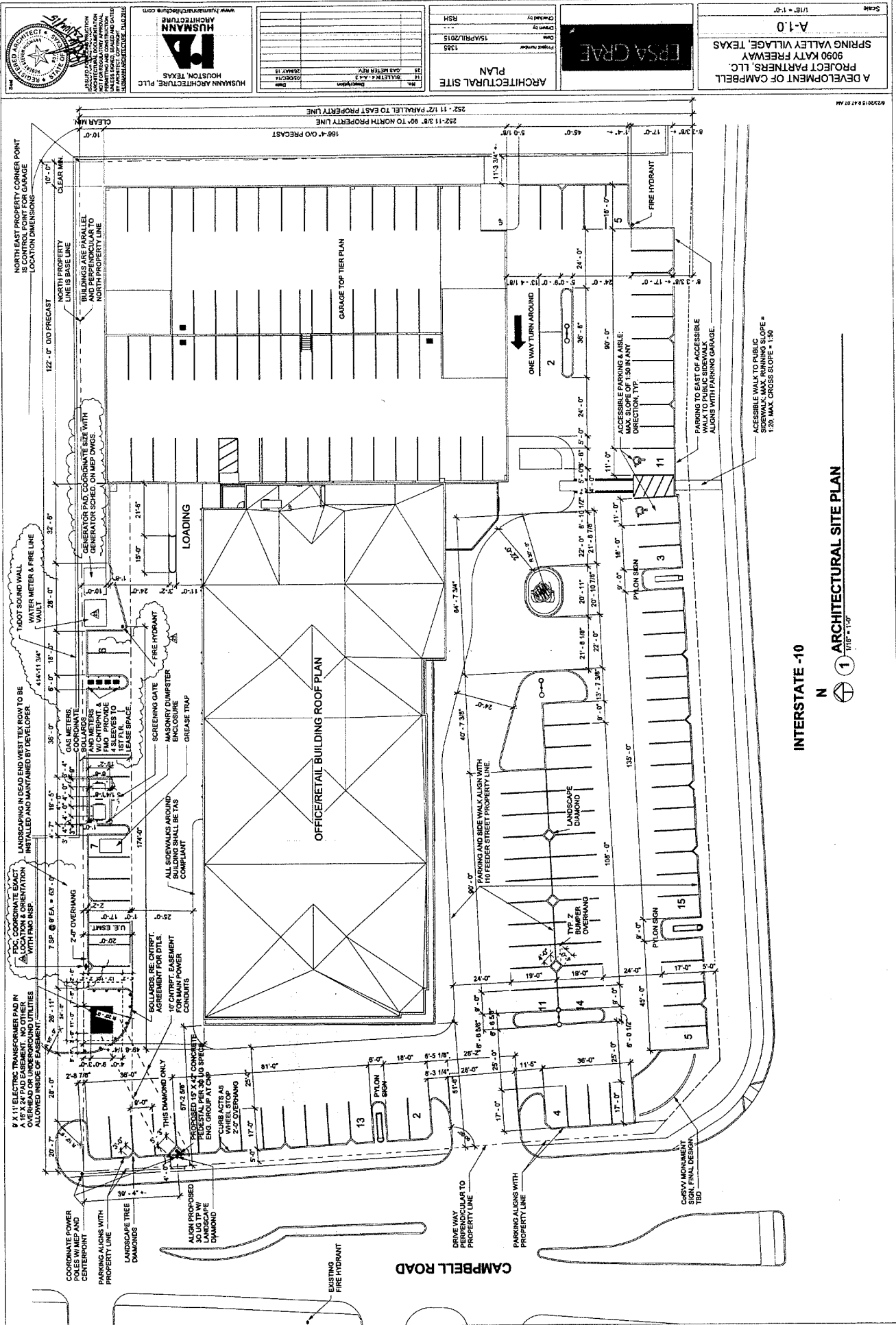
Sincerely,

Ersae Grae Corporation

Reza Ebrahimi



108



ORDINANCE NO. 2012-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING THE CITY'S ZONING ORDINANCE AND REGULATIONS FOR THE BINGLE PLANNED AREA DEVELOPMENT DISTRICT (EXCLUDING INTERIOR PADS 1, 2, AND 5) AND THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ADD PERMITTED USES; DEFINING O₁, O₂, P₁ AND P₂ PERMITTED USE DESIGNATIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY (AN AMENDMENT PROPOSED BY THE PLANNING AND ZONING COMMISSION).

WHEREAS, Section 06P:08:05 (Permitted Use List) of the City's Zoning Ordinances sets forth the permitted uses in the Bingle Planned Area Development District (the "BPADD") and the Freeway Planned Area Development District (the "FPADD"); and

WHEREAS, the City's Planning and Zoning Commission (the "Commission") has requested that the City Council of the City of Spring Valley Village amend the City's Zoning Ordinance and Regulations for the BPADD (excluding interior Pads 1, 2, and 5) and the FPADD within the City to expand the permitted uses; and

WHEREAS, the City Council by Ordinance No. 2012-13 did call for a joint public hearing of the City Council and the City's Planning and Zoning Commission; and

WHEREAS, the Commission and the City Council conducted the joint public hearing on this proposed amendment to the City's zoning regulations in the time and manner and after notice as required by law and the City's Zoning Ordinance; and

WHEREAS, the City Council has considered the report of the Commission recommending that permitted uses be added; and

WHEREAS, the City Council now deems it appropriate to adopt this amendment to the City's zoning regulations for the BPADD (excluding interior Pads 1, 2, and 5) and the FPADD, and the City's Zoning Ordinance to add permitted uses as provided herein; and

WHEREAS, the City Council has determined that these changes are in accordance with the City's comprehensive plan and are designed to lessen congestion in the streets, secure safety from dangers, promote health and general welfare, prevent the overcrowding of land, and facilitate adequate transportation and other requirements; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS:

Section 1. Recitations. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Permitted Uses. The BPADD created by Ordinance No. 2006-23 (excluding interior Pads 1, 2, and 5), and the FPADD created by Ordinance No. 2005-18, now codified as Section 06P:08:05 are hereby amended to substitute the following:

06P:08.05 Permitted Use List: The uses listed below are permitted in the FPADD and the BPADD (excluding interior Pads 1, 2, and 5), except as otherwise limited herein. Ground Floor or First Floor Only – up to 40% of the ground floor of any building(s) within a PAD may be used for any use otherwise permitted above the ground floor (e.g., O₂ or P₂). The symbol “P₁” in the right column means the use is permitted on the ground floor. The symbol “P₂” in the right column means the use is permitted above the ground floor. The symbol “O” means the use is permitted only for business office purposes. For instance, a manufacturing establishment would not be authorized to use a tract for manufacturing purposes, but the corporate offices for the manufacturing business would be authorized above the ground floor if indicated by the symbol “O₂.”

Use Description	NAICS Sector No.	
Agriculture, Forestry, Fishing and Hunting	11	O ₂
Mining, Quarrying, and Oil and Gas Extraction	21	O ₂
Utilities	22	O ₂
Construction	23	O ₂
Manufacturing	31-33	O ₂
Wholesale Trade	42	O ₂
Retail Trade	44-45	O ₂
Furniture and Home Furnishings Stores	442	P ₁ , P ₂
Electronics and Appliance Stores	443	P ₁ , P ₂
Building Material and Garden Equipment and Supplies Dealers	444	P ₁ , P ₂
Supermarkets and Other Grocery (except Convenience) Stores	445110	P ₁ , P ₂
Specialty Food Stores	4452	P ₁ , P ₂

Beer, Wine, and Liquor Stores	445310; provided that (1) such stores contain at least 15,000 square feet enclosed space; and (2) such stores retail other specialized lines of food {NAICS Sector 4452}	P ₁ , P ₂
Health and Personal Care Stores	446	P ₁ , P ₂
Clothing and Clothing Accessories Stores	448	P ₁ , P ₂
Sporting Goods, Hobby, Musical Instrument, and Book Stores	451; but excluding 4511023 {Gun Shops} and 451212 {News Dealers and Newsstands}	P ₁ , P ₂
General Merchandise Stores	452; but excluding 452112 {Discount Department Stores} and 452990 {All Other General Merchandise Stores}	P ₁ , P ₂
Transportation and Warehousing	48-49	O ₂
Information	51; but excluding 5121 {Motion Picture and Video Industries}	O ₂
Finance and Insurance	52; but excluding 522390 {Other Activities Related to Credit Intermediation}	P ₂
Real Estate and Rental and Leasing	53	O ₂
Rental and Leasing Services	532; but excluding 5321 {Automotive Equipment Rental and Leasing} and 5323 {General Rental Centers}	P ₂

Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	533	P ₂
Professional, Scientific, and Technical Services	54; but excluding 541380 {Testing Laboratories}, 541711 {Research and Development in Biotechnology}, 5419 {Other Professional, Scientific, and Technical Services}, and 54712 {Research and Development in Physical, Engineering, and Life Sciences}	P ₂
Management of Companies and Enterprises	55	P ₂
Administrative and Support Services	56; but excluding 561210 {Facilities Support Services}, 561320 {Temporary Help Services}, 561491 {Repossession Services}, 561612 {Security Guards and Patrol Services}, 561520 {Tour Operators}, 561710 {Exterminating and Pest Control Services}, 5419 {Other Professional, Scientific, and Technical Services}, and 562 {Waste Management and Remediation Services}	P ₂
Educational Services	61	O ₂
Health Care and Social Assistance	62; but excluding 62141 {Family Planning Centers}, 62142 {Outpatient Mental Health and Substance Abuse Centers}, { 62221 {Psychiatric and Substance Abuse Hospitals}, 623 {Nursing and Residential Care Facilities}, 624 {Social Assistance}	P ₂
Arts, Entertainment, and Recreation	71; but excluding 711212 {Racetracks}, 713290 {Gambling Industries}, and 713990 {All Other Amusement and Recreation Industries}	O ₂
Accommodation and Food Services	72	O ₂

Full-Service Restaurants	722511	P ₁ , P ₂
Limited-Services Restaurants	722513	P ₁ , P ₂
Snack and Nonalcoholic Beverage Bars	722515	P ₁ , P ₂
Other Services (except Public Administration)	81; but excluding 81299 {All Other Personal Services}	O ₂
Repair and Maintenance	811; but excluding 8111 {Automotive Repair and Maintenance} and 8113 {Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance}	P ₂
Barber Shops	812111	P ₂
Beauty Salons	812112	P ₂
Nail Salons	812113	P ₂
Diet and Weight Reducing Centers	812191	P ₂
Funeral Homes and Funeral Services	812210	P ₂
Drycleaning and Laundry Services (except Coin-Operated)	812320; except limited to drop stations only	P ₂
Parking Lots and Garages	812930 provided that such use is customarily incidental and accessory to the principal use of the land or to a building or structure on located on the same land as the accessory use	P ₁ , P ₂
Business Associations	813910	P ₂
Professional Organizations	813920	P ₂
Private Households	814110	P ₁ , P ₂
Public Administration	92	P ₂

Section 3. Comprehensive Plan. This Ordinance is made part of the City's Comprehensive Plan.

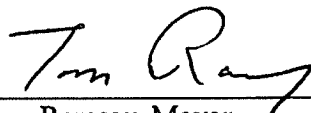
Section 4. Savings. This Ordinance shall in no manner modify or limit the police power or legislative authority or discretion of the City, nor amend, change, supplement, or revise any provision of the City's Zoning Ordinance or any other ordinance of the City of Spring Valley Village, save and except as specifically noted in this Ordinance.

Section 5. Penalty. Any person, corporation, or entity who or which shall intentionally, knowingly, recklessly, or with criminal negligence violate any provision of this Ordinance, or intentionally, knowingly, recklessly, or with criminal negligence assist or permit a violation to occur, shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000. Each day in which any violation shall occur, or each occurrence of any violation, shall constitute a separate offense.

Section 6. Repealer. All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict with this Ordinance only, hereby repealed.

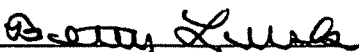
Section 7. Severability. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional and the City Council of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED on this 14th day of November 2012.



Tom Ramsey, Mayor

ATTEST:



Betty Lusk, City Secretary

DIVIDER PAGE

**PUBLIC NOTICE
CITY OF SPRING VALLEY VILLAGE, TEXAS
NOTICE OF PUBLIC HEARING**

Notice Is Hereby Given To Hear Comments And Testimony Regarding The Following Proposed Ordinance:

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 2014-12 PROVIDING FOR A PLANNED AREA DEVELOPMENT ("PAD") OF APPROXIMATELY 2.38 ACRES OF LAND AT THE NORTHEAST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT BY PERMITTING NEW HEALTH CARE AND MEDICAL AND GENERAL BUSINESS OCCUPANCIES; 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.

The **Planning and Zoning Commission** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, May 12, 2020

Time: 7:00 p.m.

Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

The **City Council** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, May 19, 2020

Time: 6:00 p.m.

Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

For additional information regarding these public hearings, please contact the Director of Community Development, Zachary Meadows, at (713) 465-8308.



April 22, 2020

Dear Property Owner:

Notice Is Hereby Given To Hear Comments And Testimony Regarding The Following Proposed Ordinance:

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 2014-12 PROVIDING FOR A PLANNED AREA DEVELOPMENT ("PAD") OF APPROXIMATELY 2.38 ACRES OF LAND AT THE NORTHEAST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT BY PERMITTING NEW HEALTH CARE AND MEDICAL AND GENERAL BUSINESS OCCUPANCIES; 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.

The **Planning and Zoning Commission** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, May 12, 2020

Time: 7:00 p.m.

Location: Council Chambers of Spring Valley Village City Hall, 1025 Campbell Road

The **City Council** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, May 19, 2020

Time: 6:00 p.m.

Location: Council Chambers of Spring Valley Village City Hall, 1025 Campbell Road

This notice is being sent to you as current property records indicate that you own property in close proximity to 9090 Katy Freeway. All interested parties are invited to attend both public hearings and will have the opportunity to be heard. For further information, please contact me at (832) 910-8577 or zmeadows@springvalleytx.com.

Sincerely,

Zachary Meadows
Director of Community Development

Khalaf Bisher & Katia Chanin 1 Pecan Trail Lane Houston, Texas 77055	Jonathan & Shelby Lindenberger 3 Pecan Trail Lane Houston, Texas 77055	Current Owner 12335 Kingsride Lane, Suite 426 Houston, Texas 77024-4116
--	--	---

THIS NOTICE IS IN REGARDS TO YOUR PROPERTY AT: 1012 CAMPBELL ROAD HOUSTON, TEXAS 77055	Larry & Rachel Stinson 1015 Lone Star Drive Houston, Texas 77055	Current Owner 1016 Lone Star Drive Houston, Texas 77055
---	--	---

Dudley & Linda Babin 1019 Lone Star Drive Houston, Texas 77055	Christopher & Diana Delaup 1020 Lone Star Drive Houston, Texas 77055	Linda Gibson 1015 Loeser Drive Houston, Texas 77055
--	--	---

Linda Gibson 1036 Teresa Drive Houston, Texas 77055	THIS NOTICE IS IN REGARDS TO YOUR PROPERTY AT: 1015 LOESER DRIVE HOUSTON, TEXAS 77055	Jonathan & Emily Goolsby 1019 Loeser Drive Houston, Texas 77055
---	--	---

Stephanie & Keith Koronka 9013 West Tex Drive Houston, Texas 77055	Jonathan Marcantel 9017 West Tex Drive Houston, Texas 77055	Campbell Project Partners LLC 9801 Westheimer Road, Suite 250 Houston, Texas 77042-3951
--	---	---

THIS NOTICE IS IN REGARDS TO YOUR PROPERTY AT: 1090 KATY FREEWAY HOUSTON, TEXAS 77055	Stream Wellington LLC 3040 Post Oak Blvd., Suite 600 Houston, Texas 77056-6577	THIS NOTICE IS IN REGARDS TO YOUR PROPERTY AT: 1001 KATY FREEWAY HOUSTON, TEXAS 77055
--	--	--

Texas Dept. of Transportation Parcel 56 P.O. Box 1386 Houston, Texas 77251-1386	THIS NOTICE IS IN REGARDS TO YOUR PROPERTY AT: 9018 LARIAT DRIVE HOUSTON, TEXAS 77055	Texas Dept. of Transportation Parcel 57 P.O. Box 1386 Houston, Texas 77251-1386
--	--	--

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1014 LARIAT DRIVE
HOUSTON, TEXAS 77055

DIVIDER PAGE

**AFFIDAVIT OF SIGN POSTING**

(Re)Zoning Case No. _____

Date of Planning and Zoning Commission Meeting: 5-12-2020

In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Vahid Tabrizi hereby certify that I have posted or caused to be posted Zoning Change Notification sign(s) on the property subject to zoning change, located at 9090 Katy Freeway Houston TX 77024

Said sign(s) meet the specifications of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Posting of said signs was accomplished on _____ as provided for in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s)-of-way along I-10 & Campbell Rd

I further certify that this affidavit was filed with the Building Department of the City of Spring Valley Village within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

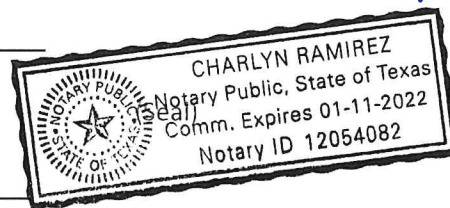
Executed this date: 4-22-20

Printed Name of Applicant or Authorized Representative for Zoning Case No. _____

Signature of Applicant or Authorized Representative for Zoning Case No. _____

Sworn and subscribed before me on this date: 4-22-20

Notary Public _____



PLEASE NOTE: Failure to post the notification sign(s) on the property by the close of business (4:30 pm) fourteen (14) days prior Planning and Zoning Commission public hearing shall result in the postponement of consideration by the Commission.

STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**AFFIDAVIT OF ZONING CHANGE NOTIFICATION SIGN MAINTENANCE**

(Re)Zoning Case No. _____

Date of City Council Meeting: 5-19-2020

In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Vahid Tabrizi hereby certify that Zoning Change Notification sign(s) have been maintained on the property subject to zoning change, located at 9090 Katy Freeway Houston TX 77024

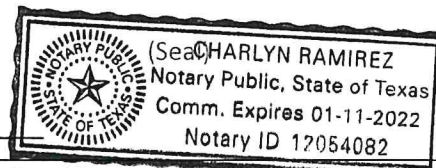
Said sign(s) have been maintained in a manner consistent with the requirements contained in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I further certify that this affidavit was filed with the Building Department of the City on date _____ within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I understand that I am required to remove said signs within seven (7) calendar days of any final action on the application taken by the City of Spring Valley Village regarding the zoning change.

Executed this date: 4-22-2020Printed Name of Applicant or Authorized Representative for Zoning Case No. Vahid TabriziSignature of Applicant or Authorized Representative for Zoning Case No. VahidSworn and subscribed before me on this date: 4-22-20

Notary Public

Charlyn Ramirez

PLEASE NOTE: Failure to maintain the signs prior to City Council public hearing may result in postponement of consideration if the applicant has not attempted to replace damaged or missing signs upon notification by Staff.

FOR STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**City of Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: May 19, 2020

TOPIC:	ORDINANCE NO. 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 2014-12 PROVIDING FOR A PLANNED AREA DEVELOPMENT ("PAD") OF APPROXIMATELY 2.38 ACRES OF LAND AT THE NORTHEAST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT BY PERMITTING NEW HEALTH CARE AND MEDICAL AND GENERAL BUSINESS OCCUPANCIES; 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.
BACKGROUND:	In the previous agenda item, the City Council conducted a public hearing on a proposed Ordinance that would amend the PAD located at the Northeast Intersection of I-10 and Campbell Road to allow additional uses on the first floor of the building without limitations on floor space percentages. While the Planning and Zoning Commission had no issue with allowing different uses to reside in the first floor of the building, the Commission was hesitant to open it up to allow all the uses that would be included in the NAISC Sectors that were being requested by the Applicant.
RECOMMENDATION:	On May 12, 2020, the Planning and Zoning Commission recommended approval of the PAD Amendment with changes to allow the following uses as P₁ and P₂: • NAICS Sector 53 – Real Estate and Rental and Leasing • NAICS Sector 52 – Finance and Insurance • NAICS Sector 55 – Management of Companies and Enterprises • NAICS Sector 62 – Health care and Social Assistance
ATTACHMENTS:	• Ordinance No. 2020-XX • Recommendation from the Planning & Zoning Commission
FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$ _____ from Acct/Project# _____ will be

**City of Spring Valley Village City Council
Agenda Item Data Sheet**

	transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____
--	---

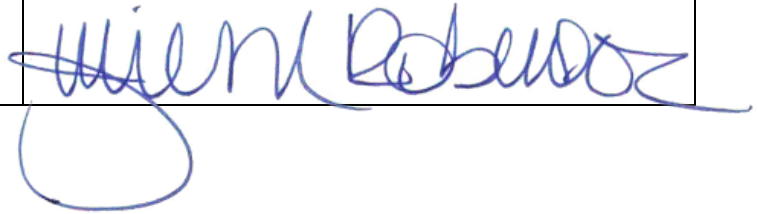
FINANCE VERIFICATION OF FUNDING:



SUBMITTING STAFF MEMBER:

Zachary Meadows, Director of
Community Development

CITY ADMINISTRATOR APPROVAL:



ORDINANCE NO. 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 2014-12 PROVIDING FOR A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 2.38 ACRES OF LAND AT THE NORTHEAST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT BY PERMITTING NEW HEALTH CARE AND MEDICAL AND GENERAL BUSINESS OCCUPANCIES; 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.

* * * * *

WHEREAS, Campbell Project Partners, LLC (the “Owner”), owns a 2.3816 acre tract of land, more or less, being identified as the property at the northeast corner of the intersection of I-10 and Campbell Road (the “Property”) within the corporate limits of the City of Spring Valley Village, Texas, the tract of land being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes; and

WHEREAS, the Property is presently zoned Freeway Planned Area Development District (“FPADD”) and is a Property within the “FPADD Overlay District” (“Overlay District”) pursuant to the City’s Zoning Ordinance, as amended; and

WHEREAS, the City Council adopted Ordinance 2014-12, which approved a planned area development (“PAD”) within the FPADD in order to allow for the construction, operation and use of a five story office retail building with attached split-level parking; and

WHEREAS, the Owner of the Property, through its duly authorized representative, has presented an application for the City to amend Ordinance 2014-12 to allow additional uses in the health care, medical and general business areas; and

WHEREAS, the Planning and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on the proposed amendments for the 2.38 acre tract at the northeast corner of I-10 and Campbell Road; and

WHEREAS, the City Council has considered the report of the Commission; and

WHEREAS, the City Council now deems it appropriate to adopt the amendments and to approve certain changes as an amendment to the City's Zoning Ordinance as provided herein.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The application of the Owner of the 2.38 acre tract at the northeast corner of I-10 and Campbell Road for amendments to Ordinance 2014-12 adopting a planned area development is hereby approved subject to the regulations, restrictions, terms and conditions hereinafter set forth.

Section 3. This ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City, save and except the regulations,

restrictions, terms and conditions provided for herein. When a conflict exists between the Comprehensive Zoning Ordinance and this ordinance, this ordinance shall prevail.

Section 4. Ordinance 2014-12 adopting the planned area development use is hereby amended by deleting therefrom the language struck through below and adding the language underscored below as follows:

Section 5. The planned area development use authorized and permitted hereby shall be, and is, subject to the following additional limitations, restrictions and covenants:

.....

D. Occupancy/Use.

1. General uses. The Property may be used without restriction, except as otherwise provided in the permitted use table attached hereto as Exhibit "CB," ~~and contained in Ordinance 2012 adopted the 14th day of November, 2012.~~ No drive-through facilities are permitted. There is no minimum square footage requirement for retail uses."

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same

notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

Section 7. Attached to this ordinance are the following documents:

Exhibit A: Legal Description; and
Exhibit B: Use Table – all floors.

ADOPTED this _____ of _____, 2020.

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas

EXHIBIT “A” – LEGAL DESCRIPTION

Tracts 12A and 12B situated in the A.H. Osborne Survey, Abstract 610, totaling approximately 2.38 acres, otherwise described as 1000 and 1010 Campbell Rd., Houston, TX 77055.

EXHIBIT “B” – PERMITTED USE LIST

The uses listed below are permitted in the PAD, except as otherwise limited herein. The symbol “P” in the right column means the use is permitted, while the symbol “O” means the use is permitted only for business office purposes. For instance, a manufacturing establishment would not be authorized to use a tract for manufacturing purposes, but the corporate offices for the manufacturing business would be authorized if indicated by the symbol “O.”

Use Description	NAICS Sector No.	
Agriculture, Forestry, Fishing and Hunting	11	O ₂
Mining, Quarrying, and Oil and Gas Extraction	21	O ₂
Utilities	22	O ₂
Construction	23	O ₂
Manufacturing	31-33	O ₂
Wholesale Trade	42	O ₂
Retail Trade	44-45	O ₂
Furniture and Home Furnishings Stores	442	P ₁ , P ₂
Electronics and Appliance Stores	443	P ₁ , P ₂
Building Material and Garden Equipment and Supplies Dealers	444	P ₁ , P ₂
Supermarkets and Other Grocery (except Convenience) Stores	445110	P ₁ , P ₂
Specialty Food Stores	4452	P ₁ , P ₂

Beer, Wine, and Liquor Stores	445310; provided that (1) such stores contain at least 15,000 square feet enclosed space; and (2) such stores retail other specialized lines of food {NAICS Sector 4452}	P ₁ , P ₂
Health and Personal Care Stores	446	P ₁ , P ₂
Clothing and Clothing Accessories Stores	448	P ₁ , P ₂
Sporting Goods, Hobby, Musical Instrument, and Book Stores	451; but excluding 4511023 {Gun Shops} and 451212 {News Dealers and Newsstands}	P ₁ , P ₂
General Merchandise Stores	452; but excluding 452112 {Discount Department Stores} and 452990 {All Other General Merchandise Stores}	P ₁ , P ₂
<u>Miscellaneous Store Retailers</u>	<u>453; but excluding 4533 {Used Merchandise Stores}, 45393 {Manufactured (Mobile) Home Dealers}, 453991 {Tobacco Stores}, and 453998 {All Other Miscellaneous Store Retailers}.</u>	<u>P₁, P₂</u>
Transportation and Warehousing	48-49	O ₂
Information	51; but excluding 5121 {Motion Picture and Video Industries}	O ₂
Finance and Insurance	52; but excluding 522390 {Other Activities Related to Credit Intermediation}	<u>P₁</u> , P ₂
Real Estate and Rental and Leasing	53	O₂ <u>P₁, P₂</u>
Rental and Leasing Services	532; but excluding 5321 {Automotive Equipment Rental and Leasing} and 5323 {General Rental Centers}	<u>P₁</u> , P ₂

Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	533	<u>P₁</u> , P ₂
Professional, Scientific, and Technical Services	54; but excluding 541380 {Testing Laboratories}, 541711 {Research and Development in Biotechnology}, 5419 {Other Professional, Scientific, and Technical Services}, and 54712 {Research and Development in Physical, Engineering, and Life Sciences}	P ₂
Management of Companies and Enterprises	55	<u>P₁</u> , P ₂
Administrative and Support Services	56; but excluding 561210 {Facilities Support Services}, 561320 {Temporary Help Services}, 561491 {Repossession Services}, 561612 {Security Guards and Patrol Services}, 561520 {Tour Operators}, 561710 {Exterminating and Pest Control Services}, 5419 {Other Professional, Scientific, and Technical Services}, and 562 {Waste Management and Remediation Services}	<u>P₁</u> , P ₂
Educational Services	61	Θ ₂ <u>P₁</u> , P ₂
Health Care and Social Assistance	62; but excluding 62141 {Family Planning Centers}, 62142 {Outpatient Mental Health and Substance Abuse Centers}, { 62221 {Psychiatric and Substance Abuse Hospitals}, 623 {Nursing and Residential Care Facilities}, 624 {Social Assistance}	<u>P₁</u> , P ₂
Arts, Entertainment, and Recreation	71; but excluding 711212 {Racetracks}, 713290 {Gambling Industries}, and 713990 {All	O ₂

	Other Amusement and Recreation Industries}	
Accommodation and Food Services	72	O ₂
Full-Service Restaurants	722511	P ₁ , P ₂
Limited-Services Restaurants	722513	P ₁ , P ₂
Snack and Nonalcoholic Beverage Bars	722515	P ₁ , P ₂
Other Services (except Public Administration)	81; but excluding 81299 {All Other Personal Services}	O ₂
Repair and Maintenance	811; but excluding 8111 {Automotive Repair and Maintenance} and 8113 {Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance}	<u>P₁</u> , P ₂
Personal and Household Goods Repair and Maintenance	8114	<u>P₁</u> , P ₂
Barber Shops	812111	<u>P₁</u> , P ₂
Beauty Salons	812112	<u>P₁</u> , P ₂
Nail Salons	812113	<u>P₁</u> , P ₂
Diet and Weight Reducing Centers	812191	<u>P₁</u> , P ₂
Funeral Homes and Funeral Services	812210	<u>P₁</u> , P ₂
Drycleaning and Laundry Services (except Coin-Operated)	812320; except limited to drop stations only	<u>P₁</u> , P ₂
Parking Lots and Garages	812930 provided that such use is customarily incidental and accessory to the principal use of the land or to a building or structure on located on the same land as the accessory use	P ₁ , P ₂
Business Associations	813910	<u>P₁</u> , P ₂
Professional Organizations	813920	<u>P₁</u> , P ₂

Private Households	814110	P ₁ , P ₂
Public Administration	92	P ₂

DIVIDER PAGE



PLANNING & ZONING COMMISSION VOTING FORM

DATE: MAY 12, 2020

AGENDA ITEM #8:

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 2014-12 PROVIDING FOR A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 2.38 ACRES OF LAND AT THE NORTHEAST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT BY PERMITTING NEW HEALTH CARE AND MEDICAL AND GENERAL BUSINESS OCCUPANCIES; 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.

<u>MEMBER NAME</u>	<u>MOTIONED</u>	<u>SECONDED</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>
CHARLIE CALDERWOOD			✓		
TREY HOFFMAN			✓		
PATRICK JOHNSON			✓		
MARYELLEN MCGLOTHLIN		✓			
ANNE-MARIE MCMICHAEL	✓		✓		
LOUISE RICHMAN			✓		
AMY WINSTEAD			✓		
JOHN LISENBY, ALTERNATE			✓		

MOTION CARRIED 7

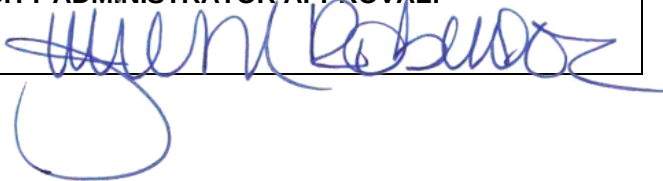
MOTION DENIED 0



TREY HOFFMAN, CHAIRMAN
PLANNING & ZONING COMMISSION

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: May 19, 2020

TOPIC:	Approval of a Resolution Authorizing Publication of Notice of Intent to Issue Combination Tax and Revenue Certificates of Obligation.
BACKGROUND:	As discussed during the April 28, 2020 City Council Meeting, a notice of intent must be approved by Council and published twice in a newspaper of general circulation in the City for the City to approve issuance of City certificates of obligation. The proposed Resolution would authorize publication of a Notice of Intent to issue combination tax and revenue certificates of obligation in one or more series in an amount not to exceed \$8,800,000 for the purpose of paying contractual obligations to fund design, acquisition, construction, equipping, and improvement of (1) streets and roadways and related improvements, and for the purchase of materials, supplies, machinery, land, and rights-of-way related thereto; (2) drainage improvements, and for the purchase of materials, supplies, machinery, land, and rights-of-way related thereto; and (3) certain other costs related and incidental thereto and the issuance costs of the certificates. The \$8.8 million is slightly higher than the \$8.6 million discussed with the Council to include funding for the issuance costs that are necessary. Publication of the notice of intent does not require the City to issue certificates, or to issue all of the certificates for which notice is given, but it does limit the kinds of projects for which the certificate proceeds may be expended. As previously discussed, final approval of certificates of obligation is subject to a referendum requirement upon petition of the required percentage of registered voters.
RECOMMENDATION:	Staff recommends approval of the Resolution.
ATTACHMENTS:	• Resolution Number 20-XX
FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$ _____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$ _____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$ _____ will be added to Revenue Acct# ____-____ and \$ _____ added to Expenditure Acct/Project# _____
FINANCE VERIFICATION OF FUNDING:	
	
SUBMITTING STAFF MEMBER:	CITY ADMINISTRATOR APPROVAL:
Neil Thomas, Bond Counsel	

CERTIFICATE OF CITY SECRETARY

THE UNDERSIGNED HEREBY CERTIFIES that:

1. On May 19, 2020, the City Council (the “*Governing Body*”) of the City of Spring Valley Village, Texas (the “*City*”) convened in regular session at its regular meeting place in the City (the “*Meeting*”), the duly constituted members of the Governing Body being as follows:

Marcus Vajdos	Mayor
Allen Carpenter	Councilmember
Tom Donaho	Councilmember
Joy McCormack	Councilmember
Vacant	Councilmember
David Dominy	Councilmember

and all of such persons were present at the Meeting, except the following: _____, thus constituting a quorum. Among other business considered at the Meeting, the attached Resolution (the “*Resolution*”) entitled:

A RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2020

was introduced and submitted to the Governing Body for passage and adoption. After presentation and discussion of the Resolution, a motion was made and seconded that the Resolution be finally passed and adopted. The motion was carried by the following vote:

_____ voted “For” _____ voted “Against” _____ abstained

all as shown in the official Minutes of the Governing Body for the Meeting.

2. The attached Resolution is a true and correct copy of the original on file in the official records of the City; the duly qualified and acting members of the Governing Body on the date of the Meeting are those persons shown above, and, according to the records of my office, each member of the Governing Body was given actual notice of the time, place, and purpose of the Meeting and had actual notice that the Resolution would be considered; and the Meeting and deliberation of the aforesaid public business, including the subject of the Resolution, was posted and given in advance thereof in compliance with the provisions of Texas Government Code chapter 551, as amended.

IN WITNESS WHEREOF, I have signed my name officially on this _____.

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas

**A RESOLUTION AUTHORIZING
PUBLICATION OF NOTICE OF INTENTION
TO ISSUE
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION**

WHEREAS, the City Council of the City of Spring Valley Village, Texas (the “*Issuer*”), deems it advisable to issue Combination Tax and Revenue Certificates of Obligation to fund design, acquisition, construction, equipping, and improvement of of (1) streets and roadways and related improvements, and for the purchase of materials, supplies, machinery, land, and rights-of-way related thereto; (2) drainage improvements, and for the purchase of materials, supplies, machinery, land, and rights-of-way related thereto; and (3) certain other costs related and incidental thereto and the issuance costs of the certificates, in accordance with the Notice hereinafter set forth, now therefore,

* * * * *

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS:

SECTION 1. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

SECTION 2. The City Secretary is hereby authorized and directed to cause to be published in the manner required by law a notice of intention to issue Combination Tax and Revenue Certificates of Obligation in substantially the form attached hereto as “Exhibit A” and made a part hereof.

SECTION 3. The notice set forth in “Exhibit A” to this Resolution shall be published once a week for two consecutive weeks in a newspaper of general circulation in the area of the Issuer, the date of the first publication to be before the 45th day prior to the date set in said notice for the issuance of Combination Tax and Revenue Certificates of Obligation.

SECTION 4. The Mayor, City Secretary, and other officers of the Issuer are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this Resolution.

SECTION 5. This Resolution shall take effect immediately upon its passage.

PASSED, APPROVED, AND ADOPTED this May 19, 2020.

MARCUS VAJDOS, Mayor
City of Spring Valley Village, Texas

ATTEST:

ROXANNE BENITEZ, City Secretary
City of Spring Valley Village, Texas

EXHIBIT A

NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION

TAKE NOTICE that the City Council of the City of Spring Valley Village, Texas (the “City”), shall convene at 6:00 o’clock p.m. on July 14, 2020, at its regular meeting place in the City Hall, 1025 Campbell Road, Spring Valley Village, Texas, of said City and during such meeting, such City Council will consider the passage of an ordinance authorizing the issuance of combination tax and revenue certificates of obligation to be issued in one or more series in an amount not to exceed \$8,800,000 for the purpose of paying contractual obligations to fund design, acquisition, construction, equipping, and improvement of (1) streets and roadways and related improvements, and for the purchase of materials, supplies, machinery, land, and rights-of-way related thereto; (2) drainage improvements, and for the purchase of materials, supplies, machinery, land, and rights-of-way related thereto; and (3) certain other costs related and incidental thereto and the issuance costs of the certificates. The combination tax and revenue certificates of obligation will be payable from the levy of an annual ad valorem tax, within the limits prescribed by law, upon all taxable property within the City and from a pledge of certain available net revenues derived from the operation of the City’s water and sanitary sewer system. The combination tax and revenue certificates of obligation are issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Section 271.049, as amended. In accordance with Texas Local Government Code Section 271.049, (i) the current principal amount of all of the City’s outstanding debt obligations is \$17,290,000; (ii) the current combined principal and interest required to pay all of the City’s outstanding debt obligations on time and in full is \$22,463,775.12; (iii) the estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is \$11,300,543.75; (iv) the maximum interest rate for the certificates may not exceed the maximum legal interest rate; and (v) the maximum maturity date of the certificates to be authorized is February 15, 2040. If prior to its approval of the proposed combination tax and revenue certificates of obligation on July 14, 2020, the City Secretary receives a petition signed by at least five percent of the qualified voters of the City protesting the issuance of the combination tax and revenue certificates of obligation, the City may not authorize the issuance of the combination tax and revenue certificates of obligation unless the issuance is approved at an election ordered, held, and conducted in the manner provided for bond elections under Texas Government Code, Chapter 1251.

/s/ Marcus Vajdos
Mayor

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: May 19, 2020

TOPIC: Possible Options and Impacts for Converting Cul-de-sacs on Traweek and Lariat to Green Space as Part of the Loeser, Traweek, Lone Star, Lariat and West Tex Paving and Utility Improvement Project

BACKGROUND: During the February 25, 2020 Council meeting, Council requested that Staff discuss with IDS Engineering the possibility of converting the two cul-de-sacs on Traweek and Lariat to green space. IDS has prepared Exhibit A which is provided with this agenda item that reflects the design of the possible removal of the two cul-de-sacs.

The total area of green space that the City would gain is approximately 0.31 acres. For the conversion of the cul-de-sacs into green space, there are two options for the Council to consider:

(1) Removal of the concrete, add fill, grade and sod. This option would result in project savings of approximately \$95,000. This does not include any costs for landscaping.

(2) Removal of the concrete and replacement with permeable pavers (grasscrete) including subgrade and geotechnical evaluation. This option would result in additional project costs of approximately \$156,000. This does not include any costs for landscaping.

Potential Parking/Turnaround Impacts

Depending on the option chosen by the Council in terms of converting the cul-de-sacs into green space, the residents on these sections of Traweek and Lariat could lose parking areas for their visitors and eliminate any possible turn around area for emergency vehicles, trash collection vehicles, and other large heavy-weight vehicles.

RECOMMENDATION: Staff requests direction from Council concerning how it wishes to proceed on this issue.

ATTACHMENTS:

- Exhibit A Reflecting Design of Possible Removal Of Cul-De-Sacs On Lariat And Traweek

FUNDING ISSUES:

☒ Not applicable – no dollars are being spent or received.

☐ Full amount already budgeted in Acct/Project# _____

☐ Not budgeted, if approved, the following will be included in the next Budget Amendment:

☐ \$ _____ from Acct/Project# _____ will be transferred to Acct/Project# _____

☐ _____ from unassigned fund balance will be used and added to Acct/Project# _____

**Spring Valley Village City Council
Agenda Item Data Sheet**

☐	\$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____
--------------------------	--

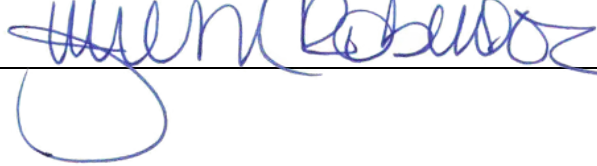
FINANCE VERIFICATION OF FUNDING:



SUBMITTING STAFF MEMBER:

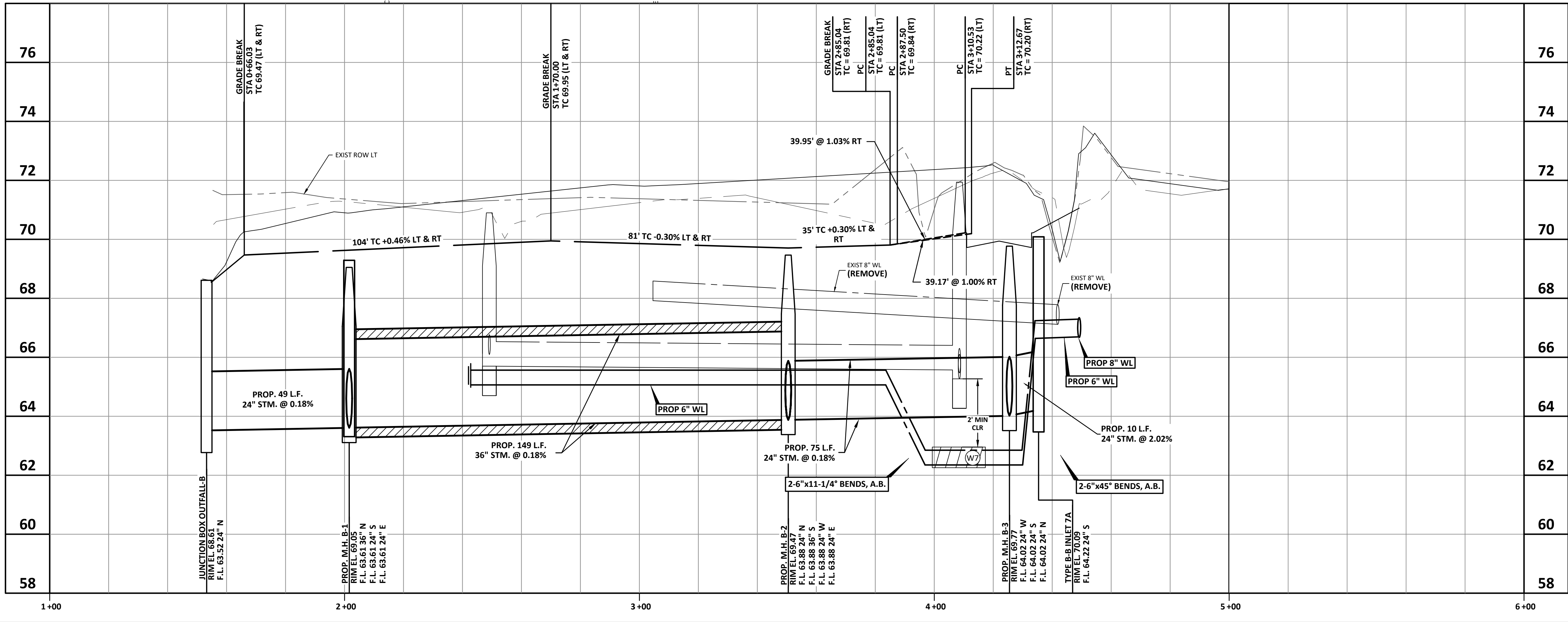
Pat Riley, Director of Public Works

CITY ADMINISTRATOR APPROVAL:



DIVIDER PAGE

X:\3300\231600\000.ctb of spring valley village\CAD\DWG\CPPE.dwg (LARIAT DR 0+00 TO 4+00) Plotted Mar-30-2020 at 6:08am by abennolle (Last Saved by abennolle)



SAN LEAD NOTES:

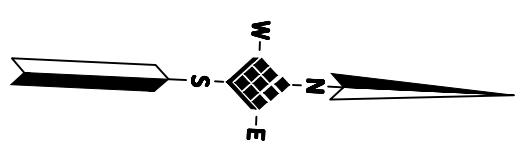
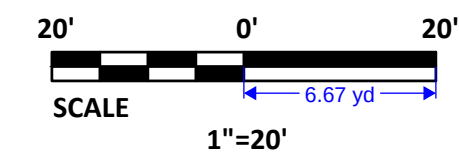
- LOCATION AND SIZE OF EXISTING SAN SERVICE LEADS NFV. VERIFY LOCATION AND SIZE AND TIE PROP SAN LEADS TO EXIST SAN LEADS.
- LEADS SHOWN FOR GRAPHICAL PURPOSES FOR QUANTITIES. MAY NOT BE SHOWN IN EXISTING LOCATIONS.

LEGEND

- ③ DRIVEWAY ID # (SEE TRAFFIC CONTROL)

- PROP FILL
- PROP DRIVEWAY
- PROP SAWCUT

PROP. WL UNDER EXISTING SS WITH MIN. 2 FT. VERTICAL CLEARANCE: CENTER FULL 20 FT SECTION OF WL AT SS CROSSING WITH RESTRAINED JOINTS ON WL SPACED AT LEAST 9 FT FROM CENTERLINE OF SS. WL SHALL BE ENCASED WITH FULL 20 FT SECTION OF C-900 PVC TWO NOMINAL SIZES LARGER WITH SPACERS AT 5 FT INTERVAL. EACH END OF THE CASING SHALL BE SEALED WITH WATERTIGHT NON-SHRINK CEMENT GROUT OR A MANUFACTURED WATERTIGHT SEAL. IF EXISTING SS IS DISTURBED OR THERE IS EVIDENCE OF LEAKING, REPLACE 20 FT SECTION OF EXISTING SS WITH 150 PSI PRESSURE-RATED PVC PIPE WITH ADAPTERS AND RESTRAINED JOINTS CENTERED AT WL CROSSING, AND EMBED SS WITH CEMENT STABILIZED SAND (2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE OR 2 BAGS CEMENT PER TON DRY SAND) FOR TOTAL LENGTH OF 1 PIPE SEGMENT PLUS 1 FT BEYOND JOINTS AT EACH END.



KEYED NOTES

- TO BE REMOVED
- REMOVE ENTIRE EXIST. M.H./INLET
- RELOCATE EXISTING STREET SIGN TO 24" (MIN) FROM BACK OF CURB
- PROP. 24" LEAD
- REMOVE EXIST. ROADWAY AND REPLACE WITH PROP. 6" CONC. P.V.M.T. w/ 6" MONOLITHIC CURB
- PROP WATER SERVICE
- PROP. STD. CONC. PAVING HEADER (SEE DETAIL)
- PROP SEWER LEAD
- REMOVE APPROX. 10 L.F. EXIST. W.L. AND PLUG FOR STM. SWR. CONSTRUCTION. WATER SERVICE TO BE MAINTAINED AT ALL TIMES.
- REMOVE AND REPLACE DRIVEWAYS PER DETAIL ON SHT 41.
- RELOCATE LIGHTPOLE TO MINIMUM OF 3' CLR BEHIND CURB
- PROP WATER LINE BY TRENCHLESS CONSTRUCTION
- REMOVE AND REPLACE PORTION OF CURB DRAIN PER DETAIL ON SHT 41.
- REMOVE AND REPLACE PORTION OF CONCRETE SIDEWALK. MATCH AT ROW AND PROP TC.
- REMOVE CULVERT VARIOUS TYPE AND SIZE.

NOTES:

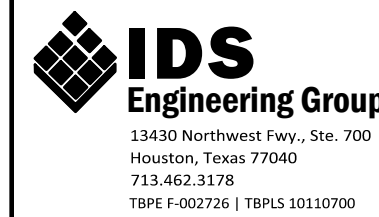
- ALL EXISTING WATER METER BOXES NOT SHOWN TO BE REPLACED SHALL BE ADJUSTED TO FINISHED GRADE (TYP).
- ALL AT&T TEXAS/SBC BURIED/AERIAL CABLE FACILITIES ARE BASED ON RECORD DRAWINGS AND TONING.
- AT&T SHALL NOT REGARD CONSTRUCTABILITY ISSUES AS CONFLICTS. THE EXCAVATING CONTRACTOR SHALL SUPPORT AT&T FACILITIES EXPOSED WITHIN THEIR TRENCH, WHICH ARE NOT IN DIRECT CONFLICT WITH ROADWAY OR OTHER IMPROVEMENTS.

LARIAT DR

90% SUBMITTAL

MK	DESCRIPTION	DATE	DWN.	CHK.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF RICHARD A. FULLER, P.E. 90951 ON MARCH 2020. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



SPRING VALLEY VILLAGE

PAVING AND UTILITY IMPROVEMENTS FOR LONE STAR DR, LOESER DR, TRAWEEK DR, W TEX DR AND LARIAT DR

LARIAT DR
PLAN AND PROFILE
STA. 0+00 TO STA. 4+00

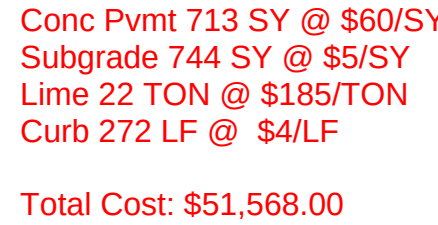
Project No.: 2316-001-00
Date: MARCH 2020
Dwn By: M.A.B.
Chkd By: R.A.F.

Scale: HORIZ: 1"=20'
VERT: 1"=2'

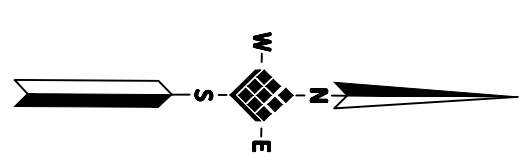
SHEET

23
OF 72

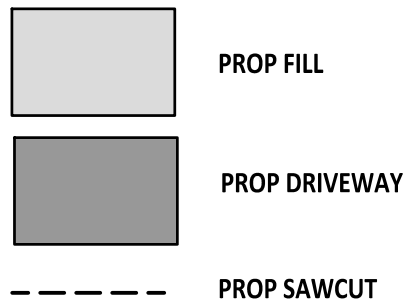
SEE SHEET 22



1. LOCATION AND SIZE OF EXISTING SAN SERVICE LEADS NFV. VERIFY LOCATION AND SIZE AND TIE PROP SAN LEADS TO EXIST SAN LEADS.
2. LEADS SHOWN FOR GRAPHICAL PURPOSES FOR QUANTITIES. MAY NOT BE SHOWN IN EXISTING LOCATIONS.



3 DRIVEWAY ID # (SEE TRAFFIC CONTROL)

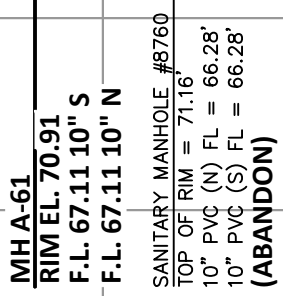


- ① TO BE REMOVED
- ② REMOVE ENTIRE EXIST. M.H./INLET
- ③ RELOCATE EXISTING STREET SIGN TO 24" (MIN) FROM BACK OF CURB
- ④ PROP. 24" LEAD
- ⑤ REMOVE EXIST. ROADWAY AND REPLACE WITH PROP. 6" CONC. PVMT. w/ 6" MONOLITHIC CURB
- ⑥ PROP WATER SERVICE
- ⑦ PROP. STD. CONC. PAVING HEADER (SEE DETAIL)
- ⑧ PROP SEWER LEAD
- ⑨ REMOVE APPROX. 10 L.F. EXIST. W.I. AND PLUG FOR STM. SWR. CONSTRUCTION. WATER SERVICE TO BE MAINTAINED AT ALL TIMES.
- ⑩ REMOVE AND REPLACE DRIVEWAYS PER DETAIL ON SHT 41.
- ⑪ RELOCATE LIGHTPOLE TO MINIMUM OF 3' CLR BEHIND CURB
- ⑫ PROP WATER LINE BY TRENCHLESS CONSTRUCTION
- ⑬ REMOVE AND REPLACE PORTION OF CURB DRAIN PER DETAIL ON SHT 41.
- ⑭ REMOVE AND REPLACE PORTION OF CONCRETE SIDEWALK. MATCH AT ROW AND PROP TC.
- ⑮ REMOVE CULVERT VARIOUS TYPE AND SIZE.

NOTES:

1. ALL EXISTING WATER METER BOXES NOT SHOWN TO BE REPLACED SHALL BE ADJUSTED TO FINISHED GRADE (TYP).
2. ALL AT&T TEXAS/SBC BURIED/AERIAL CABLE FACILITIES ARE BASED ON RECORD DRAWINGS AND TERING.
3. AT&T SHALL NOT REGARD CONSTRUCTIBILITY ISSUES AS CONFLICTS. THE EXCAVATING CONTRACTOR SHALL SUPPORT AT&T FACILITIES EXPOSED WITHIN THEIR TRENCH, WHICH ARE NOT IN DIRECT CONFLICT WITH ROADWAY OR OTHER IMPROVEMENTS.

TRAWEEK DRIVE



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF REVIEW
UNDER THE AUTHORITY OF
RICHARD A. FULLER, P.E.
90951 ON MARCH 2020. IT
IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.



TRAWEK DRIVE PLAN AND PROFILE A. 0+00 TO STA. 4+00

Project No.: 2316-001-00	Scale:	SHEET
Date: MARCH 2020	HORZ: 1"=20'	18
Dwn By: M.A.B.	VERT: 1"=2'	
Chkd By: R.A.F.		
		OF 72

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: May 19, 2020

TOPIC:	Resolution Number 20-XX A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPOINTING THE PRESIDING JUDGE, ALTERNATE JUDGES, PROSECUTING ATTORNEYS AND COURT ADMINISTRATOR TO THE SPRING VALLEY VILLAGE MUNICIPAL COURT; AND PROVIDING AN EFFECTIVE DATE.
BACKGROUND:	Pursuant to Chapter 29 of the Texas Government Code and Article 8.500, Municipal Judge, of the Code of Ordinances of the City of Spring Valley Village, the City Council appoints a Presiding Judge, Alternate/Associate Judges, Prosecutors, and the Clerk for the Spring Valley Village Municipal Court every two years, with such appointments occurring in the year that the Mayor is elected. Therefore, it is time for the City Council to appoint these positions. Here are the current appointments: Presiding Judge – John J. Klevenhagen III Alternate Judges – James R. Smith, Marcos Adroque, Kelly Benavides, and Bree Perrin Prosecutors - Christopher Gore, Anita James, and Robert Richter Court Administrator – Sharell Grant-Landry
RECOMMENDATION:	Mayor Vajdos recommends re-appointing the Presiding Judge, Alternate Judges, Prosecutors, and Clerk of the Court / Court Administrator.
ATTACHMENTS:	• Resolution Number 20-XX
FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$ _____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$ _____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$ _____ will be added to Revenue Acct# ____-____ and \$ _____ added to Expenditure Acct/Project# _____
FINANCE VERIFICATION OF FUNDING: 	
SUBMITTING STAFF MEMBER: Roxanne Benitez, City Secretary	CITY ADMINISTRATOR APPROVAL: 

RESOLUTION NO. 20-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPOINTING THE PRESIDING JUDGE, ALTERNATE JUDGES, PROSECUTING ATTORNEYS AND COURT ADMINISTRATOR TO THE SPRING VALLEY VILLAGE MUNICIPAL COURT; AND PROVIDING AN EFFECTIVE DATE.

* * * * *

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THAT:

Section 1. John J. Klevenhagen III is hereby appointed to the position of Presiding Judge of the Spring Valley Village Municipal Court.

Section 2. James R. Smith, Marcos Adroque, Kelly Benavides, and Bree Perrin are appointed to the positions of Alternate Judges of the Spring Valley Village Municipal Court.

Section 3. Christopher Gore, Anita James, and Robert Richter are appointed to the positions of Prosecuting Attorneys of the Spring Valley Village Municipal Court.

Section 4. Sharell Grant-Landry is appointed to the position of Court Administrator of the Spring Valley Village Municipal Court.

Section 5. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED on this the _____ of _____, 2020.

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: May 19, 2020

TOPIC:	Receipt of Report On The Village Fire Department FY 2019 Annual Audit And Approving The FY 2019 Intra-Budgetary Transfers Based On The FY 2019 Audit.
---------------	---

BACKGROUND:	The Village Fire Department has completed the Fiscal Year 2019 Annual Audit and submits the audit for the City Council's review and consideration. As recommended by the Fiscal Year 2019 Audit, the Village Fire Department also submits the FY 2019 Intra-Budgetary Transfers for the Council's approval.
--------------------	---

RECOMMENDATION:	None
------------------------	------

ATTACHMENTS:	• Copy of Village Fire Department Transmittal Letter Regarding FY 2019 Budget and Audit Information • Copy of Village Fire Department Fiscal Year 2019 Annual Audit Report • Copy of 2019 Final Budget Summary with Overage Funding
---------------------	---

FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____
------------------------	---

FINANCE VERIFICATION OF FUNDING:	
---	---

SUBMITTING STAFF MEMBER:	CITY ADMINISTRATOR APPROVAL:
Michelle Yi, City Treasurer	

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
---	-----------------------	--------------

DIVIDER PAGE

Village Fire Department



901 Corbindale Rd
Houston, Texas 77024
(713) 468-7941
(713) 468-5039 FAX

Protecting and Serving the Cities of:
BUNKER HILL VILLAGE
HEDWIG VILLAGE
HILSHIRE VILLAGE
HUNTERS CREEK VILLAGE
PINEY POINT VILLAGE
SPRING VALLEY VILLAGE

To:

Mr. Roger Nelson, City of Piney Point Village
Ms. Julie Robinson, City of Spring Valley
Mr. Tom Fullen, City of Hunters Creek Village
Ms. Susan Blevins, City of Hilshire Village
Ms. Kelly Johnson, City of Hedwig Village
Under Contract : Ms. Karen Glenn, City of Bunker Hill Village

From: Marlo Longoria

Date: April 16, 2020

Re: Budgets and Audit Information

Consider the following items to be placed on your agenda. Copies for your VFD Commissioner/Alternate, Mayor, and City Council members are enclosed. If you have any questions or need anything else, please let me know.

Attached for your information is the audit of the 2019 Village Fire Department financials.

The Fire Commission has adopted a proposed amended 2019 budget (enclosed) to reflect the 2019 results after the audit. The Commission requests each of the Participant Cities to approve this amended budget.

The audit shows a deficit in the General Fund of \$ 115,864. The Commission has voted to request the agreement of the participant Cities to move that same amount from the Ambulance Billing Fund to the General Fund to cover that shortfall. We request your agreement.

We request you place this on your agenda and advise of your action.

The Commission also voted to approve the enclosed proposed 2021 budget, submitted in accordance with the Interlocal agreement.

We request that you place this on your agenda and advise of your action.

Thank you,

Marlo Longoria

Marlo Longoria

Enclosures

DIVIDER PAGE



Required Auditor Disclosure Letter

March 16, 2020

To the Board of Commissioners of the
Village Fire Department

We have audited the financial statements of the governmental activities and each major fund of the Village Fire Department (the “Department”) for the year ended December 31, 2019. Professional standards require that we provide the Board of Commissioners (the “governing body”) with information about our responsibilities under generally accepted auditing, as well as certain information related to the planned scope and timing of our audit.

I. Our Responsibility under U.S. Generally Accepted Auditing Standards

As stated in our engagement letter dated June 21, 2019 our responsibility, as described by professional standards, is to express opinions about whether the financial statements prepared by management with the governing body’s oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve the governing body or management of its responsibilities.

II. Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing previously communicated to the governing body in our engagement letter dated June 21, 2019.

III. Significant Audit Findings

1. *Qualitative Aspects of Accounting Practices*

- A. Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Department are described in the notes to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year. We noted no transactions entered into by the Department during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

- B. Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

Management's estimate of the useful lives of capital assets is based on industry standards relating to capital assets. We evaluated the key factors and assumptions used to develop the useful lives of capital assets in determining that they are reasonable in relation to the financial statements taken as a whole.

Estimates are used in the calculation of the pension and other postemployment benefits liability and the required annual contribution. The Texas Municipal Retirement System (TMRS) hires a licensed actuary to make key assumptions and to perform calculations, as well as an independent auditor to review those assumptions and calculations. We evaluated the reasonableness of the employee data provided by the Department to TMRS.

- C. The financial statement disclosures are neutral, consistent, and clear. Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting the financial statements are:

The disclosure of the interlocal agreement between the participating cities and the Department is significant to financial statement users because it discloses the Department's principal source of revenue. The Department is dependent on these charges for its ongoing operations. Withdrawal of any one of the six cities would have a significant impact on the operations of the Department.

2. Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

3. Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. The attached schedule summarizes material misstatements detected as a result of our audit procedures

4. Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

5. Management Representations

We have requested certain representations from management that are included in the management representation letter dated March 16, 2020March 16, 2020.

6. Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to the Department’s financial statements or a determination of the type of auditors’ opinion

that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

7. Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Department’s auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

IV. Other Matters

We applied certain limited procedures to the Required Supplementary Information (RSI), as identified on the table of contents, which supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on supplementary information, as identified on the table of contents, which accompanies the financial statements but is not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

V. Restrictions on Use

This information is intended solely for the use of the Board of Commissioners and management and is not intended to be, and should not be, used by anyone other than these specified parties.

The logo for Belt Harris Pechacek, LLP features the names 'BELT', 'HARRIS', and 'PECHACEK' in a stylized, serif font, with 'LLP' in a smaller, sans-serif font to the right. The letters are intertwined and have a decorative, calligraphic feel.

Belt Harris Pechacek, LLP
Certified Public Accountants
Houston, Texas

Client: **Village Fire Department**
Engagement: **4.1 - Village Fire Dept 12/31/19**
Period Ending: **12/31/2019**
Trial Balance: **2.2.01 - TB**
Workpaper: **2.5.05 - Adjusting Journal Entries Report**

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries JE # 2		G.02		
To record fuel inventory- diesel				
01-11210	Gas & Oil Inventory		2,418.92	
01-17080	Gas & Oil Purchases			2,418.92
Total			2,418.92	2,418.92
Adjusting Journal Entries JE # 3		C.04		
To reverse AR for Dec. fuel billings				
01-14221	Spring Valley Gas & Oil		4,571.95	
01-14241	VPD Gas & Oil		4,993.07	
01-14251	Hunters Creek Gas & Oil		488.50	
01-14261	MVWA Gas & Oil		1,089.09	
01-14271	Piney Point Gas & Oil		34.97	
01-17100-010	Maint.-Other		180.88	
01-11110	Accounts Receivable			11,358.46
Total			11,358.46	11,358.46
Adjusting Journal Entries JE # 4				
To record fuel AR as of 12/31/19				
01-11110	Accounts Receivable		14,336.76	
01-14211	Hedwig Gas & Oil			2,238.42
01-14221	Spring Valley Gas & Oil			4,720.25
01-14231	Bunker Hill Gas & Oil			559.00
01-14241	VPD Gas & Oil			5,154.93
01-14251	Hunters Creek Gas & Oil			504.38
01-14261	MVWA Gas & Oil			1,123.69
01-14271	Piney Point Gas & Oil			36.09
Total			14,336.76	14,336.76
Adjusting Journal Entries JE # 5				
To reclassify return to BH				
01-17110-009	Other Misc. Expense		1,000.00	
01-14930	Miscellaneous Income			1,000.00
Total			1,000.00	1,000.00
Adjusting Journal Entries JE # 6				
To reclassify Burns Pump Service invoices				
01-17065	Fuel Software Expense		1,176.65	
01-14925	Fuel Software Assessments			1,176.65
Total			1,176.65	1,176.65
Adjusting Journal Entries JE # 7		C.04		
To record fuel revenue				
01-14211	Hedwig Gas & Oil		2,156.41	
01-14271	Piney Point Gas & Oil		481.51	
01-17110-009	Other Misc. Expense		3,990.30	
01-14221	Spring Valley Gas & Oil			1,039.59
01-14231	Bunker Hill Gas & Oil			713.77

Client: **Village Fire Department**
Engagement: **4.1 - Village Fire Dept 12/31/19**
Period Ending: **12/31/2019**
Trial Balance: **2.2.01 - TB**
Workpaper: **2.5.05 - Adjusting Journal Entries Report**

Account	Description	W/P Ref	Debit	Credit
01-14241	VPD Gas & Oil			1,802.28
01-14251	Hunters Creek Gas & Oil			2,728.97
01-14261	MVWA Gas & Oil			343.61
Total			6,628.22	6,628.22
Adjusting Journal Entries JE # 8				
To record Nationwide 457 pmt.		F.11		
01-16050	Employee Retirement		61,916.67	
01-12311	Retirement Contrib Accruals			61,916.67
Total			61,916.67	61,916.67
Adjusting Journal Entries JE # 9				
To record payroll accrual		F.08		
01-16010	Salaries		5,062.06	
01-16030	FICA Tax		382.69	
01-16050	Employee Retirement		329.03	
01-12030	Accrued Payroll			5,773.78
Total			5,773.78	5,773.78
Adjusting Journal Entries JE # 10				
To record due to Facility Fund and related transfer.				
01-18010	Transfer to Facility Fund		60,829.00	
01-51730	Due to/from General Fund		60,829.00	
01-11730	Due/To From Facility Fund			60,829.00
01-54200	Transfer from General Fund			60,829.00
Total			121,658.00	121,658.00
Adjusting Journal Entries JE # 11				
To record Phonex radio software received before year end.				
01-15040	Radio Purchases		68,599.00	
01-12010	Accounts Payable			68,599.00
Total			68,599.00	68,599.00



Management Letter

March 16, 2020

To Chief Foster and
Board of Commissioners of the
Village Fire Department:

The American Institute of Certified Public Accountants Statement on Auditing Standards No. 115, *Communicating Internal Control Related Matters Identified in an Audit* (SAS 115), provides guidance to auditors on communicating internal control matters to management and the governing body, board of directors, or equivalent body.

It is important to note when reviewing findings reported within this letter that classification of the findings is based on the definitions required by SAS 115 as further discussed below. Please note that these classifications are based on the potential impact to the financial statements, not necessarily the likelihood of actual loss to the Department. Accordingly, the Department's assessment of the "significance" or ranking of severity will likely be substantially different based on a number of factors including, but not limited to, its assessment of risk and the cost benefit of making the change.

Our report is as follows:

In planning and performing our audit of the financial statements of the governmental activities and each major fund of the Village Fire Department (the "Department") as of and for the year ended December 31, 2019, in accordance with auditing standards generally accepted in the United States of America, we considered the Department's internal control over financial reporting (internal control) as a basis for designing our auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Department's internal control. Accordingly, we do not express an opinion on the effectiveness of the Department's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified certain deficiencies in internal control that we consider to be other matters.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our findings and additional comments are as follows:

CURRENT YEAR MATTERS

Other Matters

2019.001. EXPENDITURES IN EXCESS OF APPROPRIATIONS

Finding

As disclosed in the financial statements, expenditures exceeded appropriations at the legal level of control in the general fund.

Recommendation

The Department should ensure that expenditures do not exceed appropriations approved by the Participating Cities. If the original authorization is insufficient, an amendment should be proposed to the Participating Cities in sufficient time so as not to impede the Department's normal procurement process.

2019.002. TRANSACTION RECORDING

Finding

The Department recorded check 1031 for \$68,599 to ProPhoenix dated December 19, 2019 in its accounting records on January 2, 2019, rather than the date issued. The invoice supporting the transaction was dated November 11, 2019 and was not recorded within the accounts payable system. A Board member's questions related to the transaction resulted in the discovery that the transaction was recorded in the incorrect budget year.

Recommendation

The Department should record invoices received for goods and services provided in the period in which the goods and services are provided. Checks should be recorded in the period issued and listed as outstanding items on the year end bank reconciliation.

This communication is intended solely for the information and use of management and the Board of Commissioners and is not intended to be, and should not be, used by anyone other than these specified parties.

We would like to thank the Board of Commissioners and the Department's management for their cooperation during the course of our audit. Please feel free to contact us at your convenience to discuss this report or any other concerns that you may have.

The logo features the names 'Belt Harris Pechacek' in a large, elegant, cursive script. Below the 'Belt' and 'Pechacek' portions, the words 'ELT HARRIS' and 'ECHACEK, LLP' are written in a smaller, bold, sans-serif, all-caps font.

Belt Harris Pechacek, LLP
Certified Public Accountants
Houston, Texas

ANNUAL FINANCIAL REPORT

of the

VILLAGE FIRE DEPARTMENT

For the Year Ended
December 31, 2019

VILLAGE FIRE DEPARTMENT

TABLE OF CONTENTS

December 31, 2019

<u>FINANCIAL SECTION</u>	<u>Page</u>
Independent Auditors' Report	1
Management's Discussion and Analysis (Required Supplementary Information)	5
<u>BASIC FINANCIAL STATEMENTS</u>	
Government-Wide Financial Statements	
Statement of Net Position	13
Statement of Activities	15
Governmental Funds Financial Statements	
Balance Sheet – Governmental Funds	17
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds	19
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities	21
Fiduciary Fund Financial Statement	
Statement of Fiduciary Net Position – Agency Fund	23
Notes to Financial Statements	25
<u>REQUIRED SUPPLEMENTARY INFORMATION</u>	
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual (Budgetary Basis) – General Fund	45
Schedule of Changes in Net Pension Liability and Related Ratios – Texas Municipal Retirement System (TMRS)	46
Schedule of Contributions – TMRS	48
Schedule of Changes in Total OPEB Liability and Related Ratios – TMRS	50
<u>SUPPLEMENTARY INFORMATION</u>	
Schedule of Revenues, Expenditures, and Changes in Fund Balance Budget and Actual – Capital Replacement Fund	53
Budget and Actual – Facility Fund	55
Combining Balance Sheet – Subfunds of the General Fund	57
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Subfunds of the General Fund	59
Schedule of Revenues, Expenditures, and Changes in Fund Balance Budget and Actual – General Operations Subfund	61
Governmental Compensated Absences	63



INDEPENDENT AUDITORS' REPORT

To the Board of Commissioners of the
Village Fire Department:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the Village Fire Department (the "Department"), as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Department's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Department's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Department's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Department as of December 31, 2019, and the respective changes in financial position for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, budgetary comparison information, schedules of changes in net pension and total other postemployment liability and related ratios, and schedule of contributions, identified as Required Supplementary Information on the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the Required Supplementary Information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Department's basic financial statements. The supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects in relation to the basic financial statements as a whole.

BELT HARRIS PECHACEK, LLLP

Belt Harris Pechacek, LLLP
Certified Public Accountants
Houston, Texas
March 16, 2020

***MANAGEMENT'S DISCUSSION
AND ANALYSIS***

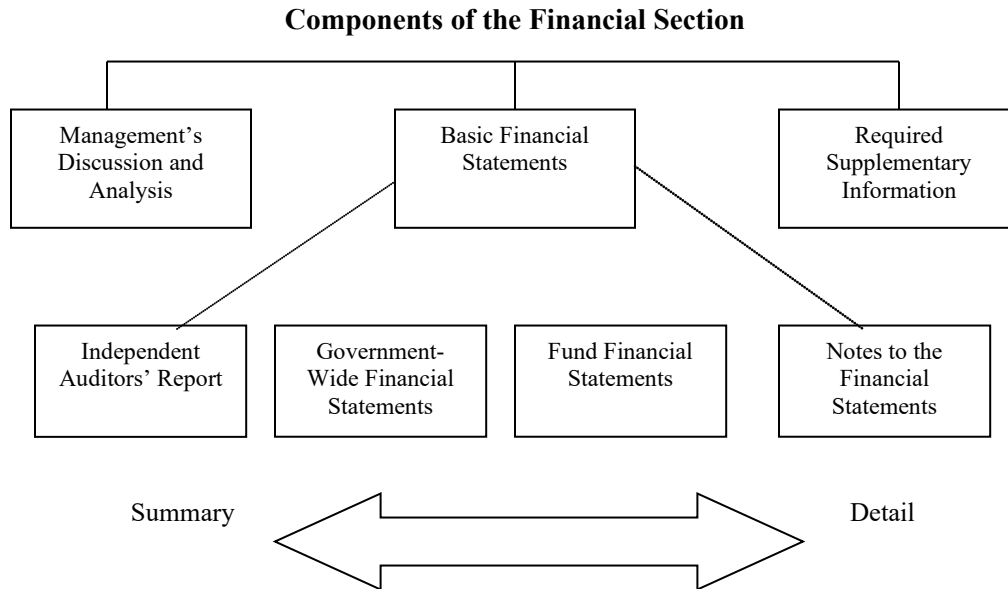
VILLAGE FIRE DEPARTMENT

MANAGEMENT'S DISCUSSION AND ANALYSIS

For the Year Ended December 31, 2019

The purpose of the Management's Discussion and Analysis (MD&A) is to give the readers an objective and easily readable analysis of the financial activities of the Village Fire Department (the "Department") for the year ending December 31, 2019. The analysis is based on currently known facts, decisions, or economic conditions. It presents short and long-term analysis of the Department's activities, compares current year results with those of the prior year, and discusses the positive and negative aspects of that comparison. Please read the MD&A in conjunction with the Department's financial statements, which follow this section.

THE STRUCTURE OF OUR ANNUAL REPORT



The Department's basic financial statements include (1) government-wide financial statements, (2) individual fund financial statements, and (3) notes to the financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-Wide Statements

The government-wide statements report information for the Department as a whole. These statements include transactions and balances relating to all assets, including capital assets. These statements are designed to provide information about cost of services, operating results, and financial position of the Department as an economic entity. The Statement of Net Position and the Statement of Activities, which appear first in the Department's financial statements, report information on the Department's activities that enable the reader to understand the financial condition of the Department. These statements are prepared using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account even if cash has not yet changed hands.

The Statement of Net Position presents information on all of the Department's assets, liabilities, and deferred outflows/inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Department is improving or deteriorating. Other nonfinancial factors, such as the condition of the Department's capital assets, need to be considered in order to assess the overall health of the Department.

VILLAGE FIRE DEPARTMENT

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

For the Year Ended December 31, 2019

The Statement of Activities presents information showing how the Department's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows – the accrual method rather than modified accrual that is used in the fund level statements.

The Statement of Net Position and the Statement of Activities include one class of activity:

1. *Governmental Activities* – The Department's fire protection (public safety) service is reported here. Participating cities and intergovernmental revenues finance this activity.

The government-wide financial statements can be found after the MD&A.

FUND FINANCIAL STATEMENTS

Funds may be considered as operating companies of the parent corporation, which is the Department. They are usually segregated for specific activities or objectives. The Department uses fund accounting to ensure and demonstrate compliance with finance-related legal reporting requirements. The two categories of Department funds are governmental and fiduciary.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the year. Such information may be useful in evaluating the Department's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Department's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The Department maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, the capital replacement fund, and the facility fund, which are considered to be major funds for reporting purposes.

The Department adopts an annual appropriated budget for its general fund, the capital replacement fund, and the facility fund. Budgetary comparison schedules have been provided for these funds to demonstrate compliance with these budgets.

Fiduciary Funds

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reported in the government-wide financial statements because the resources of those funds are not available to support the Department's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The Department maintains one fiduciary fund, the ambulance billing fund. The Department's fiduciary activities are reported in a separate statement of fiduciary net position.

VILLAGE FIRE DEPARTMENT

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

For the Year Ended December 31, 2019

Notes to Financial Statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes are the last section of the basic financial statements.

Other Information

In addition to the financial statements, MD&A, and accompanying notes, this report also presents certain Required Supplementary Information (RSI). The RSI includes a budgetary comparison schedule for the general fund and a schedule of changes in net pension and other postemployment benefits liability and related ratios and schedule of contributions for the Texas Municipal Retirement System. RSI can be found after the notes to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of the Department's financial position. For the Department, assets and deferred outflows of resources exceed liabilities and deferred inflows by \$4,306,200 as of year end.

The largest portion of the Department's net position reflects its unrestricted net position.

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

		Governmental Activities	
		2019	2018
<u>Assets</u>			
Current and other assets	\$	4,088,834	\$ 874,499
Capital assets, net		1,571,807	1,633,134
Total Assets		5,660,641	2,507,633
Deferred outflows - pensions		2,175,162	1,070,559
Deferred outflows - OPEB		10,472	11,454
Total Deferred Outflows of Resources		2,185,634	1,082,013
<u>Liabilities</u>			
Current liabilities		167,510	63,108
Long-term liabilities		2,329,483	526,181
Total Liabilities		2,496,993	589,289
Deferred inflows - pensions		1,033,640	1,183,787
Deferred inflows - OPEB		9,442	-
Total Deferred Inflows of Resources		1,043,082	1,183,787
<u>Net Position</u>			
Net investment in capital assets		1,571,807	1,633,134
Unrestricted		2,734,393	183,436
Total Net Position	\$	4,306,200	\$ 1,816,570

VILLAGE FIRE DEPARTMENT

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

For the Year Ended December 31, 2019

Unrestricted net position is used to meet the Department's ongoing obligations to participants. The Department's unrestricted net position was \$2,734,393 as of year end. The Department experienced an overall increase in net position of \$2,489,630. The increase is primarily attributable to an increase in assessment revenue for facility improvements.

Statement of Activities

The following table provides a summary of the Department's changes in net position:

	Governmental Activities	
	2019	2018
<u>Revenues</u>		
Participant assessments	\$ 9,691,155	\$ 5,803,780
Charges for services	175,615	192,159
Interest	8,411	999
Other	326	214,100
Gain on sale of capital assets	5,545	125,000
Total Revenues	9,881,052	6,336,038
<u>Expenses</u>		
Public safety	7,391,422	6,069,323
Total Expenses	7,391,422	6,069,323
Change in Net Position	2,489,630	266,715
Beginning net position	1,816,570	1,549,855
Ending Net Position	\$ 4,306,200	\$ 1,816,570

In comparison to the prior year, revenues increased by 56% or \$3,545,014. This increase is mainly due to the increase in assessment revenue for renovation of the fire station. Total expenses for the Department increased by 22% or \$1,322,099 largely as a result of an increase in personnel expense.

FINANCIAL ANALYSIS OF THE DEPARTMENT'S FUNDS

As noted earlier, fund accounting is used to demonstrate and ensure compliance with finance-related legal requirements.

Governmental Funds – The focus of the Department's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Department's financing requirements. In particular, the unassigned fund balance may serve as a useful measure of the Department's net resources available for spending at the end of the year.

The Department's governmental funds reflect a combined fund balance of \$3,921,324. Of this, \$98,413 is nonspendable, \$438,641 is assigned for equipment replacement, and \$3,569,935 is assigned for improvements to the facility.

The general fund is the Department's primary operating fund. At the end of the year, unassigned fund balance of the general fund was a deficit \$185,655, while total fund balance was a deficit \$87,252. As a measure of the general fund's liquidity, it may be useful to compare total fund balance to total fund expenditures.

VILLAGE FIRE DEPARTMENT
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For the Year Ended December 31, 2019

The Department's capital replacement fund had an ending fund balance of \$438,641, an increase of \$92,665. This increase is primarily due to the increase in assessment revenue in the current year.

The facility fund had an ending fund balance of \$3,569,935 which represents an increase of \$3,235,349 from the prior year, which is mainly due to revenues from assessments for renovation of the Department's facilities.

CAPITAL ASSETS

At the end of the year, the Department's governmental activities had invested \$1,571,807 (net of accumulated depreciation) in a variety of capital assets. This represents a net decrease of \$61,327.

During the year, the Department purchased two vehicles in the amount of \$74,026 and purchased a defibrillator in the amount of \$69,998. The Department also retired one vehicle, reducing capital assets by \$29,962.

More detailed information on the Department's capital assets can be found in note III. B to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The Department approved a \$8.03 million budget for fiscal year 2020.

The City of Bunker Hill Village ("Bunker Hill") rejected the Department's 2019 budget, claiming it included a fund that was not established in the Interlocal Agreement (ILA). Bunker Hill opted to continue receiving services through December 31, 2019. During that time, the parties reached a new ILA that allows Bunker Hill to continue receiving fire protection services. The new ILA, beginning January 1, 2020, states Bunker Hill is no longer a participating member of the Department and does not have voting rights, but is a customer of the Department. Bunker Hill shall remain responsible for any obligation or liability of the Department during the agreement term.

In the future, Bunker Hill may be admitted to membership, but will not be eligible to serve as the Chairman or Vice Chairman of the Board of Commissioners.

The new ILA does not impact the 2020 budget. Bunker Hill is to remain responsible for any obligation or liability of the Department which accrues during the ILA term including, but not limited to, a proportionate share of the Department pension fund. Bunker Hill also remains responsible for 19% of any increase to the Department's employee post-retirement liability above its current level as calculated by the Department.

CONTACTING THE DEPARTMENT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the Department's finances. Questions concerning this report or requests for additional financial information should be directed to the Fire Chief, Village Fire Department, 901 Corbindale, Houston, Texas 77024.

BASIC FINANCIAL STATEMENTS

VILLAGE FIRE DEPARTMENT

STATEMENT OF NET POSITION

December 31, 2019

		Primary Government Governmental Activities
<u>Assets</u>		
Cash	\$	3,976,084
Prepays		89,863
Other receivables		14,337
Inventory		8,550
Capital assets, net		1,571,807
Total Assets		5,660,641
<u>Deferred Outflows of Resources</u>		
Deferred outflows - pensions		2,175,162
Deferred outflows - OPEB		10,472
Total Deferred Outflows of Resources		2,185,634
<u>Liabilities</u>		
Current liabilities:		
Accounts payable		167,510
Total Current Liabilities		167,510
Noncurrent liabilities:		
Due within one year		273,420
Due in more than one year		2,056,063
Total Noncurrent Liabilities		2,329,483
Total Liabilities		2,496,993
<u>Deferred Inflows of Resources</u>		
Deferred inflows - pensions		1,033,640
Deferred inflows - OPEB		9,442
Total Deferred Inflows of Resources		1,043,082
<u>Net Position</u>		
Net investment in capital assets		1,571,807
Unrestricted		2,734,393
Total Net Position	\$	4,306,200

See Notes to Financial Statements.

VILLAGE FIRE DEPARTMENT

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2019

Functions/Programs	Expenses	Program Revenues Charges for Services	Net Revenue (Expense) and Changes in Net Position
			Primary Government Governmental Activities
Primary Government			
Governmental Activities			
Public safety	\$ 7,391,422	\$ 175,615	\$ (7,215,807)
Total Governmental Activities	<u>\$ 7,391,422</u>	<u>\$ 175,615</u>	<u>(7,215,807)</u>
General Revenues:			
Participant assessments			9,691,155
Interest			8,411
Other			326
Gain on sale of capital assets			5,545
Total General Revenues			<u>9,705,437</u>
Change in Net Position			2,489,630
Beginning net position			1,816,570
Ending Net Position			<u>\$ 4,306,200</u>

See Notes to Financial Statements.

VILLAGE FIRE DEPARTMENT

BALANCE SHEET

GOVERNMENTAL FUNDS

December 31, 2019

	General	Capital Replacement	Facility	Total Governmental Funds
<u>Assets</u>				
Cash	\$ 557,490	\$ 404,960	\$ 3,013,634	\$ 3,976,084
Prepays	89,863	-	-	89,863
Other receivables	14,337	-	-	14,337
Inventory	8,550	-	-	8,550
Due from other funds	-	33,681	556,301	589,982
Total Assets	\$ 670,240	\$ 438,641	\$ 3,569,935	\$ 4,678,816
<u>Liabilities</u>				
Accounts payable and accrued liabilities	\$ 167,510	\$ -	\$ -	\$ 167,510
Due to other funds	589,982	-	-	589,982
Total Liabilities	757,492	-	-	757,492
Fund Balances				
Nonspendable:				
Prepays and inventory	98,413	-	-	98,413
Assigned for:				
Equipment replacement	-	438,641	-	438,641
Facility improvements	-	-	3,569,935	3,569,935
Unassigned	(185,665)	-	-	(185,665)
Total Fund Balances	(87,252)	438,641	3,569,935	3,921,324
Total Liabilities and Fund Balances	\$ 670,240	\$ 438,641	\$ 3,569,935	

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Capital assets, net 1,571,807

Long-term liabilities and deferred outflows and deferred inflows related to the net pension and other postemployment benefits (OPEB) liability are deferred in the governmental funds.

Net pension liability	(1,887,198)
Total OPEB liability	(138,485)
Deferred outflows - pensions	2,175,162
Deferred outflows - OPEB	10,472
Deferred inflows - pensions	(1,033,640)
Deferred inflows - OPEB	(9,442)

Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.

Compensated absences (303,800)

Net Position of Governmental Activities **\$ 4,306,200**

See Notes to Financial Statements.

VILLAGE FIRE DEPARTMENT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2019

	<u>General</u>	<u>Capital Replacement</u>	<u>Facility</u>	<u>Total Governmental Funds</u>
<u>Revenues</u>				
Participant assessments	\$ 6,031,155	\$ 160,000	\$ 3,500,000	\$ 9,691,155
Charges for fuel	175,615	-	-	175,615
Interest	3,637	1,146	3,628	8,411
Other	326	-	-	326
Total Revenues	<u>6,210,733</u>	<u>161,146</u>	<u>3,503,628</u>	<u>9,875,507</u>
<u>Expenditures</u>				
Current:				
Personnel	5,412,322	-	-	5,412,322
Operational	786,297	-	329,108	1,115,405
Capital outlay	169,366	74,026	-	243,392
Total Expenditures	<u>6,367,985</u>	<u>74,026</u>	<u>329,108</u>	<u>6,771,119</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(157,252)	87,120	3,174,520	3,104,388
<u>Other Financing Sources (Uses)</u>				
Sale of capital assets	-	5,545	-	5,545
Transfers in (out)	(60,829)	-	60,829	-
Total Other Financing Sources	<u>(60,829)</u>	<u>5,545</u>	<u>60,829</u>	<u>5,545</u>
Net Change in Fund Balances	(218,081)	92,665	3,235,349	3,109,933
Beginning fund balances	<u>130,829</u>	<u>345,976</u>	<u>334,586</u>	<u>811,391</u>
Ending Fund Balances	<u>\$ (87,252)</u>	<u>\$ 438,641</u>	<u>\$ 3,569,935</u>	<u>\$ 3,921,324</u>

See Notes to Financial Statements.

VILLAGE FIRE DEPARTMENT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2019

Net changes in fund balances - total governmental funds \$ 3,109,933

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay	144,024
Depreciation expense	(205,351)

Net pension and total other postemployment benefits (OPEB) liabilities and deferred outflows and deferred inflows related to the net pension liability and total OPEB liability are reported in the governmental funds.

Net pension liability	(1,722,452)
Total OPEB liability	4,385
Deferred outflows - pensions	1,104,603
Deferred outflows - OPEB	(982)
Deferred inflows - pensions	150,147
Deferred inflows - OPEB	(9,442)

Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated absences	(85,235)
----------------------	----------

Change in Net Position of Governmental Activities	\$ 2,489,630
--	---------------------

See Notes to Financial Statements.

VILLAGE FIRE DEPARTMENT
STATEMENT OF FIDUCIARY NET POSITION
AGENCY FUND
December 31, 2019

		<u>Ambulance Billing</u>
<u>Assets</u>		
Cash		\$ 372,978
	Total Assets	<u>\$ 372,978</u>
<u>Liabilities</u>		
Accounts payable		\$ 372,978
	Total Liabilities	<u>\$ 372,978</u>

See Notes to Financial Statements.

VILLAGE FIRE DEPARTMENT

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2019

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

On December 20, 1978, six contracting cities joined into an interlocal cooperation agreement (the “Interlocal Agreement”) to establish a common municipal fire department, chartered as the Village Fire Department (the “Department”), to provide fire and rescue services beginning January 1, 1979. The area of coverage consists of the six cities commonly known as the Memorial Villages (the “Participating Cities”) and is approximately ten square miles. The City of Bunker Hill Village (Bunker Hill) rejected the Department’s 2019 budget, claiming it included a fund that was not established in the Interlocal Agreement. Bunker Hill opted to continue receiving services through December 31, 2019, during that time the parties reached a long-term services agreement that allows Bunker Hill to continue receiving fire protection services. The new interlocal agreement, beginning January 1, 2020, states Bunker Hill is no longer a participating member of the Department and does not have voting rights, but is a customer of the Department. Bunker Hill shall remain responsible for any obligation or liability of the Department during the agreement term.

The Department operates under a five-member Board of Fire Commissioners (the “Board”). Five of the six cities participating in the Interlocal Agreement appoint one fire commissioner and one alternate. Bunker Hill is the only city without membership. As required by generally accepted accounting principles, the financial statements of the reporting entity include those of the Department (the primary government) and its component units. In evaluating how to define the Department for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity is made by applying the criteria set forth in generally accepted accounting principles. The basic, but not the only, criterion for including a potential component unit within the reporting entity is the governing body’s ability to exercise oversight responsibility. The most significant indication of this ability is financial interdependency. Other indications of the ability to exercise oversight responsibility include, but are not limited to, the selection of governing authority, the designation of management, the ability to significantly influence operations, and accountability for fiscal matters. The other criterion used to evaluate potential component units for inclusion or exclusion from the reporting entity is the existence of special financing relationships, regardless of whether the Department is able to exercise oversight responsibilities. As of December 31, 2019, the Department had no component units.

In the future, Bunker Hill may be admitted to membership, but will not be eligible to serve as the Chairman or Vice Chairman of the Village Fire Commission.

The Department is not considered a component unit of the Participating Cities, but is reported as a joint venture.

B. Government-Wide Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the nonfiduciary activities of the primary government. All fiduciary activities are reported only in the fund financial statements. *Governmental activities*, which normally are supported by intergovernmental revenues and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. The Department has no business-type activities.

VILLAGE FIRE DEPARTMENT
NOTES TO FINANCIAL STATEMENTS (Continued)
For the Year Ended December 31, 2019

C. Basis of Presentation – Government-Wide Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds. Separate financial statements are provided for governmental funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes where the amounts are reasonably equivalent in value to the interfund services provided and various other functions of the Department. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

D. Basis of Presentation – Fund Financial Statements

The fund financial statements provide information about the Department's funds, including its fiduciary fund. Separate statements for each fund category – governmental and fiduciary – are presented. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column.

The Department reports the following governmental funds:

The *general fund* is used to account for all financial transactions not properly includable in other funds. The principal source of revenue is contributions from participating cities. Expenditures include public safety. The general fund is always considered a major fund for reporting purposes.

The *capital replacement fund* calls for a certain amount to be set aside each year to be used for replacement of capital equipment. Any capital expenditure must be approved by four out of the five Participating Cities. The capital replacement fund is considered a major fund for reporting purposes.

The *facility fund* is used to account for monies to be used toward the remodel of the fire station. The facility fund is funded by an annual transfer from the general fund based on unused budgeted assessments from the Participating Cities at the conclusion of the prior year. The facility fund is considered a major fund for reporting purposes.

Additionally, the Department reports the following fund type:

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. The Department maintains one fiduciary fund, an agency fund for ambulance billing. The agency fund is used to account for assets that the Department holds for others in an agency capacity.

During the course of operations, the Department has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental) are eliminated so that only the net amount is included as internal balances in the governmental activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements, these amounts are reported at gross amounts as transfers in/out. While reported in

VILLAGE FIRE DEPARTMENT

NOTES TO FINANCIAL STATEMENTS (Continued)

For the Year Ended December 31, 2019

fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column.

E. Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide and fiduciary fund financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Department considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Participant assessments, charges for services, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the Department.

F. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

1. Cash and Cash Equivalents

The Department's cash consists of demand deposits. All short-term investments that are highly liquid are considered to be cash and cash equivalents.

2. Investments

The Department has adopted a written investment policy regarding the investment of its funds, as required by the Public Funds Investment Act (Chapter 2256, Texas Local Government Code), which permits the Department to invest in most of the investments permitted under state statutes.

VILLAGE FIRE DEPARTMENT
NOTES TO FINANCIAL STATEMENTS (Continued)
For the Year Ended December 31, 2019

3. Receivables

All trade receivables are shown net of an allowance for uncollectibles.

4. Inventories and Prepaid Items

All inventories are valued at cost using the last-in/first-out (LIFO) method. The cost of governmental fund inventories are recorded as expenditures when the related liability is incurred (i.e., the purchase method).

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

5. Capital Assets

Capital assets, which include property and equipment, are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the Department as assets with an initial, individual cost of more than \$2,500 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Property and equipment of the Department are depreciated using the straight-line method over the following estimated useful years:

<u>Asset Description</u>	<u>Estimated Useful Life</u>
Buildings and improvements	5 to 40 years
Machinery and equipment	5 to 15 years
Vehicles	9 to 18 years
Computer equipment	5 years

6. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time.

Deferred outflows/inflows of resources are amortized as follows:

- Deferred outflows/inflows from pension/other postemployment benefits (OPEB) activities are amortized over the average of the expected service lives of pension/OPEB plan members, except for the net differences between the projected and actual investment earnings on the pension/OPEB plan assets, which are amortized over a period of five years.

VILLAGE FIRE DEPARTMENT
NOTES TO FINANCIAL STATEMENTS (Continued)
For the Year Ended December 31, 2019

- For employer pension/OPEB plan contributions that were made subsequent to the measurement date through the end of the Department's fiscal year, the amount is deferred and recognized as a reduction to the net pension/OPEB liability during the measurement period in which the contributions were made.

7. Compensated Employee Absences

The Department provides sick and holiday/vacation leave based on length of employment. An amount equal to one year's authorized vacation may be carried over from one anniversary date to another. Sick leave may be carried over from one year to the next, not to exceed 540 hours for 40-hour personnel and not to exceed 648 hours for operational personnel. Upon separation of employment, sick leave balance will not be paid. However, obligated sick leave earned prior to September 1, 1996 shall have a maximum payout of 1,080 hours. In addition, any sick leave earned between September 2, 1996 through March 31, 2011 will pay a maximum of 216 hours if employment is terminated by retirement, disability, death, or general reduction in work force. Holiday/vacation pay up to 180 hours for 40-hour personnel and 216 hours for operational personnel may be carried over to the next year. Also, compensatory time up to 200 hours may be carried over to the next year. Upon separation of employment, 40-hour personnel are allowed to be paid a maximum payout of 180 hours and operational personnel are allowed to be paid a maximum of 216 hours of holiday/vacation pay.

8. Participants' Assessment

The Department collects operating revenues from the Participating Cities based on the approved operating budget, of which each city contributes a pro-rata share.

9. Net Position Flow Assumption

Sometimes the Department will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Department's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

10. Fund Balance Flow Assumptions

Sometimes the Department will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Department's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

11. Fund Balance Policies

Fund balances of governmental funds are reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The Department itself can establish

VILLAGE FIRE DEPARTMENT

NOTES TO FINANCIAL STATEMENTS (Continued)

For the Year Ended December 31, 2019

limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

Amounts that cannot be spent because they are either not in spendable form or legally or contractually required to be maintained intact are classified as nonspendable fund balance. Amounts that are externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions are classified as restricted.

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the Department's highest level of decision-making authority. The Board is the highest level of decision-making authority for the Department that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the Department for specific purposes but do not meet the criteria to be classified as committed. The Board may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

12. Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect reported amounts of assets, liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

13. Pensions

For the purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's fiduciary net position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

14. Other Postemployment Benefits

The Department provides postemployment healthcare benefits as mandated by the Consolidated Omnibus Budget Reconciliation Act (COBRA). The requirements established by COBRA are fully funded by employees who elect coverage under COBRA and the Department incurs no direct costs.

In addition, the Department participates in a single-employer, unfunded, defined benefit group-term life insurance plan operated by TMRS known as the Supplemental Death Benefits Fund (SDBF). The Department elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The funding policy for the SDBF program is to assure that adequate

VILLAGE FIRE DEPARTMENT

NOTES TO FINANCIAL STATEMENTS (Continued)

For the Year Ended December 31, 2019

resources are available to meet all death benefit payments for the upcoming year. Benefit payments are treated as being equal to the employer's yearly contributions for retirees. Benefit payments and refunds are due and payable in accordance with the benefit terms. Information about the Department's total other postemployment benefit (OPEB) liability, deferred outflows of resources, deferred inflows of resources, and OPEB expense is provided by TMRS from reports prepared by their consulting actuary.

G. Revenues and Expenditures/Expenses

1. Program Revenues

Amounts reported as *program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment.

II. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

The original budget is adopted by the Board and must be approved by the City Councils of the participating cities that hold a majority in interest. Amendments made during the year must be adopted by the Board and approved by all of the participating cities.

III. DETAILED NOTES ON ALL ACTIVITIES AND FUNDS

A. Deposits and Investments

Custodial credit risk – deposits. In the case of deposits, this is the risk that the Department's deposits may not be returned in the event of a bank failure. The Department's investment policy requires funds on deposit at the depository bank to be collateralized by securities. As of December 31, 2019, fair market values of pledged securities and FDIC coverage exceeded bank balances

B. Capital Assets

A summary of changes in capital assets at year end is as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets being depreciated:				
Buildings and improvements	\$ 1,272,745	\$ -	\$ -	\$ 1,272,745
Furniture and equipment	837,989	69,998	-	907,987
Vehicles	2,042,235	74,026	(29,962)	2,086,299
Total capital assets being depreciated	4,152,969	144,024	(29,962)	4,267,031
Less accumulated depreciation for:				
Buildings and improvements	(981,873)	(30,932)	-	(1,012,805)
Furniture and equipment	(685,417)	(32,908)	-	(718,325)
Vehicles	(852,545)	(141,511)	29,962	(964,094)
Total accumulated depreciation	(2,519,835)	(205,351)	29,962	(2,695,224)
Capital assets being depreciated, net	1,633,134	(61,327)	-	1,571,807
Governmental Activities Capital Assets, Net	\$ 1,633,134	\$ (61,327)	\$ -	\$ 1,571,807

VILLAGE FIRE DEPARTMENT
NOTES TO FINANCIAL STATEMENTS (Continued)
For the Year Ended December 31, 2019

C. Long-Term Liabilities

The following is a summary of changes in the Department's total governmental long-term liabilities for the year.

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental Activities:					
Compensated absences	\$ 218,565	\$ 498,436	\$ 413,201	\$ 303,800	\$ 273,420
Net pension liability	164,746	1,722,452	-	1,887,198	-
Total OPEB liability	142,870	-	4,385	138,485	-
Total Governmental Activities	<u>\$ 526,181</u>	<u>\$ 2,220,888</u>	<u>\$ 417,586</u>	<u>\$ 2,329,483</u>	<u>\$ 273,420</u>
Long-term liabilities due in more than one year				<u>\$ 2,056,063</u>	

D. Interfund Receivables and Payables

The composition of interfund balances as of December 31, 2019 is as follows:

<u>Due to</u>	<u>Due from</u>	<u>Amounts</u>
Capital Replacement Fund	General Fund	\$ 33,681
Facility Fund	General Fund	556,301
		<u>\$ 589,982</u>

The outstanding balances between funds result mainly from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made.

IV. OTHER INFORMATION

A. Interlocal Agreement Between the Participating Cities

In July 1985, the six Participating Cities amended the Interlocal Agreement changing the expiration date to December 31, 1990. The amendment also makes the Interlocal Agreement automatically renewable for additional periods of five years each on its anniversary/termination date unless written notice is received from any of the Participating Cities by the first of September prior to the expiration date. The Interlocal Agreement has renewed automatically five times since December 1990 and the current automatic renewal extends to December 31, 2020.

Under the July 1985 amended Interlocal Agreement, each Participating City provides monthly funds to the Department based upon fixed percentages of the annual budget beginning with the 1985 budget and all subsequent years for which the Interlocal Agreement is in effect. The amendments to the Interlocal Agreement also changed the procedures through which the Participating Cities approve each year's budget and intra-budgetary transfers.

The Interlocal Agreement was further amended during 1995 to allow the Department to bill for emergency medical services on behalf of the six Participating Cities. The billing is accounted for as reported in Note I.V.D. The Interlocal Agreement also provides that each of the six Participating Cities hold an undivided interest in the leasehold on the land leased by the Department from the Spring Branch Independent School District. In accordance with the terms of the Interlocal Agreement, the six Participating Cities paid for construction of a new fire department building on the

VILLAGE FIRE DEPARTMENT
NOTES TO FINANCIAL STATEMENTS (Continued)
For the Year Ended December 31, 2019

leased property, which was completed and occupied during 1980. Each of the six Participating Cities holds an undivided interest in the building. The terms of the Interlocal Agreement require the Department to maintain certain minimum insurance coverage, naming each Participating City as an insured.

The Interlocal Agreement was further amended in December 2019 for a term of 48 months beginning on January 1, 2020. Bunker Hill is no longer a participating member of the Board, but as a customer, continues receiving fire protection and emergency services from the Department. Following the Agreement term, if in good standing with the current ILA, Bunker Hill may become a participating member.

B. Agreement with the City of Houston

The Department has an automatic assistance agreement with the City of Houston to provide a ladder truck and sufficient personnel to provide fire fighting and emergency medical assistance. In return, the City of Houston will provide two engine companies and sufficient personnel to provide fire fighting in the areas to which the Department provides services.

C. Charges For Fuel

Certain entities served by the Department purchase gasoline and diesel fuel from the Department at the Department's cost plus a three cent per gallon administrative fee. The entities are invoiced by the Department at the end of the month for the fuel that was purchased.

D. Agency Fund – Ambulance Billing

The ambulance billing fund was established to collect amounts billed for ambulance transportation and other emergency medical services provided by the Department. The fees are collected by the Department on behalf of the Participating Cities, and all funds received by the Department are considered to belong to the Participating Cities and, therefore, are recorded as a payable to the Participating Cities. In the current year, the funds have not been remitted to the cities as the Board will vote on retaining these monies to fund the fire station renovation.

An eight percent fee is paid to the contractor that issues the billings and collects the payments for the Department. The service fee is considered to be an obligation of the six Participating Cities and is paid from the funds collected on their behalf. The net fees are paid pro-rata to each of the six Participating Cities quarterly based upon each City's percentage of the Department budget. The Participating Cities will vote on allowing the Department to retain these funds for facility improvements.

As stated in the December 2019 amended Interlocal Agreement, Bunker Hill is not entitled to any return of departmental ambulance revenues received by the Department.

VILLAGE FIRE DEPARTMENT

NOTES TO FINANCIAL STATEMENTS (Continued)

For the Year Ended December 31, 2019

The amounts collected and paid in 2019 are as follows:

	<u>Ambulance Billing</u>	
Beginning balance	\$	39,780
Total 2019 collections (net of fees)	352,542	
2019 interest earned	<u>307</u>	
Total cash receipts		352,849
Professional fees	<u>(19,651)</u>	
Paid to cities	*	<u>-</u>
Total 2019 disbursements		<u>(19,651)</u>
Ending balance	\$	<u>372,978</u>

*The Department did not remit collections to Participating Cities in 2019

E. Risk Management

The Department is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The Department periodically assesses the proper insurance and retention of risk to cover losses to which it may be exposed.

The Department assumes substantially all risks associated with tort and liability claims due to the performance of its duties. Currently, the Department is not involved in any risk pools with other government entities, but does purchase insurance for such events that may occur. The Department has not reduced insurance coverage or had settlements that exceeded coverage amounts in the last three years.

F. Contingent Liabilities

Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported. Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends including frequency and amount of payouts, and other economic and social factors. No claim liabilities are reported at year end.

G. Pension Plans

1. Texas Municipal Retirement System

Plan Description

The Department participates as one of 887 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the TMRS. TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the "TMRS Act") as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of TMRS with a six-member Board of Trustees (the "Board"). Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401(a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report that can be obtained at www.tmr.com.

All eligible employees of the Department are required to participate in TMRS.

VILLAGE FIRE DEPARTMENT

NOTES TO FINANCIAL STATEMENTS (Continued)

For the Year Ended December 31, 2019

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the Department, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the Department-financed monetary credits, with interest, were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payment options. Members may also choose to receive a portion of their benefit as a partial lump sum distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75 percent of the member's deposits and interest.

The plan provisions are adopted by the governing body of the Department, within the options available in the state statutes governing TMRS. Plan provisions for the Department were as follows:

	<u>2019</u>	<u>2018</u>
Employee deposit rate	7.00%	7.00%
Matching ratio (Department to employee)	1.5 to 1	1.5 to 1
Years required for vesting	5	5
Service requirement eligibility (expressed as age/yr of service)	60/5, 0/20	60/5, 0/20
Updated service credit	100% Repeating, Transfers	100% Repeating, Transfers
Annuity increase (to retirees)	70% of CPI	70% of CPI

Employees Covered by Benefit Terms

At the December 31, 2018 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	24
Inactive employees entitled to, but not yet receiving, benefits	8
Active employees	48
Total	<u>80</u>

Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the Department-matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the Department. Under the state law governing TMRS, the contribution rate for each entity is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the Department were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the Department were 6.29% and 6.09% in calendar years

VILLAGE FIRE DEPARTMENT

NOTES TO FINANCIAL STATEMENTS (Continued)

For the Year Ended December 31, 2019

2018 and 2019, respectively. The Department's contributions to TMRS for the calendar year ended December 31, 2019 were \$257,853, which were equal to the required contributions.

Net Pension Liability

The Department's Net Pension Liability (NPL) was measured as of December 31, 2018 and the Total Pension Liability (TPL) used to calculate the NPL was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The TPL in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Overall payroll growth	3.00% per year
Investment rate of return	6.75%, net of pension plan investment expense, including inflation

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment, with male rates multiplied by 109 percent and female rates multiplied by 103%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment are used with male rates multiplied by 109% and female rates multiplied by 103% with a 3-year set-forward for both males and females. In addition, a 3% minimum mortality rate is applied to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2010 to December 31, 2014. They were adopted in 2015 and first used in the December 31, 2015 actuarial valuation. The post-retirement mortality assumption for healthy annuitants and annuity purchase rate are based on the mortality experience investigation study covering 2009 through 2011 and dated December 31, 2013. In conjunction with these changes first used in the December 31, 2013 valuation, TMRS adopted the EAN actuarial cost method and a one-time change to the amortization policy. Plan assets are managed on a total return basis with an emphasis on both capital appreciation, as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, the actuary focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive).

VILLAGE FIRE DEPARTMENT
NOTES TO FINANCIAL STATEMENTS (Continued)
For the Year Ended December 31, 2019

The target allocation and best estimates of real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return (Arithmetic)</u>
Domestic Equity	17.50%	4.30%
International Equity	17.50%	6.10%
Core Fixed Income	10.00%	1.00%
Non-Core Fixed Income	20.00%	3.39%
Real Return	10.00%	3.78%
Real Estate	10.00%	4.44%
Absolute Return	10.00%	3.56%
Private Equity	5.00%	7.75%
Total	100.00%	

Discount Rate

The discount rate used to measure the TPL was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the TPL.

Changes in the NPL

	<u>Increase (Decrease)</u>		
	<u>Total Pension Liability (A)</u>	<u>Plan Fiduciary Net Position (B)</u>	<u>Net Pension Liability (A) - (B)</u>
Changes for the year:			
Service cost	\$ 386,412	\$ -	\$ 386,412
Interest	1,251,321	-	1,251,321
Difference between expected and actual experience	(2,721)	-	(2,721)
Changes in assumptions	-	-	-
Contributions - employer	-	228,219	(228,219)
Contributions - employee	-	253,980	(253,980)
Net investment income	-	(558,275)	558,275
Benefit payments, including refunds of employee contributions	(948,762)	(948,762)	-
Administrative expense	-	(10,800)	10,800
Other changes	-	(564)	564
Net Changes	686,250	1,831,936	1,722,452
Balance at December 31, 2017	18,819,269	18,654,523	164,746
Balance at December 31, 2018	\$ 19,505,519	\$ 20,486,459	\$ 1,887,198

VILLAGE FIRE DEPARTMENT
NOTES TO FINANCIAL STATEMENTS (Continued)
For the Year Ended December 31, 2019

Sensitivity of the NPL to Changes in the Discount Rate

The following presents the NPL of the Department, calculated using the discount rate of 6.75%, as well as what the Department's NPL would be if it were calculated using a discount rate that is one percentage point lower (5.75%) or one percentage point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
Department's Net Pension Liability/(Asset)	\$ 4,409,880	\$ 1,887,198	\$ (201,127)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in a separately-issued TMRS financial report. That report may be obtained on the Internet at www.tmrs.com.

Pension Expense and Deferred Outflows/Deferred Inflows of Resources Related to Pensions

For the calendar year ended December 31, 2019, the Department recognized pension expense of \$323,781.

At December 31, 2019, the Department reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 57,634	\$ 316,707
Changes in actuarial assumptions	183,960	-
Difference between projected and actual investment earnings	1,681,103	716,933
Contributions subsequent to the measurement date	252,465	-
Total	\$ 2,175,162	\$ 1,033,640

\$252,465 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the NPL for the fiscal year ending December 31, 2020. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Calendar Year Ended December 31	Pension Expense
2020	\$ 399,762
2021	173,490
2022	86,607
2023	371,161
2024	2,028
Thereafter	(69)
Total	\$ 1,032,979

VILLAGE FIRE DEPARTMENT

NOTES TO FINANCIAL STATEMENTS (Continued)

For the Year Ended December 31, 2019

2. Deferred Compensation Plan

The Department offers its employees a deferred compensation plan (the “Plan”) created in accordance with Internal Revenue Code Section 457. The Plan, available to all Department employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or an unforeseeable emergency.

3. Village Fire Department Cafeteria Plan

Effective January 1, 1989, the Department began the Village Fire Department Cafeteria Plan (the “Plan”) under which qualified employees may elect to contribute a portion of their compensation to the Plan for payment of employee benefits selected by each participant. The Plan is funded entirely from participants’ contributions. The Department is not required to provide any employer contributions to the Plan.

H. Other Postemployment Benefits

1. TMRS Supplemental Death Benefit

Plan Description

The Department participates in an OPEB plan administered by TMRS. TMRS administers the defined benefit group-term life insurance plan known as the SDBF. This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage for their active members, including or not including retirees. Employers may terminate coverage under, and discontinue participation in, the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The member entity contributes to the SDBF at a contractually required rate (based on the covered payroll of employee members) as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. The intent is not to pre-fund retiree term life insurance during employees’ entire careers. No assets are accumulated in a trust that meets the criteria in paragraph 4 of *Governmental Accounting Standards Board* (GASB 75). As such, the SDBF is considered to be a single-employer unfunded OPEB defined benefit plan with benefit payments treated as being equal to the employer’s yearly contributions for retirees.

The contributions to the SDBF are pooled for investment purposes with those of the Pension Trust Fund (PTF). The TMRS Act requires the PTF to allocate a 5% interest credit from investment income to the SDBF on an annual basis each December 31 based on the mean balance in the SDBF during the year.

Benefits

The death benefit for active employees provides a lump-sum payment approximately equal to the employee’s annual salary (calculated based on the employee’s actual earnings, for the 12-month period preceding the month of death). The death benefit for retirees is considered an OPEB and is a fixed amount of \$7,500. As the SDBF covers both active and retiree participants with no segregation of assets, the SDBF is considered to be an unfunded OPEB plan (i.e., no assets are accumulated).

VILLAGE FIRE DEPARTMENT
NOTES TO FINANCIAL STATEMENTS (Continued)
For the Year Ended December 31, 2019

Participation in the SDBF as of December 31, 2018 is summarized below:

Inactive employees or beneficiaries currently receiving benefits	24
Inactive employees entitled to, but not yet receiving, benefits	8
Active employees	48
Total	<u>80</u>

Total OPEB Liability

The Department's total OPEB liability of \$138,485 was measured as of December 31, 2018 and was determined by an actuarial valuation as of that date.

Actuarial Assumptions and Other Inputs

The total OPEB liability in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.5%
Salary increases	3.5% to 10.5% including inflation
Discount rate*	3.71%
Administrative expenses	All administrative expenses are paid through the PTF and accounted for under reporting requirements under GASB Statement No. 68.
Mortality - service retirees	RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis with scale BB.
Mortality - disabled retirees	RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% with a 3-year set-forward for both males and females. The rates are projected on a fully generational basis with scale BB to account for future mortality improvements subject to the 3% floor.

*The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2018.

The actuarial assumptions used in the December 31, 2018 valuation were based on the results of an actuarial experience study for the period December 31, 2010 to December 31, 2014.

VILLAGE FIRE DEPARTMENT
NOTES TO FINANCIAL STATEMENTS (Continued)
For the Year Ended December 31, 2019

Changes in the Total OPEB Liability

	<u>Increase</u> <u>Total OPEB</u> <u>Liability</u>
Changes for the year:	
Service cost	\$ 3,628
Interest	4,777
Change of benefit terms	-
Difference between expected and actual experience	(1,302)
Changes in assumptions	(10,762)
Benefit payments	(726)
Net Changes	(4,385)
Balance at December 31, 2017	142,870
Balance at December 31, 2018	\$ 138,485

There were no changes of assumptions or other inputs that affected measurement of the total OPEB liability during the measurement period.

There were no changes of benefit terms that affected measurement of the total OPEB liability during the measurement period.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the Department, as well as what the Department's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current discount rate:

	<u>1% Decrease</u> <u>(2.71%)</u>	<u>Discount Rate</u> <u>(3.71%)</u>	<u>1% Increase</u> <u>(4.71%)</u>
Department's Total OPEB Liability	\$ 167,643	\$ 138,485	\$ 116,039

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the year ended December 31, 2019, the Department recognized OPEB expense of \$8,425.

The Department reported deferred outflows of resources related to OPEB from the following sources:

	<u>Deferred</u> <u>Outflows of</u> <u>Resources</u>	<u>Deferred</u> <u>Inflows of</u> <u>Resources</u>
Differences between expected and actual economic Experience	\$ -	\$ 1,142
Changes in actuarial assumptions	9,228	9,442
Contributions subsequent to the measurement date	1,244	-
Total	\$ 10,472	\$ 10,584

VILLAGE FIRE DEPARTMENT
NOTES TO FINANCIAL STATEMENTS (Continued)
For the Year Ended December 31, 2019

\$1,244 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability for the fiscal year ending December 31, 2020.

Amounts reported as deferred outflows of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal Year Ended December 31	OPEB Expense
2020	\$ 20
2021	20
2022	20
2023	20
2024	20
Thereafter	(1,456)
Total	\$ (1,356)

I. Concentrations and Economic Dependency

The Department's principal source of revenue consists of charges to the Participating Cities under the provisions of the Interlocal Agreement. The Department is dependent on these charges for its ongoing operations.

The Department receives all of its funding from the six Participating Cities that are participants in the Interlocal Agreement. Except for the City of Hilshire Village, withdrawal of any one of the other five cities would have a significant impact on the operation of the Department.

The approximate percentages of total City assessments and total revenues provided by each City are as follows:

	Percentage of City Assessment	Percentage of Total Revenues
Bunker Hill Village	19.00%	19.00%
Hedwig Village	18.50%	18.50%
Hilshire Village	3.00%	3.00%
Hunters Creek Village	22.25%	22.25%
Piney Point Village	21.00%	21.00%
Spring Valley Village	16.25%	16.25%
Totals	100.00%	100.00%

REQUIRED SUPPLEMENTARY INFORMATION

VILLAGE FIRE DEPARTMENT
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL (BUDGETARY BASIS)
GENERAL FUND

For the Year Ended December 31, 2019

	Original Budget Amounts	Final Budget Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Participant assessments	\$ 6,031,155	\$ 6,031,155 (1)	\$ 6,031,155	\$ -
Prior year authorization (2)		130,289	-	(130,289)
Interest	-	-	3,637	3,637
Other	-	-	326	326
Total Revenues	6,031,155	6,161,444	6,035,118	(126,326)
Expenditures				
Personnel	5,284,045	5,284,045	5,412,322	(128,277)
Operational	627,110	697,110	610,682	86,428
Capital outlay	120,000	120,000	169,366	(49,366)
Total Expenditures	6,031,155	6,101,155	6,192,370	(91,215)
Excess of Revenues Over Expenditures	-	60,289	(157,252)	(217,541)
Other Financing Sources (Uses)				
Transfers (out)	-	-	(60,829)	(60,829)
Total Other Financing (Uses)	-	-	(60,829)	(60,829)
Net Change in Fund Balance	\$ -	\$ 60,289	(218,081)	\$ (278,370)
Beginning fund balance			130,829	
Ending Fund Balance			\$ (87,252)	
Reconciliation to GAAP Basis:				
Prior year surplus carryover			-	
Charges for fuel			175,615	
Fuel costs			(175,615)	
Net Change in Fund Balance			(218,081)	
Beginning fund balance			130,829	
Ending Fund Balance			\$ (87,252)	
(1) General operations	\$ 5,986,155			
(1) Compensated absences	45,000			
Capital replacement	160,000			
Facility	3,500,000			
Total Assessments	\$ 9,691,155			
(2) Prior year authorization (Non-GAAP) - Amounts in beginning fund balance				
Communication software	70,000			
Transfer to facility	60,289			
	\$ 130,289			

VILLAGE FIRE DEPARTMENT
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
TEXAS MUNICIPAL RETIREMENT SYSTEM
For the Year Ended December 31, 2019

	Measurement Year*			
	2014	2015	2016	2017
Total Pension Liability				
Service cost	\$ 307,435	\$ 330,958	\$ -	\$ 374,669
Interest (on the total pension liability)	1,126,961	1,168,403	1,196,360	1,206,336
Difference between expected and actual experience	(18,740)	41,040	(329,361)	64,222
Change of assumptions	-	539,440	-	-
Benefit payments, including refunds of employee contributions	(699,381)	(971,398)	(792,574)	(1,020,523)
Net Change in Total Pension Liability	<u>716,275</u>	<u>1,108,443</u>	<u>74,425</u>	<u>624,704</u>
Beginning total pension liability	<u>16,295,422</u>	<u>17,011,697</u>	<u>18,120,140</u>	<u>18,194,565</u>
Ending Total Pension Liability	<u><u>\$ 17,011,697</u></u>	<u><u>\$ 18,120,140</u></u>	<u><u>\$ 18,194,565</u></u>	<u><u>\$ 18,819,269</u></u>
Plan Fiduciary Net Position				
Contributions - employer	\$ 257,774	\$ 232,199	\$ 228,920	\$ 290,951
Contributions - employee	235,871	231,208	239,170	244,197
Net investment income	908,400	24,454	1,085,626	2,330,006
Benefit payments, including refunds of employee contributions	(699,381)	(971,398)	(792,574)	(1,020,523)
Administrative expense	(9,485)	(14,896)	(12,269)	(12,083)
Other	(780)	(734)	(661)	(612)
Net Change in Plan Fiduciary Net Position	<u>692,399</u>	<u>(499,167)</u>	<u>748,212</u>	<u>1,831,936</u>
Beginning plan fiduciary net position	<u>15,881,143</u>	<u>16,573,542</u>	<u>16,074,375</u>	<u>16,822,587</u>
Ending Plan Fiduciary Net Position	<u><u>\$ 16,573,542</u></u>	<u><u>\$ 16,074,375</u></u>	<u><u>\$ 16,822,587</u></u>	<u><u>\$ 18,654,523</u></u>
Net Pension Liability	<u><u>\$ 438,155</u></u>	<u><u>\$ 2,045,765</u></u>	<u><u>\$ 1,371,978</u></u>	<u><u>\$ 164,746</u></u>
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	97.42%	88.71%	92.46%	99.12%
Covered Payroll	\$ 3,369,589	\$ 3,302,977	\$ 3,416,713	\$ 3,488,534
Net Pension Liability as a Percentage of Covered Payroll	13.00%	61.94%	40.15%	4.72%

*Only five years of information is currently available. The Department will build this schedule over the next five-year period.

Measurement
Year*
2018

\$	386,412
	1,251,321

	(2,721)
--	---------

-

	(948,762)
	686,250

	18,819,269
--	------------

\$	19,505,519
----	------------

\$	228,219
	253,980
	(558,275)

	(948,762)
--	-----------

	(10,800)
--	----------

	(564)
	(1,036,202)

	18,654,523
--	------------

\$	17,618,321
----	------------

\$	1,887,198
----	-----------

	90.32%
--	--------

\$	3,628,281
----	-----------

	52.01%
--	--------

VILLAGE FIRE DEPARTMENT
SCHEDULE OF CONTRIBUTIONS
TEXAS MUNICIPAL RETIREMENT SYSTEM
For the Year Ended December 31, 2019

	Fiscal Year*			
	2014	2015	2016	2017
Actuarially determined contribution	\$ 257,926	\$ 232,200	\$ 228,920	\$ 290,944
Contributions in relation to the actuarially determined contribution	257,926	232,200	228,920	290,944
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 3,369,589	\$ 3,302,982	\$ 3,416,716	\$ 3,488,534
Contributions as a percentage of covered payroll	7.65%	7.03%	6.70%	8.34%

*Only six years of information is currently available. The Department will build this schedule over the next four-year period.

Notes to Required Supplementary Information:

1. Valuation Date:

Actuarially determined contribution rates are calculated as of December 31 and become effective in January, 13 months later.

2. Methods and Assumptions Used to Determine Contribution Rates:

Actuarial cost method	Entry age normal
Amortization method	Level percentage of payroll, closed
Remaining amortization period	27 years
Asset valuation method	10 year smoothed market; 15% soft corridor
Inflation	2.5%
Salary increases	3.50% to 10.5% including inflation
Investment rate of return	6.75%
Retirement age	Experience-based table of rates that are specific to the Department's plan of benefits. Last updated for the 2015 valuation pursuant to an experience study of the period 2010-2014.
Mortality	RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis with scale BB.

3. Other Information:

There were no benefit changes during the year.

Fiscal Year*			
2018		2019	
\$	228,109	\$	252,456
	228,109		252,456
	-		-
	3,628,278		4,145,562
	6.29%		6.09%

VILLAGE FIRE DEPARTMENT
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS
TEXAS MUNICIPAL RETIREMENT SYSTEM
For the Year Ended December 31, 2019

	Measurement Year*	
	2017	2018
Total OPEB Liability		
Service cost	\$ 2,791	\$ 3,628
Interest (on the total OPEB liability)	4,720	4,777
Changes in benefit terms	-	-
Difference between expected and actual experience	-	(1,302)
Change in assumptions	12,228	(10,762)
Benefit payments	(698)	(726)
Net Change in Total OPEB Liability	19,041	(4,385)
Beginning total OPEB liability	123,829	142,870
Ending Total OPEB Liability	\$ 142,870	\$ 138,485
Covered Payroll	\$ 3,488,534	\$ 3,628,281
Total OPEB Liability as a Percentage of Covered Payroll	4.10%	3.82%

* Only two years of information is currently available. The Department will build this schedule over the next eight-year period.

** Due to the SDBF being considered an unfunded OPEB plan under GASB 75, benefit payments are treated as being equal to the employer's yearly contributions for retirees.

Notes to Required Supplementary Information:

Valuation Date:

Actuarially determined contribution rates are calculated as of December 31 and become effective in January, 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial cost method	Entry age normal
Inflation	2.5%
Salary increases	3.50 to 10.5% including inflation
Discount rate	3.71%
Administrative expenses	All administrative expenses are paid through the PTF and accounted for under reporting requirements under GASB 68.
Mortality - service retirees	RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis with scale BB.
Mortality - disabled retirees	RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% with a 3-year set-forward for both males and females. The rates are projected on a fully generational basis with scale BB to account for future mortality improvements subject to the 3% floor.

Other Information:

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB 75 to pay related benefits.

The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2018.

Change of assumptions is the annual change in the municipal bond index rate.

There were no benefit changes during the year.

SUPPLEMENTARY INFORMATION

VILLAGE FIRE DEPARTMENT
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
CAPITAL REPLACEMENT FUND
For the Year Ended December 31, 2019

	<u>Original Budget Amounts</u>	<u>Final Budget Amounts</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>				
Participant assessments	\$ 160,000	\$ 160,000 (1)	\$ 160,000	\$ -
Interest	-	-	1,146	1,146
Total Revenues	<u>160,000</u>	<u>160,000</u>	<u>161,146</u>	<u>1,146</u>
<u>Expenditures</u>				
Capital outlay	160,000	160,000	74,026	85,974
Total Expenditures	<u>160,000</u>	<u>160,000</u>	<u>74,026</u>	<u>85,974</u>
Excess of Revenues Over Expenditures	-	-	87,120	87,120
<u>Other Financing Sources (Uses)</u>				
Sale of capital assets	-	-	5,545	5,545
Total Other Financing Sources	<u>-</u>	<u>-</u>	<u>5,545</u>	<u>5,545</u>
Net Change in Fund Balance	<u>\$ -</u>	<u>\$ -</u>	92,665	<u>\$ 92,665</u>
Beginning fund balance			<u>345,976</u>	
		Ending Fund Balance	<u>\$ 438,641</u>	
General operations	\$ 5,986,155			
Compensated absences	45,000			
(1) Capital replacement	160,000			
Facility	3,500,000			
Total Assessments	<u>\$ 9,691,155</u>			

VILLAGE FIRE DEPARTMENT
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
FACILITY FUND

For the Year Ended December 31, 2019

	<u>Original Budget Amounts</u>	<u>Final Budget Amounts</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>				
Participant assessments	\$ 3,500,000	\$ 3,500,000	(1) \$ 3,500,000	\$ -
Interest	-	-	3,628	3,628
Total Revenues	<u>3,500,000</u>	<u>3,500,000</u>	<u>3,503,628</u>	<u>3,628</u>
<u>Expenditures</u>				
Capital outlay	3,500,000	3,560,829	329,108	3,231,721
Total Expenditures	<u>3,500,000</u>	<u>3,560,829</u>	<u>329,108</u>	<u>3,231,721</u>
Net Change in Fund Balance	<u>\$ -</u>	<u>\$ (60,829)</u>	3,235,349	<u>\$ 3,296,178</u>
Beginning fund balance			<u>334,586</u>	
		Ending Fund Balance	<u>\$ 3,569,935</u>	
General operations	\$ 5,986,155			
Compensated absences	45,000			
Capital replacement	160,000			
(1) Facility	3,500,000			
Total Assessments	<u>\$ 5,803,780</u>			

VILLAGE FIRE DEPARTMENT

COMBINING BALANCE SHEET

SUBFUNDS OF THE GENERAL FUND

December 31, 2019

	General Operations	Governmental Compensated Absences	Reconciliation	Total General Fund
<u>Assets</u>				
Cash	\$ 491,263	\$ 66,227	\$ -	\$ 557,490
Prepays	89,863	-	-	89,863
Other receivables	14,337	-	-	14,337
Due from other funds	37,615	-	(37,615)	-
Inventory	8,550	-	-	8,550
Total Assets	\$ 641,628	\$ 66,227	\$ (37,615)	\$ 670,240
<u>Liabilities</u>				
Accounts payable and accrued liabilities	\$ 167,510	\$ -	\$ -	\$ 167,510
Due to other funds	589,982	37,615	(37,615)	589,982
Total Liabilities	757,492	37,615	(37,615)	757,492
Fund Balances:				
Nonspendable:				
Prepays and inventory	98,413	-	-	98,413
Unassigned	(214,277)	28,612	-	(185,665)
Total Fund Balances	(115,864)	28,612	-	(87,252)
Total Liabilities and Fund Balances	\$ 641,628	\$ 66,227	\$ (37,615)	\$ 670,240

VILLAGE FIRE DEPARTMENT
COMBINING STATEMENT OF REVENUE, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SUBFUNDS OF THE GENERAL FUND
For the Year Ended December 31, 2019

	<u>General Operations</u>	<u>Governmental Compensated Absences</u>	<u>Total General Fund</u>
<u>Revenues</u>			
Participant assessments	\$ 5,986,155	\$ 45,000	\$ 6,031,155
Charges for fuel	175,615	-	175,615
Interest	3,622	15	3,637
Other	326	-	326
Total Revenues	<u>6,165,718</u>	<u>45,015</u>	<u>6,210,733</u>
<u>Expenditures</u>			
Personnel	5,397,837	14,485	5,412,322
Operational	786,297	-	786,297
Capital outlay	169,366	-	169,366
Total Expenditures	<u>6,353,500</u>	<u>14,485</u>	<u>6,367,985</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(187,782)</u>	<u>30,530</u>	<u>(157,252)</u>
<u>Other Financing Sources (Uses)</u>			
Transfers (out)	(60,829)	-	(60,829)
Total Other Financing (Uses)	<u>(60,829)</u>	<u>-</u>	<u>(60,829)</u>
Net Change in Fund Balances	(248,611)	30,530	(218,081)
Beginning fund balances	132,747	(1,918)	130,829
Participant refunds	-	-	-
Ending Fund Balances	<u>\$ (115,864)</u>	<u>\$ 28,612</u>	<u>\$ (87,252)</u>

VILLAGE FIRE DEPARTMENT
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
GENERAL OPERATIONS SUBFUND
For the Year Ended December 31, 2019

	<u>Original Budget Amounts</u>	<u>Final Budget Amounts</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>				
Participant assessments	\$ 5,986,155	\$ 5,986,155	\$ 5,986,155	\$ -
Prior year authorization (2)		130,829	-	(130,829)
Interest	-	-	3,622	3,622
Other	-	-	326	326
Total Revenues	<u>5,986,155</u>	<u>6,116,984</u>	<u>5,990,103</u>	<u>(126,881)</u>
<u>Expenditures</u>				
Personnel	5,239,045	5,239,045	5,397,837	(158,792)
Operational	627,110	697,110	610,682	86,428
Capital outlay	120,000	120,000	169,366	(49,366)
Total Expenditures	<u>5,986,155</u>	<u>6,056,155</u>	<u>6,177,885</u>	<u>(121,730)</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>-</u>	<u>60,829</u>	<u>(187,782)</u>	<u>(248,611)</u>
<u>Other Financing Sources(Uses)</u>				
Transfers (out)	-	(60,829)	(60,829)	-
Total Other Financing (Uses)	<u>-</u>	<u>(60,829)</u>	<u>(60,829)</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>(248,611)</u>	<u>\$ (248,611)</u>
Beginning fund balance			132,747	
		Ending Fund Balance	<u>\$ (115,864)</u>	
Reconciliation to GAAP Basis:				
Charges for fuel			175,615	
Fuel costs			(175,615)	
		Net Change in Fund Balance	<u>(248,611)</u>	
		Beginning fund balance	132,747	
		Ending Fund Balance	<u>\$ (115,864)</u>	
(1) General operations	\$ 5,986,155			
Compensated absences	45,000			
Capital replacement	160,000			
Facility	3,500,000			
Total Assessments	<u>\$ 9,691,155</u>			
(2) Prior year authorization (Non-GAAP) - Amounts in beginning fund balance				
Communication software	70,000			
Transfer to facility	60,829			
	<u>\$ 130,829</u>			

VILLAGE FIRE DEPARTMENT
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
GOVERNMENTAL COMPENSATED ABSENCES SUBFUND
For the Year Ended December 31, 2019

	Original Budget Amounts	Final Budget Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
<u>Revenues</u>				
Participant assessments	\$ 45,000	\$ 45,000	(1) \$ 45,000	\$ -
Interest	-	-	15	15
Total Revenues	<u>45,000</u>	<u>45,000</u>	<u>45,015</u>	<u>15</u>
<u>Expenditures</u>				
Personnel	45,000	45,000	14,485	30,515
Total Expenditures	<u>45,000</u>	<u>45,000</u>	<u>14,485</u>	<u>30,515</u>
Net Change in Fund Balance	<u>\$ -</u>	<u>\$ -</u>	30,530	<u>\$ 30,530</u>
Beginning fund balance			(1,918)	
		Ending Fund Balance	<u>\$ 28,612</u>	
General operations	\$ 5,484,969			
(1) Compensated absences	45,000			
Capital replacement	130,000			
Facility	143,811			
Total Assessments	<u>\$ 5,803,780</u>			

DIVIDER PAGE

**Village Fire Department
2019 Approved Budget**

2019 Amendment

CAPITAL EXPENDITURES:

CONTINGENCY - FACILITY	35,000	
MISC. TOOLS & EQUIP./HOSE:	65,000	
PROTECTIVE GEAR	20,000	
		<u>120,000</u>

PERSONNEL EXPENDITURES:

Salaries	3,757,244	
457 Plan Contribution	74,145	
Salaries - Overtime	105,000	
Professional Certification	44,400	
Bonus	6,000	
FICA	304,530	
Life/Disability Insurance	23,000	
Retirement	247,978	
Hospitalization	609,770	
Meal Allowance	31,978	
Workers Compensation	35,000	
		<u>\$5,239,045</u>

OPERATIONAL EXPENDITURES

Ambulance Medical Supplies	50,000	
Building Supplies & Maintenance	47,000	
Chemicals	2,000	
Emergency Contingency	20,000	
Dues/Subscriptions	6,500	
Fire Prevention/Public Relations	12,000	
GAS & OIL	45,000	
INSURANCE - CASUALTY	42,000	
Miscellaneous	7,200	
Office Expenses/Postage/Printing/Stationary	37,000	
Professional Services	112,400	
Public Utilities	55,000	
Rent	10	
State Certification Fees	6,000	
Training Programs	25,000	
Uniforms	25,000	
Maintenance of Equipment	135,000	
		<u>\$627,110</u>
OPERATING BUDGET		<u>\$5,986,155</u>

CAPITAL REPLACEMENT FUND 2

Escrow	160,000	
		\$160,000

COMPENSATION ABSENCE RESERVE FUND 3

Escrow	45,000	
		\$45,000

FACILITY FUND 4 (2019 Fire Station Renovation)

Escrow	3,500,000	
		\$3,500,000

TOTAL OPERATING BUDGET INCLUDING FUND 2 AND 3	\$6,191,155	
--	--------------------	--

Fund 4 (New/Renovation of Fire Station)	\$3,500,000	
--	--------------------	--

TOTAL BUDGET ASSESSED TO CITIES	\$9,691,155	
Operating budget and funds 2-4		-\$115.864

EMS REVENUE FORECAST RETURNED TO CITIES	\$310,000	
--	-----------	--

Cost of Fire Department to the Cities	\$5,881,155	
--	-------------	--

Amend 2019 Budget to reflect the overage	\$115,864	
--	-----------	--

Proposed Funds for overage will be funded by Ambulance revenue

Spring Valley Village City Council
Agenda Item Data Sheet

MEETING DATE: May 19, 2020

TOPIC:	Proposed FY 2021 Village Fire Department Budget In The Amount Of \$6,961,314.00 With The City Of Spring Valley Village's Annual Assessment Being \$1,131,213.52 (16.25%).
BACKGROUND:	On April 9, 2020, the Fire Commission approved the Village Fire Department Proposed FY 2021 Budget, and it is submitted for the City Council's consideration and approval. The total FY 2021 Budget is \$6,961,314.00, and the City of Spring Valley Village's proportionate share of the total budget is \$1,131,213.52 (16.25%). The VFD Total Proposed FY 2021 Budget is 13.26% lower than the FY 2020 Adopted Budget. The majority of the decrease is the result of no additional funding being included for Facility Fund 4 and the Compensation Absence Reserve Fund. The Operating Budget is 6.53% higher than the adopted FY 2019 Operating Budget in order to fund increases in Personnel Expenditures (7.18%) and, Operational Expenditures (2.15%). • In the Personnel Expenditures, the increase is related to a 1.5% cost of living increase, the standard Department merit increased, and a 2% base salary contribution to the employees' 457 Plan • In the Operational Expenditures, the increase is related to increases in Public Utilities and Maintenance expenditures. Even though there is an overall increase in the Operational Expenditures, Professional Services has been decreased by 13.75%. Please see the Budget Transmittal Memo from Chair Zebulun Nash dated April 16, 2020 that is provided with this agenda item for further explanation of the VFD Proposed FY 2021 Budget. Consequently, the City's annual assessment for FY 2021 would be 3% higher in the General Fund than the FY 2020 annual assessment. In anticipation that the Council will approve the VFD Proposed FY 2021 Budget, the City's proposed FY 2021 budget will include the increased assessment.
RECOMMENDATION:	None
ATTACHMENTS:	• Village Fire Department Budget Transmittal Letter Dated April 16, 2020 • Village Fire Department Proposed FY 2021 Budget

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
---	-----------------------	--------------

**Spring Valley Village City Council
Agenda Item Data Sheet**

FUNDING ISSUES:	☐ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☒ Not budgeted, if approved, the amount will be included in the 2021 Budget in Acct/Project#10-20-5628 ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ _____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____
FINANCE VERIFICATION OF FUNDING:	
	
SUBMITTING STAFF MEMBER:	CITY ADMINISTRATOR APPROVAL:
Michelle Yi, City Treasurer	

ACTIONS TAKEN		
APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER

DIVIDER PAGE

Village Fire Department



901 Corbindale Rd
Houston, Texas 77024
(713) 468-7941
(713) 468-5039 FAX

Protecting and Serving the Cities of:
BUNKER HILL VILLAGE
HEDWIG VILLAGE
HILSHIRE VILLAGE
HUNTERS CREEK VILLAGE
PINEY POINT VILLAGE
SPRING VALLEY VILLAGE

April 16, 2020

The Honorable Brian T. Muecke
Mayor, City of Hedwig Village

The Honorable Russell Herron
Mayor, City of Hilshire Village

The Honorable Jimmy Pappas
Mayor, City of Hunters Creek Village

The Honorable Mark Kobelan
Mayor, City of Piney Point Village

The Honorable Tom Ramsey
Mayor, City of Spring Valley Village

Dear Mayors:

In accordance with the terms of the Interlocal Agreement, the Village Fire Department's 2021 Proposed Budget is hereby submitted for consideration and approval by the Contracting Cities. Pursuant to Section 5.02 of the Interlocal Agreement, by a majority vote of Commissioners, the Board has approved and recommended this budget. Please place this item on your council's agenda for consideration, and within the time and manner specified in the Interlocal, then advise the department of your City Council's action.

The 2021 Proposed Budget consists of four funds. The General Budget is Fund-01, the Capital Replacement Fund, Fund-02, The Compensation Absence Reserve Fund, Fund-03, and the Facility Fund, Fund-04. The board is recommending that \$180,000 be placed into the Capital Replacement Fund. This budget also includes a 1.5% Cost of Living increase, the standard Department Merit Increase, and a 2% base salary contribution into the employees' 457 Plan.

The total General Fund Budget proposed has a decrease of 13.26% from the 2020 Budget. Among other information, this year's budget package includes:

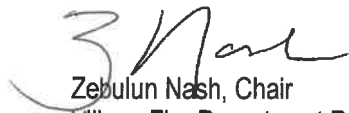
- 2021 Proposed Budget and Assessments per city
- General Fund Detail
- Capital Replacement Fund Detail for projected capital outlays
- VFD Organizational Structure
- VFD Commissioners and Alternates 2020/2021

Your Commissioners and VFD personnel are prepared to answer your questions regarding this proposed budget.

In addition, the Fire Commission has approved the receipt of the 2019 Audit. As seen in the audit, expenditures during 2019 exceeded appropriations. The overage was primarily in the salary line item. The Department budgeted at the precise level of 2019 salaries, not allowing for unforeseen expenditures. The excess of expenditures resulted in salaries of 4 dispatchers while training, two firefighters with long term job injuries, and the resulting duty coverage to maintain minimum staffing.

With unanimous approval, The Fire Commission requests the cities approve the 2019 budget amendment, utilizing 2019 ambulance revenue to cover the \$115,864 shortfall.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Z. Nash", is written over the printed name.

Zebulun Nash, Chair
Village Fire Department Board of Commissioners

Attachment

cc: Village Fire Department Commissioners and Alternates
Council Members
City Administrators/Secretaries

DIVIDER PAGE



Proposed 2021 Budget

Prepared for: City of Hedwig Village
City of Hilshire Village
City of Hunters Creek Village
City of Piney Point Village
City of Spring Valley Village

Under Contract With:
City of Bunker Hill Village

Prepared by: Fire Commission of the Village Fire Department

**Village Fire Department
2021 Proposed Budget Budget Summary**

CAPITAL EXPENDITURES:

CONTINGENCY - FACILITY	10,000	
MISC. TOOLS & EQUIP./HOSE:	36,000	
PROTECTIVE GEAR	26,000	
		<u>72,000</u>

PERSONNEL EXPENDITURES:

Salaries	4,181,596	
457 Plan Contribution	82,632	
Salaries - Overtime	110,000	
Professional Certification	46,000	
FICA	338,175	
Life/Disability Insurance	25,500	
Retirement	284,221	
Hospitalization	723,000	
Meal Allowance	35,000	
Workers Compensation	35,000	
Total Rewards Adjustment	150,000	
		<u>\$6,011,124</u>

OPERATIONAL EXPENDITURES

Ambulance Medical Supplies	62,000	
Building Supplies & Maintenance	45,000	
Chemicals	2,000	
Emergency Contingency	20,000	
Dues/Subscriptions	6,500	
Fire Prevention/Public Relations	15,000	
GAS & OIL	45,000	
INSURANCE - CASUALTY	42,000	
Miscellaneous	7,200	
Office Expenses/Postage/Printing/Stationary	37,000	
Professional Services	125,480	
Public Utilities	65,000	
Rent	10	
State Certification Fees	6,000	
Training Programs	33,000	
EMS Training	17,000	
Uniforms	25,000	
Maintenance of Equipment	145,000	
		<u>\$698,190</u>
OPERATING BUDGET		<u>\$6,781,314</u>

CAPITAL REPLACEMENT FUND 2

Escrow	180,000	\$180,000
--------	---------	-----------

COMPENSATION ABSENCE RESERVE FUND 3

Escrow- unfunded	0	\$0
------------------	---	-----

FACILITY FUND 4

Escrow	0	\$0
--------	---	-----

\$180,000

TOTAL BUDGET

\$6,961,314

EMS REVENUE FORECAST RETURNED TO CITIES

\$310,000

Cost of Fire Department to the Cities

\$6,651,314

**VILLAGE FIRE DEPARTMENT BUDGET
Proposed 2021 BUDGET WORKSHEET**

FUND 1

Line Item	2018 BUDGET	2018 Actual	2019 BUDGET	2019 Actual audited	2020 BUDGET	2021 BUDGET	DELTA	PERCENT INCREASE/DECREASE
1 CAPITAL EXPENDITURES:								
2 CONTINGENCY - FACILITY	35,000.00		35,000.00		35,000.00	10,000.00	(25,000.00)	50%
3 MISC. TOOLS & EQUIP./HOSE:	10,000.00		65,000.00		24,000.00	36,000.00	12,000.00	30%
4 PROTECTIVE GEAR	20,000.00		20,000.00		20,000.00	26,000.00	6,000.00	-9%
5 CAPITAL EXPENDITURE TOTAL	65,000.00	25,089.89	120,000.00	\$ 100,767.47	79,000.00	72,000.00	(7,000.00)	
6 PERSONNEL EXPENDITURES:								
7 SALARIES:								
8 Base Salary	3,282,583.00		3,757,244.00	\$ 3,854,095.59	3,936,496.00	4,131,596.00	195,100.00	4.96%
9 2% 457 Deferred Compensation	65,651.00		74,145.00	\$ 61,916.67	78,730.00	82,632.00	3,902.00	4.96%
10 Longevity	22,000.00				22,000.00	22,000.00	0.00	0.00%
11 Higher Class	28,000.00				28,000.00	28,000.00	0.00	#DIV/0!
12 TOTALS	3,398,234.00	3,413,634.86	3,831,389.00	\$ 3,916,012.26	4,065,226.00	4,264,228.00	199,002.00	4.90%
13 SALARIES - OVERTIME	105,000.00	103,796.38	105,000.00	\$ 120,563.99	105,000.00	110,000.00	5,000.00	4.76%
14 Bonus			6,000.00	\$ -	6,000.00	0.00	(6,000.00)	-100.00%
15 Professional Certification	44,400.00	38,834.79	44,400.00	\$ 48,030.84	44,400.00	46,000.00	1,600.00	3.60%
16 FICA TAX - 7.65%	271,394.00	259,760.50	304,530.00	\$ 300,350.07	322,419.00	338,175.00	15,756.00	4.89%
17 LIFE/LTD INSURANCE	23,000.00	20,442.93	23,000.00	\$ 21,876.80	23,000.00	25,500.00	0.00	0.00%
* Compensated Absence								
RETIREMENT:								
18 Contribution - 6.43%	227,758.00	232,935.38	247,978.00	\$ 244,915.00	271,000.00	284,221.00	13,221.00	4.88%
19 HOSPITALIZATION INSURANCE (15% Estimate) (Final % TBD in October)	611,095.00	593,059.27	609,770.00	\$ 603,813.35	701,235.00	723,000.00	21,765.00	3.10%
20 MEAL ALLOWANCE	31,978.00	32,290.00	31,978.00	\$ 31,420.00	35,000.00	35,000.00	0.00	0.00%
21 WORKMEN'S COMP. INSURANCE (5-Yr. Bid 2016 thru 2020)	35,000.00	35,248.82	35,000.00	\$ 35,228.40	35,000.00	35,000.00	0.00	0.00%

22	Total Rewards Adjustment		4,730,002.93	5,239,045.00	5,322,210.71	5,608,280.00	150,000.00		
23	PERSONNEL EXPENDITURES TOTAL	4,747,859.00	4,730,002.93	5,239,045.00	5,322,210.71	5,608,280.00	6,011,124.00	402,844.00	7.18%
Line Item		2018 BUDGET	2018 Actual	2019 BUDGET	2019 Actual unaudited	2020 BUDGET	2021 BUDGET	DELTA	PERCENT INCREASE/DECREASE
24	OPERATIONAL EXPENDITURES:								
25	AMBULANCE MEDICAL SUPPLIES	50,000.00	51,731.21	50,000.00	\$ 60,865.15	55,000.00	62,000.00	7,000.00	12.73%
26	BUILDING SUPPLIES & MAINTENANCE	47,000.00	48,533.24	47,000.00	\$ 52,260.05	47,000.00	45,000.00	(2,000.00)	-4.26%
27	CHEMICALS	2,000.00	-	2,000.00	\$ 200.60	2,000.00	2,000.00	0.00	0.00%
28	EMERGENCY CONTINGENCY	20,000.00	1,356.75	20,000.00	\$ 7,994.09	20,000.00	20,000.00	0.00	0.00%
29	DUES/SUBSCRIPTIONS/RADIOS/MANUALS	6,500.00	5,375.65	6,500.00	\$ 5,877.49	6,500.00	6,500.00	0.00	0.00%
30	FIRE PREVENTION/ Pub Relations	12,000.00	11,534.28	12,000.00	\$ 10,741.34	15,000.00	15,000.00	0.00	0.00%
30b	Fuel Software Expense	6,274.57	6,274.57		\$ 1,176.65				
31	GAS & OIL	45,000.00	38,062.64	45,000.00	\$ 24,132.78	45,000.00	45,000.00	0.00	0.00%
32	INSURANCE - CASUALTY	42,000.00	41,653.17	42,000.00	\$ 40,782.75	42,000.00	42,000.00	0.00	0.00%
33	TOTALS	224,500.00	204,521.51	224,500.00	\$ 204,030.90	232,500.00	237,500.00	5,000.00	2.15%
34	MISCELLANEOUS:								
35	Legal Notices/Advertising	1,000.00		1,000.00		1,000.00	1,000.00	0.00	0.00%
36	License/Permits	6,000.00		6,000.00		6,000.00	6,000.00	0.00	0.00%
37	Other Expenses	200.00		200.00		200.00	200.00	0.00	0.00%
38	MISCELLANEOUS TOTAL	7,200.00	19,119.18	7,200.00	\$ 14,629.46	7,200.00	7,200.00	0.00	0.00%
39	OFFICE EXPENSE:								
40	Office Supplies, Paper, Staples, Toner, Ink					7,000.00	7,000.00		0.00%
41	Batteries, SCBA, PASS,					5,300.00	5,300.00		0.00%
42	Shipping					1,200.00	1,200.00		0.00%
43	Printing (letterhead, envelope, forms)					200.00	200.00		0.00%
44	Office/PC Equipment Maintenance Contracts					10,200.00	10,200.00		0.00%
45	Hospitality Supplies					6,000.00	6,000.00		0.00%
46	Postage Meter Rental					1,500.00	1,500.00		0.00%
47	Chairs, Tables, Printers					4,000.00	4,000.00		0.00%
48	Bank Services Charges					400.00	400.00		0.00%
49	Misc Office Expenses					1,200.00	1,200.00		0.00%
50	OS, Furniture, Equip, Postage, Printing, Misc.	37,000.00	43,056.37	37,000.00	\$ 44,413.52	37,000.00	37,000.00	0.00	0.00%
51	PROFESSIONAL SERVICES:								
52	CPA	21,000.00		21,000.00		21,000.00	21,000.00	0.00	0.00%
53	Legal	12,000.00		12,000.00		32,000.00	32,000.00	0.00	0.00%
54	IT Services	26,400.00		26,400.00		26,400.00	26,400.00	0.00	0.00%

55	Health Insurance Consultation	8,080.00				8,080.00		8,080.00		0.00%
56	Medical	7,000.00				7,000.00		7,000.00		0.00%
57	Medical Director - Dr. Osborn	15,000.00				15,000.00		15,000.00		0.00%
58	Salary/Benefit Survey					0.00		0.00		0.00%
59	Professional Services Other	22,920.00				22,920.00		16,000.00	0.00	0.00%
60	PROFESSIONAL SERVICES TOTAL	112,400.00	150,920.78			112,400.00	\$ 39,160.35	145,480.00	(20,000.00)	-13.75%
61	PUBLIC UTILITIES	50,000.00	67,953.92			55,000.00	\$ 72,820.55	60,000.00	5,000.00	8.33%
62	RENT	10.00	10.00			10.00	\$ 10.00	10.00	0.00	0.00%
63	STATE CERTIFICATION FEES	6,000.00	6,383.38			6,000.00	\$ 4,690.07	6,000.00	0.00	0.00%
64	TRAINING	25,000.00	25,555.75			25,000.00	\$ 28,136.16	30,000.00	3,000.00	10.00%
65	EMS/ TRAINING							17,000.00	17,000.00	#DIV/0!
66	UNIFORMS	25,000.00	24,935.02			25,000.00	\$ 12,189.06	25,000.00	0.00	0.00%
67	MAINTENANCE EXPENDITURES:									
68	MAINTENANCE OF VEHICLES	100,000.00				100,000.00		100,000.00	0.00	0.00%
69	MAINTENANCE OF EQUIP. & SUPPLIES	25,000.00				25,000.00		35,000.00	10,000.00	40.00%
70	MAINTENANCE CONTRACTS	10,000.00				10,000.00		10,000.00	0.00	0.00%
71	MAINTENANCE EXPENDITURES TOTAL	135,000.00	152,227.19			135,000.00	\$ 192,081.37	145,000.00	10,000.00	7.41%
72	OPERATIONAL EXPENDITURE TOTAL	672,110.00	694,683.10			697,110.00	\$ 612,161.44	678,190.00	20,000.00	2.95%
73	OPERATING BUDGET	\$5,484,969.00	5,512,681.92			\$6,056,155.00	\$ 6,035,139.62	\$6,365,470.00	415,844.00	6.53%
74	CAPITAL REPLACEMENT FUND	130,000.00	345,975.99			160,000.00	404,960.14	180,000.00	0.00	0.00%
75	COMPENSATION ABSENCE RESERVE FUND	45,000.00	(1,918.50)			45,000.00		0.00	0.00	
76	FACILITY FUND	30,000.00	355,405.95			3,560,829.00	3,013,633.99	1,500,000.00	0.00	
77	FUNDS TOTAL	205,000.00				3,765,829.00	3,418,594.13	1,660,000.00	(1,480,000.00)	-89.16%
78	TOTAL BUDGET (assessed to Cities)	5,639,969.00				9,821,984.00	9,453,733.75	8,025,470.00	(1,064,156.00)	-13.26%
79	EMS Revenue Returned to Cities	310,000.00				310,000.00	372,977.68	310,000.00		
80	Actual Cost of Fire Department	5,329,969.00				9,381,155.19	9,080,756.07	7,715,470.00	6,651,314.00	
81	Fund 2 (Major Equipment)									
82	VEHICLE REPLACEMENT	130,000.00				160,000.00		160,000.00	180,000.00	
83	MAJOR EQUIPMENT	0.00				0.00		0.00	0.00	

84	Fund 2 BUDGET TOTAL	130,000.00	130,000.00	160,000.00	180,000.00
85	Fund 2 DETAIL	2018	2019	2020	2021
86	BEGINNING Fund Balance			438,641.19	641.19
87	Vehicle Expenditures	137,402.00	345,976.00	650,000.00	0.00
88	Major Equipment Expenditures	35,000.00	74,026.00	0.00	0.00
89	Sold Vehicles/Other Items	0.00	0.00	52,000.00	0.00
90	Interest Income	125,000.00	5,545.00	0.00	0.00
91	Additional Unbudgeted Contributions/Deposits	0.00	1,146.19	0.00	0.00
92	BUDGETED CONTRIBUTIONS/DEPOSITS	130,000.00	160,000.00	160,000.00	180,000.00
93	END OF YEAR FUND BALANCE	337,402.00	438,641.19	641.19	180,641.19
94	Fund 3 (Compensated Absence)				
95	Compensated Absence Fund Balance	0.00	0.00	0.00	0.00
96	Expenditures				
97	Interest Income				
98	Service Charge				
99	BUDGETED CONTRIBUTIONS/DEPOSITS	45,000.00	45,000.00	0.00	0.00
100	Fund 4 (Facility)				
101	Facility Fund Balance	88,549.00	334,586.00	3,569,935.00	5,069,935.00
102	Expenditures		329,108.00		5,000,000.00
103	Interest Income		3,628.00		
104	Deposits		3,560,829.00	1,500,000.00	
105	Service Charge				
106	BUDGETED CONTRIBUTIONS/DEPOSITS	30,000.00	3,569,935.00	5,069,935.00	69,935.00

Line 2 Decreased Contingency - Facility by 25K
Line 3 Increase the tools purchase new face mask for FF \$12k (purchase new gas detectors need to be replaced cost between \$4k -\$12k)
Line 4 Increases Bunker Gear expense due to expiring gear increases by 6K
Line 14 Removed 6 K for hiring incentive included in Line 23
Line 19 Monthly average for the start of 2020 multiply by 12 and increased the amount by 15%
Line 22 Potential total rewards adjustment resulting from study and subsequent commission decision
Line 23 Salary and Associated benefits increase by 4.88% last 12mths all items 1.5% CPI 2% unpredicted salary adjustments
Line 25 Increase by \$7000 for rise in EMS supply costs Ref cost sheet increased cost and packaging supply
Line 26 Decreased Building supply and Maint. due to construction
Line 58 Removed salary/benefit survey requested 2020
Line 64 Increased Training budget due to increased cost and training opportunities
Line 65 Added a EMS training budget line item per the request of Medical Director training recommendations
Line 69 Increased by 10K maint on FIT testing, AIR pak testing, two SCBA cylinders aging out
Line 74 Increase budget to continue with the increase cost of vehicles
Line 75 Compensated absence fund not funded
Line 106, Actual construction budget may change when construction contract is established late 2019 or early 2020 or 2021

**Capital Replacement Fund For
Projected Capital Projects
Updated 4/14/2020**

Equipment	Life	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Ladder	15									1,011,956.74		
Pumper	20											
Reserve Pumper	20											
Battalion Chief's Vehicle	9						45,000.00					
Fire Chief's Vehicle	10		33,000.00	30,000.00							35,000.00	42,239.00
Utility Vehicle	10											37,787
Medic 1	9					160,490.00	(New Unit)					
Medic 2	9				14,950.00							
Inspector's Vehicle	8	33,000.00								34,552.00		
Medic 3	9											
Major Equipment					10,417.69	18,540.00	277,910.00				20,000	
Total Cash Outlay		33,000.00	33,000.00	29,962.00	159,767.69	178,540.00	272,910.00	0.00	0.00	1,046,506.74	44,665.40	74,026.00
Beginning Cash		50,116.51	206,020.60	303,673.02	521,888.29	674,056.97	993,888.54	655,628.82	818,433.19	979,528.07	102,850.00	345,976.00
Planned Budgeted Yearly Contrib.		175,000.00	107,000.00	0.00	0.00	160,000.00	0.00	160,000.00	160,000.00	160,000.00	130,000.00	160,000.00
Funds From Sale of Vehicles		3,600.00	8,100.00	18,325.00	0.00	14,600.00	16,145.00	1,256.00	0.00	3,185.00	125,000.00	5,545.00
Disbursements		25,432.00	18,167.00	29,962.00	154,703.12	16,539.94	355,964.83	0.00	0.00	999,334.28	12,157.00	74,076.00
Add: Unbudgeted Contributions				278,938.00	145,501.12	160,000.00	0.00					
Interest on CD's (see note 1)		2,736.09	719.42	894.27	1,390.68	1,771.51	1,560.11	\$1,548.37	\$1,094.88	\$351.20	\$283.00	\$1,146.19
Ending Cash		\$206,020.60	\$303,673.02	\$521,888.29	\$674,056.97	\$993,888.54	\$655,628.82	\$818,433.19	\$979,528.07	\$1,028,506.74	\$345,976.00	\$438,641.19

Capital Replacement Fund For Projected Capital Projects Updated 4/14/2020														
Equipment	Life	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Ladder	15													\$1,100,000.00
Pumper	20								605,640.00					
Reserve Pumper	20	650,000.00												
Battalion Chief's Vehicle	9					53,000.00								
Fire Chief's Vehicle	10												\$30,000.00	
Utility Vehicle	10									30,000.00				
Medic 1	9													
Medic 2	9			175,000.00	188,000.00									
Inspector's Vehicle	8								36,500.00					\$214,000.00
Medic 3	9													
Major Equipment														
Total Cash Outlay		650,000.00	0.00	179,000.00	188,000.00	53,000.00	0.00	0.00	642,140.00	30,000.00	0.00	0.00	30,000.00	1,314,000.00
Beginning Cash		438,641.19	641.19	180,641.19	193,641.19	185,641.19	304,641.19	474,641.19	644,641.19	172,501.19	362,501.19	582,501.19	807,501.19	1,002,501.19
Planned Budgeted Yearly Contrib.		160,000.00	180,000.00	180,000.00	180,000.00	170,000.00	170,000.00	170,000.00	170,000.00	170,000.00	170,000.00	175,000.00	175,000.00	175,000.00
Funds From Sale of Vehicles		52,000.00	0.00	12,000.00	0.00	2,000.00	0.00	0.00	0.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00
Disbursements		650,000.00	0.00	179,000.00	188,000.00	53,000.00	0.00	0.00	642,140.00	30,000.00	0.00	0.00	30,000.00	1,314,000.00
Add: Unbudgeted Contributions (Interest on CD's (see note 1))														
Ending Cash		\$641.19	\$180,641.19	\$193,641.19	\$185,641.19	\$304,641.19	\$474,641.19	\$644,641.19	\$172,501.19	\$362,501.19	\$582,501.19	\$807,501.19	\$1,002,501.19	(\$66,498.81)



Village Fire Department Organizational Chart 2020



**VILLAGE FIRE DEPARTMENT
2020/2021 BOARD OF COMMISSIONERS
REVISED 4/13/2020**

COMMISSIONERS

Spring Valley	Council Member Mr. Allen Carpenter, Chair
Hunters Creek	Council Member Mr. Jay Carlton, Vice-Chair
Hilshire	Council Member Mr. Robert Byrne, Treasurer
Hedwig	Member Mr. William Johnson, Secretary
Piney Point	Member Mr. Zebulun Nash, Member

ALTERNATES

Spring Valley	Mayor Tom Ramsey	:
Hunters Creek	Council Member Mr. Rob Adams	
Hilshire	Member Ray Leiker	
Hedwig	Council Member, Harry Folloder	
Piney Point	Member Mr. Henry Kollenberg	
Attorney	Mr. J. Grady Randle	

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: May 19, 2020

TOPIC:	Briefing And Discussion Concerning Quarterly Investment Report For Period Ending March 31, 2020
---------------	--

BACKGROUND:	Per the City's Investment Policy, the Investment Officer shall prepare an investment report at least quarterly. Attached is a memorandum explaining changes in the City's investments as well as a detailed investment report for the quarter ending March 31, 2020.
--------------------	--

RECOMMENDATION:	N/A
------------------------	-----

ATTACHMENTS:	Quarterly Investment Report for FY 2019-2020 Period Ending March 31, 2020
---------------------	---

FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____
------------------------	---

FINANCE VERIFICATION OF FUNDING:

Michelle Yi

SUBMITTING STAFF MEMBER:	CITY ADMINISTRATOR APPROVAL:
Michelle Yi, City Treasurer	<i>Allen Robison</i>

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
---	-----------------------	--------------

DIVIDER PAGE



EST. 1955

SPRING VALLEY
VILLAGE**MEMORANDUM**

TO: Honorable Mayor and Council Members
FROM: Michelle Yi, City Treasurer
CC: Julie Robinson, City Administrator
DATE: May 12, 2020
SUBJECT: Quarterly Investment Report for the Period Ended March 31, 2020

In accordance with the Public Funds Investment Act, Chapter 2256.023 of the Government Code, the Investment Officer shall prepare and submit to City Council a quarterly report of investment transactions of all funds for the preceding period.

The City invests cash that is not immediately needed for operations in Certificates of Deposit, Texpool, and Securities issued by Agencies of the Federal Government as allowed by the Public Funds Investment Act and the City's Investment Policy.

Portfolio Recap:

- Year-to-Date, The SWEEP earned an average yield of 1.3090%.
- Year-to-Date, The TexPool earned an average yield of 1.5664%
- Throughout the quarter, the City's investments earned interest \$66,080.12.

During the first quarter of 2020, the Federal Reserve lowered its federal funds rate to 0.25% in its second emergency response to the coronavirus outbreak. Unemployment rate also increased from 3.5% to 4.4% in March and unemployment rate is projected to trend higher in the next quarter. Staff continues to monitor the accounts being held by the City.

Enclosed are details of the City investment transactions for Quarter Ended March 31, 2020. This information shows that on the beginning market value as of October 1, 2019 was \$19,105,942.62 and ending market value on March 31, 2020 was \$20,842,059.09. Also included are spreadsheets showing the book value additions of \$19,248,270.76 and book value withdrawals of \$17,512,154.29 for fiscal year-to-date activity.

As of March 31, 2020, the City's cash and investments were as follows:

<u>INVESTMENTS</u> <u>CATEGORY</u>	<u>BOOK</u> <u>VALUE</u>	<u>MARKET % OF</u> <u>PORTFOLIO</u>
Cash in Demand Accounts	\$ 3,332,837	15.99%
Certificates of Deposit (CDs)	\$ 214,928	1.03%
Investment Pool	\$ 17,053,457	81.82%
Money Market/Savings	\$ 240,837	1.16%
	<u>\$ 20,842,059</u>	<u>100.00%</u>

Compliance: The City requires its depository banks to provide collateral for all deposits in excess of Federal Deposit Insurance. As of March 31, 2020, the market value of collateral pledged to the City by Wells Fargo through the Bank of New York Mellon was \$166,241.93.

Market Value: The City currently holds no investments in which the book value differs from the market value. For all holdings, the book value is equal to the market value.

To the best of my knowledge, this report is in compliance with the investment strategy expressed in the City of Spring Valley Village Investment Policy and with the Texas Public Funds Investment Act, V.T.C.A., Government Code Ch. 2256, as amended

Investment Officer:

Michelle Yi, City Treasurer

**CITY OF SPRING VALLEY VILLAGE
INVESTMENT PORTFOLIO - SUMMARY
March 31, 2020**

<u>INVESTMENTS CATEGORY</u>	<u>ORIGINAL FACE VALUE</u>	<u>BOOK VALUE</u>	<u>MARKET VALUE</u>	<u>MARKET % OF PORTFOLIO</u>
Cash in Demand Accounts	\$ 3,332,837	\$ 3,332,837	\$ 3,332,837	15.99%
Certificates of Deposit (CDs)	\$ 214,928	\$ 214,928	\$ 214,928	1.03%
Investment Pool	\$ 17,053,457	\$ 17,053,457	\$ 17,053,457	81.82%
Money Market/Savings	<u>\$ 240,837</u>	<u>\$ 240,837</u>	<u>\$ 240,837</u>	<u>1.16%</u>
	<u>\$ 20,842,059</u>	<u>\$ 20,842,059</u>	<u>\$ 20,842,059</u>	<u>100.00%</u>

Weighted Average Maturity *	2 Days
Weighted Average Yield*	0.9362%
Comparative Yields:	
	3-month Tsy Bill 0.1100%
	6-month Tsy Bill 0.1500%
	2-year Tsy Note 0.2300%

* Does include cash accounts

CITY OF SPRING VALLEY VILLAGE
SUMMARY INVESTMENT REPORT
For the Quarter Ended March 31, 2020

Account Description	Date		Rate/	Purchase	Purchase	Market	Face	Beginning Values @ 10/1/19		Ending Values @ 03/31/2020		Accrued
	Purchase	Maturity	Coupon	Yield	Price	Price	Amount	Book Value	Market Value	Book Value	Market Value	Interest
Cash Accounts												
Wells Fargo - General/Utility	03/31/20	04/01/20	0.2770%	0.2770%	\$ -	\$ -	\$ 1,913,799.54	\$ 1,407,970.44	\$ 1,407,970.44	\$ 1,913,799.54	\$ 1,913,799.54	\$ -
Wells Fargo - Child Safety Fee	03/31/20	04/01/20	0.1500%	0.1500%	-	-	56,388.42	54,105.27	54,105.27	56,388.42	56,388.42	-
Wells Fargo - Savings	03/31/20	04/01/20	0.1500%	0.1500%	-	-	416,663.04	416,309.54	416,309.54	416,663.04	416,663.04	-
Wells Fargo - Court On-Line Pay	03/31/20	04/01/20	0.1500%	0.1500%	-	-	8,495.34	8,343.84	8,343.84	8,495.34	8,495.34	-
Wells Fargo - GO/CO Bonds	03/31/20	04/01/20	0.1500%	0.1500%			579,082.24	376,621.66	376,621.66	579,082.24	579,082.24	
Wells Fargo - Reserved for Bond	03/31/20	04/01/20	-	-	-	-	358,408.47	358,408.47	358,408.47	358,408.47	358,408.47	-
Sub-total							3,332,837.05	2,621,759.22	2,621,759.22	3,332,837.05	3,332,837.05	-
Certificates of Deposit												
Allegiance Bank #1002083862	12/18/19	12/17/20	1.2000%	1.2000%	-	-	214,928.45	212,019.46	212,019.46	214,928.45	214,928.45	741.94
Sub-total							214,928.45	212,019.46	212,019.46	214,928.45	214,928.45	741.94
Investment Pools												
TexPool - General Fund	03/31/20	04/01/20	1.0034%	1.0034%			8,347,331.24	6,297,315.75	6,297,315.75	8,347,331.24	8,347,331.24	-
TexPool - Utility Fund	03/31/20	04/01/20	1.0034%	1.0034%			1,388,070.62	1,377,225.78	1,377,225.78	1,388,070.62	1,388,070.62	-
TexPool - Capital Replacement Fund	03/31/20	04/01/20	1.0034%	1.0034%			1,031,799.74	1,023,738.53	1,023,738.53	1,031,799.74	1,031,799.74	
TexPool - Capital Improvement Fund	03/31/20	04/01/20	1.0034%	1.0034%			6,286,255.10	7,334,455.79	7,334,455.79	6,286,255.10	6,286,255.10	
Sub-total							17,053,456.70	16,032,735.85	16,032,735.85	17,053,456.70	17,053,456.70	-
Money Market/Savings Accounts												
Green Bank	03/31/20	04/01/20	0.5200%	0.5200%	-	-	240,836.89	239,428.09	239,428.09	240,836.89	240,836.89	-
Sub-total							240,836.89	239,428.09	239,428.09	240,836.89	240,836.89	-
Total							\$ 20,842,059.09	\$ 19,105,942.62	\$ 19,105,942.62	\$ 20,842,059.09	\$ 20,842,059.09	\$ 741.94

**CITY OF SPRING VALLEY VILLAGE
INVESTMENT ACTIVITY REPORT
For the Quarter Ended March 31, 2020**

Account Description	Date		Rate/ Coupon	Face Amount	Beginning Balance		Fiscal Year-To-Date Activity			Ending Balance	
	Purchase	Maturity			10/01/19 Book Value	10/01/19 Market Value	Deposits/ Purchases	Withdrawals/ Maturities/Calls	Incr/(Decr) Market Value	03/31/20 Book Value	03/31/20 Market Value
<u>Cash Accounts</u>											
Wells Fargo - General/Utility	03/31/20	04/01/20	1.3090%	\$ 1,913,799.54	\$ 1,407,970.44	\$ 1,407,970.44	\$ 16,620,041.74	\$ 16,114,212.64		\$ 1,913,799.54	\$ 1,913,799.54
Wells Fargo - Child Safety Fee	03/31/20	04/01/20	0.1600%	56,388.42	54,105.27	54,105.27	2,283.15	-	-	56,388.42	56,388.42
Wells Fargo - Savings	03/31/20	04/01/20	0.1600%	416,663.04	416,309.54	416,309.54	353.50	-	-	416,663.04	416,663.04
Wells Fargo - Court On-Line Pay	03/31/20	04/01/20	0.1600%	8,495.34	8,343.84	8,343.84	151.50	-	-	8,495.34	8,495.34
Wells Fargo - GO/CO Bonds	03/31/20	04/01/20	0.1600%	579,082.24	376,621.66	376,621.66	500,402.23	297,941.65	-	579,082.24	579,082.24
Wells Fargo - Bond Reserved	03/31/20	04/01/20	0.1600%	358,408.47	358,408.47	358,408.47	-	-	-	358,408.47	358,408.47
Sub-total				3,332,837.05	2,621,759.22	2,621,759.22	17,123,232.12	16,412,154.29	-	3,332,837.05	3,332,837.05
<u>Certificates of Deposit</u>											
Allegiance Bank #1002083862	12/18/19	12/17/20	1.2000%	214,928.45	212,019.46	212,019.46	2,908.99	-	-	214,928.45	214,928.45
Sub-total				214,928.45	212,019.46	212,019.46	2,908.99	-	-	214,928.45	214,928.45
<u>Investment Pools</u>											
TexPool - General Fund	03/31/20	04/01/20	1.5664%	8,347,331.24	6,297,315.75	6,297,315.75	2,050,015.49	-	-	8,347,331.24	8,347,331.24
TexPool - Utility Fund	03/31/20	04/01/20	1.5664%	1,388,070.62	1,377,225.78	1,377,225.78	10,844.84	-	-	1,388,070.62	1,388,070.62
TexPool - Capital Replacement Fund	03/31/20	04/01/20	1.5664%	1,031,799.74	1,023,738.53	1,023,738.53	8,061.21	-		1,031,799.74	1,031,799.74
TexPool - Capital Improvement Fund	03/31/20	04/01/20	1.5664%	6,286,255.10	7,334,455.79	7,334,455.79	51,799.31	1,100,000.00		6,286,255.10	6,286,255.10
Sub-total				17,053,456.70	16,032,735.85	16,032,735.85	2,120,720.85	1,100,000.00	-	17,053,456.70	17,053,456.70
<u>Money Market/Savings Accounts</u>											
Green Bank	03/31/20	04/01/20	1.1767%	240,836.89	239,428.09	239,428.09	1,408.80	-	-	240,836.89	240,836.89
Sub-total				240,836.89	239,428.09	239,428.09	1,408.80	-	-	240,836.89	240,836.89
Total				\$ 20,842,059.09	\$ 19,105,942.62	\$ 19,105,942.62	\$ 19,248,270.76	\$ 17,512,154.29	\$ -	\$ 20,842,059.09	\$ 20,842,059.09