



Regular City Council Meeting
November 17, 2020
6:00 p.m.

Marcus Vajdos, Mayor
Bo Bothe
Tom Donaho

Allen Carpenter, Mayor Pro Tem
David Dominy
Joy McCormack



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, November 17, 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, November 17, 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/85930431361>

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: 859 3043 1361 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**

None.

4. **PUBLIC COMMENTS**

At this time, any person with City-related business may speak to the Council. In compliance with the Texas Open Meetings Act, the City Council may not deliberate. **Comments from the public should be limited to a maximum of three (3) minutes per individual speaker.**

5. CONSENT AGENDA

All matters listed under consent agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

5.1 Minutes for Special Called City Council Meeting on October 27, 2020

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

OLD BUSINESS

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

1. Number of Calls for Service
2. Number of Traffic Violations
3. Number of K-9 Deployments

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

NEW BUSINESS

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

9. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Resolution No. 20-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF CONTRACT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND PROJECT SURVEILLANCE, INC. FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR STREET AND UTILITY REHABILITATION PROJECTS; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE SUCH AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

10. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Resolution No. 20-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A PROPOSAL FOR ENGINEERING SERVICES FOR THE CEDARSPUR DRIVE, BURKHART ROAD AND WINNINGHAM LANE EAST OF VOSS ROAD PAVING AND UTILITY IMPROVEMENTS PROJECT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND BINKLEY & BARFIELD, INC.; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO

EFFECTUATE SUCH AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

11. RECESS REGULAR CITY COUNCIL MEETING

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

12. RECONVENE MEETING OF CITY COUNCIL

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

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

15. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS CREATING AND APPROVING A PLANNED AREA DEVELOPMENT ("PAD") OF APPROXIMATELY 0.1441 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF BADE STREET AND INTERSTATE 10, BEING A PORTION OF LOT 1 OF THE WEST PARK SUBDIVISION IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A SINGLE-STORY BUILDING BETWEEN 970 SQUARE FEET AND 1,255 SQUARE FEET, SURFACE PARKING, AND ALLOWING COMMERCIAL USES TO BE KNOWN AS THE BADE STREET RESERVE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

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

1. Status of New Production Well
2. Status of Loeser, Traweek, Lone Star and W. Tex Paving and Utility Improvements Project
3. Green Valley Drive & Winningham Lane (West of Voss) Roadway, Drainage and Utility Improvements 2020

17. 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 November 17, 2020 agenda of items to be considered by City Council was posted on or before the 12th day of November, 2020, at 10:00 a.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 SPECIAL CALLED CITY COUNCIL MEETING
CITY OF SPRING VALLEY VILLAGE, TEXAS
TUESDAY, OCTOBER 27, 2020 AT 5:00 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 Special Called Meeting of the Spring Valley Village City Council was called to order by Mayor Vajdos at 5:05 p.m.

Members Present:

Mayor Marcus Vajdos

Mayor Pro-Tem Allen Carpenter

Council Member Bo Bothe

Council Member David Dominy (arrived by tele-conference at 5:07 p.m., left at 5:49 p.m.)

Council Member Tom Donaho (arrived by tele-conference at 5:07 p.m., left at 5:49 p.m.)

Council Member Joy McCormack

Members Absent:

None.

2. EXECUTIVE SESSION: The City Council Will Now Hold A Closed Executive Meeting Pursuant To The Provision Of Chapter 551, Government Code, Vernon's Texas Codes Annotated, In Accordance With The Authority Contained In:

2.1 Section 551.071. Consultation with Attorney regarding pending or contemplated litigation or a matter in which the duty of the City Attorney requires to be discussed in closed meeting.

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

Council adjourned into the Executive Session at 5:07 p.m.

3. RECONVENE

The City Council meeting reconvened at 5:49 p.m.

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

No action was taken.

5. ADJOURNMENT

Council Member Bothe made a motion to adjourn the meeting at 5:49 p.m., and Council Member Carpenter seconded the motion. Motion carried 3-0.

Signed: _____
Marcus Vajdos
Mayor

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

**MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF SPRING VALLEY VILLAGE, TEXAS
TUESDAY, OCTOBER 27, 2020 AT 6:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
1025 CAMPBELL ROAD, HOUSTON, TEXAS**

1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Council Members present, the Regular Meeting of the Spring Valley Village City Council was called to order by Mayor Vajdos at 6:00 p.m.

Members Present:

Mayor Marcus Vajdos

Mayor Pro-Tem Allen Carpenter

Council Member Bo Bothe

Council Member David Dominy (by video conference)

Council Member Tom Donaho (by video conference)

Council Member Joy McCormack

Members Absent:

None.

2. INTRODUCTIONS

Julie M. Robinson, City Administrator

Roxanne Benitez, City Secretary

Pat Riley, Public Works Director

Michelle Yi, City Treasurer

Zachary Meadows, Director of Community Development

Matthew Hitt, Assistant to the City Administrator

Mark Schulze, Police Captain

David Dixon, Police Commissioner

Loren Smith, City Attorney

3. PROCLAMATIONS / ANNOUNCEMENTS / SWEARING-IN

None.

4. PUBLIC COMMENTS

At this time, any person with City-related business may speak to the Council. In compliance with the Texas Open Meetings Act, the City Council may not deliberate. **Comments from the public should be limited to a maximum of three (3) minutes per individual speaker.**

None.

5. CONSENT AGENDA

All matters listed under consent agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

5.1 Minutes for City Council Meeting on September 22, 2020

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

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

OLD BUSINESS

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

Commissioner Dixon provided the report on behalf of Chief Evans.

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

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

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

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

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

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

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

NEW BUSINESS

9. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution No. 20-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A PROPOSAL FOR ENGINEERING SERVICES FOR THE REPLACEMENT OF GROUND STORAGE TANK #2 BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND IDS ENGINEERING GROUP; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE SUCH AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Mayor Vajdos read the Resolution by caption only. Council Member Carpenter made a motion to approve the Resolution No. 20-30, and Council Member Bothe seconded the motion. Motion passed 5-0.

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

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

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

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

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

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

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

13. **CONDUCT A PUBLIC HEARING CONCERNING:** Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS CREATING AND APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 0.1441 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF BADE STREET AND INTERSTATE 10, BEING A PORTION OF LOT 1 OF THE WEST PARK SUBDIVISION IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A SINGLE-STORY BUILDING BETWEEN 970 SQUARE FEET AND 1,255 SQUARE FEET, SURFACE PARKING, AND ALLOWING COMMERCIAL USES TO BE KNOWN AS THE BADE STREET RESERVE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Mayor Vajdos opened the Public Hearing at 6:20 p.m.

A. Presentation of Requested PAD by Applicant

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

B. Those In Favor

None.

C. Those Opposed

None.

D. Adjourn Public Hearing

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

14. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS CREATING AND APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 0.1441 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF BADE STREET AND INTERSTATE 10, BEING A PORTION OF LOT 1 OF THE WEST PARK SUBDIVISION IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A SINGLE-STORY BUILDING BETWEEN 970 SQUARE FEET AND 1,255 SQUARE FEET, SURFACE PARKING, AND ALLOWING COMMERCIAL USES TO BE KNOWN AS THE BADE STREET RESERVE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Mayor Vajdos read the Ordinance by caption only. The Council discussed traffic concerns,

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

No action was taken.

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

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

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

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

- B. Those In Favor

None.

- C. Those Opposed

None.

- D. Adjourn Public Hearing

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

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

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

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

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

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

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

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

1. Status of New Production Well

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

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

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

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

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

4. Request for Proposals - Construction Management and Inspection Services

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

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

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

6. Status of Employee Health Insurance for Plan Year 2021

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

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

7. New Developer Involvement with Campbell Road Development

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

20. **ADJOURNMENT**

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

Signed: _____
Marcus Vajdos
Mayor

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

Police Department Staff Report

SPRING VALLEY POLICE DEPARTMENT

Calls - By Type

10\01\2020
thru 10\31\2020

Type	Description	# Of Calls
21	911 HANG UP	2
6	ACCIDENT	26
22	ALARM	27
23	AMBULANCE CALL	14
24	ANIMAL CALL	5
144	ARREST	2
43	ASSIST OUTSIDE AGENCY	15
135	BUSINESS CHECK	321
48	CITY CREW REPAIRS	3
134	COURTESY TRANSPORT	1
38	DAMAGE TO CITY PROPERTY	2
53	DEBRIS IN ROADWAY	7
60	FIRE CALL	5
62	FOUND PROPERTY	1
68	HOUSE CHECK	12
70	INFORMATION	37
71	INVESTIGATION	8
76	LOUD NOISE	4
81	OPEN DOOR	41
86	PUBLIC RELATIONS	37
88	RECOVERY STOLEN VEHICLE	1
96	SOLICITOR	3
97	SPECIAL ASSIGNMENT	37
99	STALLED VEHICLE	50
103	SUSPICIOUS ACTIVITY	12
104	SUSPICIOUS PERSON	19
105	SUSPICIOUS VEHICLE	26
108	TRAFFIC CONTROL	1
11	TRAFFIC STOP	647
111	VEHICLE BLOCKING ROADWAY	3
112	VEHICLE CHECK	15
42	WARRANT SERVICE	2
116	WATER LEAK	1
117	WELFARE CONCERN	5
Total		1,392

Spring Valley Village, TX PD

Oct 1, 2020 - Oct 31, 2020

Citation Violation Audit By Offense

Total Charges: 961

Description	Counts
CHANGED LANE WHEN UNSAFE	3
CHILD (4-17) NOT SECURED BY SAFETY BELT	1
DEFECTIVE EQUIPMENT - WHITE LIGHT TO THE REAR	6
DEFECTIVE EQUIPMENT / NO LICENSE PLATE LIGHT	36
DEFECTIVE HEAD LAMPS	91
DEFECTIVE HEAD LIGHTS	12
DEFECTIVE STOP LAMP(S)	41
DEFECTIVE TAIL LAMP(S)	33
DISPLAY FICTITIOUS/WRONG/UNCLEAN LICENSE PLATES	5
DISPLAY SUSPENDED DRIVER LICENSE	1
DISPLAY UNCLEAN LICENSE PLATES	1
DISPLAY/ EXPIRED REGISTRATION	25
DRIVING WHILE LICENSE INVALID UNDER PROVISIONS OF DL LAWS	6
DRIVING WITHOUT ANY LICENSE	5
DROVE WITHOUT LIGHTS (WHEN REQUIRED)	39
EXPIRED DRIVERS LICENSE	7
FAIL TO CONTROL SPEED	1
FAIL TO DISPLAY DRIVERS LICENSE	9
FAIL TO MAINTAIN FINANCIAL RESPONSIBILITY	65
FAIL TO MAINTAIN FINANCIAL RESPONSIBILITY	35
FAIL TO REPORT CHANGE OF ADDRESS	2
FAILED TO DIM HEADLIGHTS - FOLLOWING	29
FAILED TO DIM HEADLIGHTS - MEETING	41
FAILED TO DRIVE IN A SINGLE LANE	1
FAILED TO SIGNAL INTENT TO TURN	1
FAILED TO SIGNAL TURN	3
FAILED TO SIGNAL TURN / LANE CHANGE	3
FAILED TO STOP AT DESIGNATED POINT (STOP SIGN)	35

CONFIDENTIAL

Report Created on: Nov 2, 2020 4:59 PM

Page: 1 of 53



Spring Valley Village, TX PD

Oct 1, 2020 - Oct 31, 2020

Citation Violation Audit By Offense

Total Charges: 961

Description	Counts
FAILED TO STOP AT PROPER PLACE (TRAFFIC LIGHT)	1
ILLEGAL BUYERS TAGS	1
ILLEGAL PARKING - PARKING IN PRIVILEGED	2
ILLEGAL WINDOW TINT	1
IMPEDING TRAFFIC	1
LICENSE PLATE - NO TRAILER PLATE	1
LICENSE PLATE OBSCURED	8
NO DRIVERS LICENSE	107
NO FRONT LICENSE PLATE	59
NO SEAT BELT - DRIVER	1
NO/EXPIRED MOTOR VEHICLE INSPECTION	1
OPERATE MOTOR VEHICLE WITHOUT LICENSE PLATES OR WITH ONE LICENSE PLATE	2
PARENT/GUARDIAN PERMITTED UNLICENSED MINOR TO DRIVE	2
PARKED FACING TRAFFIC	11
PARKING ON ROADWAY	3
PASSING AUTHORIZED EMERGENCY VEHICLE	14
PUBLIC INTOXICATION	1
RAN RED LIGHT	41
RAN STOP SIGN	11
SPEEDING - REDUCED SPEED	1
SPEEDING (NU)	5
SPEEDING >10% ABOVE POSTED LIMIT	136
UNRESTRAINED CHILD 5 YEARS OF AGE TO 17	1
UNRESTRAINED CHILD YOUNGER THAN 5 OR UNDER 36 INCHES	1
UNRESTRAINED CHILD YOUNGER THAN 8 OR UNDER 4FT 9IN	1
UNSAFE U-TURN	1
USE EQUIPMENT NOT APPROVED	4
VIOLATE DL RESTRICTION B	1

CONFIDENTIAL

Report Created on: Nov 2, 2020 4:59 PM

Page: 2 of 53



Spring Valley Village, TX PD

Oct 1, 2020 - Oct 31, 2020

Citation Violation Audit By Offense

Total Charges: **961**

Description	Counts
WRONG/ALTERED/OBSCURED LICENSE PLATE	5

CONFIDENTIAL

Report Created on: Nov 2, 2020 4:59 PM

Page: 3 of 53



MONTHLY K-9 REPORT

FOR THE MONTH OF: Oct-20

MOYER, NABORS

FRITZ, ODIN

TOTALS

K-9 CALLS FOR SERVICE

SPRING VALLEY VILLAGE

144

OUTSIDE AGENCY

2

K-9 APPREHENSIONS

0

NARCOTICS CASES

0

PUBLIC RELATIONS EVENT

3

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

MEETING DATE: November 17, 2020

TOPIC:	Award Of Request for Proposals #2020-10-501 For Construction Management & Inspection Services for Street and Utility Rehabilitation Projects To Project Surveillance, Inc.
BACKGROUND:	On October 7, 2020, Request for Proposal #2020-10-501 for Construction Management & Inspection Services for Street and Utility Rehabilitation Projects was issued by the City of Spring Valley Village. The RFP requested proposals to provide construction management and inspection services over a two-year period for approximately 25 hours per week dependent upon the construction schedule for the FY 2021 and 2022 Street and Utility Rehabilitation Projects on the City's 5-Year Capital Improvement Projects which are: - Green Valley and Winningham (West of Voss) - Loeser, Traweek, Lone Star, W. Tex and Lariat - Cedarspur, Burkhart and Winningham (East of Voss) The bid closed on October 30, 2020, and 11 proposals were received. The list of companies submitting proposals is included with this agenda item. After evaluating all proposals, Project Surveillance, Inc. submitted the proposal providing the best value to the City (a copy of which is included with this agenda item). The City had a good experience working with Project Surveillance, Inc. on the Hilddale, Bade & Cardwell Paving and Utility Improvements Project, and this company is used by several cities in the area to supplement City staff for construction inspection services on capital projects. Therefore, City Staff recommends award of the RFP to Project Surveillance, Inc.
RECOMMENDATION:	City Staff recommends awarding Request for Proposals #2020-10-501 For Construction Management and Inspection Services To Project Surveillance, Inc.
ATTACHMENTS:	- List of Companies Submitting Proposals in Response to RFP #2020-10-501 - Proposal Submitted by Project Surveillance, Inc.
FUNDING ISSUES:	☐ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☒ Not budgeted, if approved, the fees for these services will be funded out of the Capital Projects account for each project. ☐ \$_____ 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:	
	

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

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

DIVIDER PAGE



RFP OPENING
CONSTRUCTION MANAGEMENT & INSPECTION SERVICES
FRIDAY, OCTOBER 30, 2020
10:05 A.M.
PROPOSALS RECEIVED

COMPANY NAME

1. Atser LP
2. Preferred Industrial Contractors Incorporated
3. Loumos LLC
4. Sowells Consulting Engineers LLC
5. SAFEbuilt Texas LLC
6. TLC Engineering
7. Aurora Technical Services LLC
8. WSB & Associates Incorporated
9. Project Surveillance Incorporated
10. AGCM Incorporated
11. Garver

DIVIDER PAGE

APPLICATION

City of Spring Valley Village Request for Proposals #2020-10-501
Construction Management & Inspection Services

RESPONDENT NAME: Project Surveillance, Inc.
(Give exact legal name as it will appear on the contract, if awarded.)

PRINCIPAL ADDRESS: 9822 Whithorn Dr., Ste. A

CITY: Houston STATE: TX ZIP: 77095

TELEPHONE NO. 281-856-0700 FAX NO. 281-856-8777

EMAIL ADDRESS: office@projectsurveillance.com

SOCIAL SECURITY# or FEDERAL EMPLOYER IDENTIFICATION#: 76-0310474

BUSINESS STRUCTURE OF RESPONDENT: (Please check a box)

- ☐ Individual or Sole Proprietorship. If checked, list Assumed Name, if any: _____
☐ Partnership
☒ Corporation. If checked, check one: ☒ For Profit ☐ Nonprofit Also, check one: ☒ Texas
Corporation ☐ Foreign Corporation
☐ Other. If checked, list type of business structure: _____ (LP, LLC,
LLP, etc.)

PRINTED NAME OF PERSON TO SIGN CONTRACT: Judith B. Cunningham

CONTACT INFORMATION: List the one person who the City may contact concerning this proposal or
setting dates for meetings.

NAME: Brian Cunningham

ADDRESS: 9822 Whithorn Dr., Ste. A

CITY: Houston STATE: TX ZIP: 77095

TELEPHONE NO. 713-817-4299 FAX NO. 281-856-8777

EMAIL ADDRESS: brian@projectsurveillance.com

IS RESPONDENT AUTHORIZED AND/OR LICENSED TO DO BUSINESS IN TEXAS?

☒ YES ☐ NO IF "NO", PROVIDE EXPLANATION:

HAS THIS RESPONDENT OR ANY OF ITS PRINCIPALS BEEN SUSPENDED FROM CONTRACTING WITH ANY PUBLIC ENTITY?

☐ YES ☒ NO If "YES," please identify the public entity and the name and current phone number of a representative with that public entity familiar with the suspension, and state the reason for or circumstances surrounding the suspension, including, without limitation, the period of time for such suspension:

HAS THE RESPONDENT EVER BEEN DECLARED BANKRUPTCY OR FILED FOR PROTECTION FROM CREDITORS UNDER STATE OR FEDERAL PROCEEDINGS?

☐ YES ☒ NO IF "YES," STATE THE DATE, COURT, JURISDICTION, AND CAUSE NUMBER OF ANY SUCH PROCEEDING:

IS RESPONDENT THE RESPONDENT CURRENTLY INVOLVED IN ANY LITIGATION?

☐ YES ☒ NO IF "YES," PROVIDE EXPLANATION:

PROVIDE ANY OTHER NAMES UNDER RESPONDENT HAS OPERATED IN THE LAST 10 YEARS:

N/A

The undersigned certifies that (s)he is authorized to submit this Proposal on behalf of the entity named below:

Project Surveillance, Inc.
Responding Entity Name

By: 

Printed Name: Judith B. Cunningham

Title: President

Date: 10-27-2020

If this proposal is submitted by a Co-Respondent, an authorized signature from a representative of each Co-Respondent is required. Add additional signature pages as required.

By signing above, Respondent(s) agrees to the following:

1. If awarded a contract in response to this RFP, Respondent will be able and willing to execute a contract in the form demonstrated in the RFP with the understanding that the scope and compensation provisions will be negotiated and included in the final document;
2. If Respondent is a corporation, Respondent will provide a certified copy of the resolution evidencing authority to enter into the contract, if a person other than an officer of the corporation will be signing the contract;
3. If awarded a contract in response to this RFP, Respondent will be able and willing to comply with the insurance and indemnification requirements set for in the Agreement made a part of the RFP;
4. If awarded a contract in response to this RFP, Respondent will be able and willing to comply with all representations made by Respondent in Respondent's Proposal; and
5. All statements made in this Application are true and correct and Respondent understands that any false statements or failure to disclose required information may result in disqualification of this Proposal from consideration.

REQUEST FOR PROPOSALS #2020-10-501
CITY OF SPRING VALLEY VILLAGE CONSTRUCTION MANAGEMENT & INSPECTION SERVICES
PRICING SCHEDULE FORM

Average estimated number of hours per week is approximately 25 hours dependent on the construction schedule.

Title		Hourly Rate	
Construction Inspector		\$70.00	
Project Manager		\$185.00	

REFERENCES

A list of at least three (3) references including names, positions and telephone numbers for the individuals identified in the qualifications. Note: If the telephone numbers are incorrect the firm will receive zero points for that reference.

1. Name: Robin Green, P.E.
Title/Company: Director of Public Works/ City of Pasadena
Telephone: Cell (713)875-4886 Work (713)475-7835
Project Association: Lafferty Street Paving & Drainage
rgreen@pasadenatx.gov
2. Name: Kevin Padgett
Title/Company: Director of Public Works/ City of Seabrook
Telephone: Cell (281)932-2045 Work (281)291-5656
Project Association: Lake Mija Subdivision Sec. 2 - Paving, WS&D, and Demo
kpadgett@seabrooktx.gov
3. Name: Chris Heard
Title/Company: City Manager/ City of Dickinson
Telephone: Cell (816)651-8929 Work (281)337-6204
Project Association: Dickinson Paving Improvements
cheard@ci.dickinson.tx.us

SUPPLEMENTAL INFORMATION

Texas Government Code Section 2252.002 Non-resident bidders. A governmental entity may not award a governmental contract to a nonresident bidder unless the nonresident underbids/proposals the lowest bid submitted by a responsible resident bidder by an amount that is not less than the amount by which a resident bidder would be required to underbid the nonresident bidder to obtain a comparable contract in the state in which the nonresident's principal place of business is located.

In order to make this determination, please answer the following questions:

1. Address and phone number of your principal place of business:

9822 Whithorn Dr. Ste. A
Houston, TX 77045
281-856-0700

2. Name and address of principal place of business, and phone number of your company's majority owner:

same as above

3. Name and address of principal place of business, and phone number of your company's ultimate parent company:

same as above

MINORITY/WOMAN-OWNED BUSINESS PARTICIPATION

It is the policy of the City of Spring Valley Village to involve small businesses and qualified minority/women-owned businesses to the greatest extent possible in the procurement of goods, equipment, services and construction projects. To assist us in our record keeping, please list below the names of the minority or woman-owned firms you would be utilizing in this bid, and note the monetary involvement:

NAME OF FIRM	TELEPHONE #	\$ INVOLVEMENT

CONTRACT DEVELOPMENT INFORMATION

Please provide the following information for contract development.

Is your firm?

- | | | |
|------------------------|---|--|
| 1. Sole Proprietorship | ☐ YES | ☒ NO |
| 2. Partnership | ☐ YES | ☒ NO |
| 3. Corporation | ☒ YES | ☐ NO |

If company is a sole proprietorship, list the owner's full legal name:

N/A

If company is a partnership, list the partner's full legal name(s):

N/A

If company is a corporation, list the full legal name as listed on the corporate charter:

Project Surveillance, Inc.

Is this firm a minority, or woman-owned business enterprise?

☐ NO ☒ YES If yes, specify ☐ MBE ☒ WBE

Has this firm been certified as a minority/woman-owned business enterprise by any governmental agency? ☐ NO ☒ YES

If yes, specify governmental agency: City of Houston

Date of certification: 6/14/2018



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/27/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Higginbotham Insurance Agency, Inc. 11700 Katy Freeway Suite 1100 Houston TX 77079		CONTACT NAME: Ashley Enrique PHONE (A/C, No, Ext): E-MAIL ADDRESS: aenrique@higginbotham.net FAX (A/C, No): 817-347-6981	
INSURED Project Surveillance, Inc. 9822 Whithorn Drive Suite A Houston TX 77095		INSURER(S) AFFORDING COVERAGE INSURER A: The Travelers Indemnity Company INSURER B: RLI Insurance Company INSURER C: Travelers Property Casualty Co of Am INSURER D: INSURER E: INSURER F:	
PROJECT		NAIC # 25658 13056 25674	

COVERAGES**CERTIFICATE NUMBER:** 1593719907**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Contractual Liab GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC ☐ OTHER:			6805H24153A1947	12/11/2019	12/11/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			6805H24153A1947	12/11/2019	12/11/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB CLAIMS-MADE ☐ DED ☒ RETENTION \$ 10,000			CUP6C6294991947	12/11/2019	12/11/2020	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	UB8J5372731947G	12/11/2019	12/11/2020	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Professional Liability			RDP0041304	10/15/2020	10/15/2021	Each Occurrence Aggregate 1,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The General Liability (Including Completed Operations) and Automobile Liability policies include a blanket automatic additional insured endorsement that provides additional insured status and General Liability, Automobile Liability and Workers' Compensation policies includes a blanket waiver of subrogation endorsement to the certificate holder only when there is a written contract that requires such status.

The General Liability and Automobile Liability policies have a blanket Primary & Non Contributory endorsement that affords that coverage to certificate holders only where there is a written contract between the Named Insured and the certificate holder that requires such status.

Workers Compensation policy includes the following excluded officer: Judith Cunningham
See Attached...

CERTIFICATE HOLDER**CANCELLATION**

City of Spring Valley Village
1025 Campbell Rd
Houston TX 77055

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

**ADDITIONAL REMARKS SCHEDULE**Page 1 of 1

AGENCY Higginbotham Insurance Agency, Inc.		NAMED INSURED Project Surveillance, Inc. 9822 Whithorn Drive Suite A Houston TX 77095
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Umbrella is Follow Form except on the Professional Liability policy.



QUALIFICATIONS AND EXPERIENCE

Project Surveillance, Inc. is a Woman Owned Business specializing in Civil Construction Field Observation Services and Construction Management Services and has been in business for over 30 years. We are registered as a Small Business Enterprise with the Port of Houston, and METRO, as well as being certified as a HUB. Project Surveillance is also certified as a W/DBE with the City of Houston.

Project Surveillance, Inc. is located in Houston, Texas and performs services in the City of Houston, Brazoria County, Harris County, Ft. Bend County, Galveston County, Matagorda County, Montgomery County and surrounding areas. Our staff consists of 25 site representatives with a wide range of experience in all aspects of civil construction. The experience of our team ranges from 15 to 40 years for various entities including TX DOT, Harris County Engineering Dept., METRO, Harris County Toll Road Authority, the City of Houston Public Works and Engineering Department, private engineering firms, and developers.

The Scope of Field Observation and Documentation Services that we provide include: Conducting Constructability Reviews to plans by verifying Field Conditions ahead of Proposed Work, observing the daily activities of the contractor's work for conformance with the drawings and specifications, keeping accurate daily construction reports, diaries, photos and videos, observing and verifying quantities for progress payments, organizing and prioritizing time to ensure that critical items of work are observed. We also will anticipate and recognize conditions that may impact the contractor's production, attend meetings as requested pertaining to construction development issues, coordinate with construction managers, operators and contractors on construction issues, tasks, and reporting, utilize collaborative project software to help organize and maintain project files, and maintain constant communication with clients on all aspects of the Project.

Our mission is to represent our clients' interests out in the field and to communicate with our clients. Our goal is to be fair, thorough and dependable and to utilize our vast knowledge of civil construction field observation, so that our projects are built with quality according to the plans and specifications. We strive to close the gap between design in the office and construction in the field.

Project Surveillance, Inc. has a wide range of expertise that varies from road and bridge construction and paving, Waste Water Treatment Plants including expansions and rehab, Sanitary Sewer Trunk Lines and Force Mains, Water Plants/Water Transmission Lines, Drainage Improvements and Subdivision/Land Development. Our project experience with the City of Houston includes several large diameter water lines, the Hayes Road Reconstruction, and West Little York from North Shepherd to Wheatley. These major road reconstruction projects involved road rehabilitation including water and drainage, driveways and traffic control. We have been in service on the Cambridge St. Bridge over Braes Bayou connecting S. MacGregor Way to Holcombe Blvd. which was a major bridge/road project for the City. Our experience also includes a number of Galveston County Road Projects and other projects including Louisiana Street, Palmer Highway, Stewart Rd, Reconstruction Phase I & II, Owens Drive, Calder Rd .Paving and Drainage Improvements, and the Galveston County Seawall Sidewalk Rehab. Project Surveillance has been very involved with Downtown Redevelopment District projects to rehabilitate Allen Parkway, Dallas Street, and Bagby Street.

Charles Troy Anthony, P.E.

Education

Bachelor of Science, Civil Engineering—University of Houston, 1998

Registration

Professional Engineer No. 91676, Texas

Certified Construction Manager with Construction Management Association of America

Employment

October 2020 to present at
Project Surveillance, Inc.

August 1999 to October 2020 at
Lockwood, Andrews, & Newnam, Inc.

Background

I have more than 22 years of experience in the engineering field. Since entering my engineering career 1999, I have continued my professional development through exposure from a multitude of projects associated with the improvements to the West Harris County Regional Water Authority's and City of Houston's infrastructure. The first half of my focus has been on the City of Houston's Surface Water Transmission Program that included more than \$150 million invested by the City to manage the planning, engineering and construction of more than 200,000 LF of primarily 84- to 48-inch diameter water mains. Additionally, I played a significant role in the design of various pump station expansions necessary throughout the proposed water transmission system. In all stages of the design program, I have gained valuable engineering experience necessary to assemble a complete design/construction package. Included in my experience are specific considerations to pipe design, geotechnical review, environmental impacts, paving design, drainage improvements, traffic control, and basic utility coordination and upgrades to current standards. Providing construction phase services on the numerous design contracts naturally led to a position as construction manager. The second half of my career has led me to be construction manager principle in charge for the West Harris County Regional Water Authority as described below. Currently I have approximately 17 years of experience in direct construction management and currently serve as the Construction Program Manager.

Project Experience

Surface Water System Planning Phase 2025—West Harris County Regional Water Authority (WHCRWA), Houston, Texas: Currently I serve as the Construction Program Manager for a projected 1 billion dollar construction effort over the next five years including 2 High Service Pump Station at approximately 60 million each and approximately 80 miles of water transmission main ranging in size from 12-inch to 96-inch. This continuation of the effort described below in Phase 2010 constitutes an increased surface water conversion of 40% for a total conversion of 70% surface water to serve the boundaries of WHCRWA and potentially reduce subsidence in the same proximity.

Surface Water System Planning Phase 2010—West Harris County Regional Water Authority (WHCRWA), Houston, Texas: As a part of the ongoing governmental mandates to meet ground to surface water conversion requirements, the West Harris County Regional Water Authority was formed to unify this conversion effort in West Harris County. WHCRWA receives surface water from the City of Houston and delivers it to individual municipality districts in the WHCRWA conversion area. Since the first construction project in May 2004, I have been utilized as the construction manager by WHCRWA.

For this water conversion phase there were approximately 51 miles of water line projects completed totaling approximately 100 million, 1 pump station approximately 20 million and currently there are 5 line projects ongoing, totaling approximately 14 million. I served efficiently as the liaison between WHCRWA, contractors, public, and municipality districts.

Surface Water Transmission Program—City of Houston, Texas: My responsibilities included coordinating the project and serving as liaison between the owner and subconsultants. I was responsible for technical quality of the design, identifying design conflicts, communicating with local civic associations, and incorporating appropriate design measures to minimize construction impacts. I developed technical specifications, provided design alternatives, and maintained project cost control and project schedule. My design experience included calculating thrust restraint requirements to prevent movement of the pressurized water main and verified surge analysis results were incorporated into the contract documents and performing design review of utilities (water, sanitary and storm), paving plans, traffic control and prepared contract documents, quantity takeoffs, and cost estimates. I was responsible for verifying compliance with City and County codes and Texas Natural Resource Conservation Commission (TNRCC) regulations.

Accelerated Surface Water Transmission Program—City of Houston, Texas: This program was an extensively expanded version of the previous program and included 150 million for the water transmission to west Houston. Job responsibilities were similar to the prior program. I developed project-specific technical specifications, reviewed, and coordinated the work of design consultants for projects. I also designed numerous utility line, paving, and drainage improvement projects as a part of the City of Houston's Surface Water Transmission Program.

Cotswold 2000 Downtown Revitalization Project—Houston Downtown Management District, Houston, Texas: As construction manager, I have performed construction management services for the Houston Downtown Management District. I maintained a staff of two construction managers, and one assistant construction manager to handle the project deliverables. Duties included managing inspectors, solving field problems, coordination with lab testing, addressing public concerns, running progress meetings to keep the client informed, and cooperating with others. Others included construction projects, government entities, and private utility companies. I performed construction management Services, constructability reviews, and construction inspection on LaBranch and Commerce Streets, which totaled approximately 10 million dollars of the total of 35 million Cotswold Project.

Construction Phase Services (CPS) Engineering Support, Surface Water Construction Management—City of Houston, Texas: I reviewed and prepared responses for shop drawings and contractor's request for information (RFI). I compared manufacturer's shop drawings/cut sheets with contract drawings/specifications, cited deficiencies/omissions, and recommended approval or rejection of the proposed product. Many of the RFIs required design changes due to differing subsurface or other unforeseen conditions. I provided support for Contract 23, 9,300 LF of 48-inch PCCP Water Main, Construction Cost, \$6.7 million; Contract 2B-1, 4,100 LF of 84-inch Steel Water Main, Construction Cost, \$7.7 million; Contract 2B-2, 4,700 LF of 84-inch Steel Water Main, Construction Cost, \$6.4 million; Contract 2C, 9,400 LF of 84-inch Steel Water Main, Construction Cost, \$7.8 million; Southwest Water Plant Expansion: 180 mgd surface water pump station with chlorine and ammonia injection, storage and distribution facilities, Construction Cost \$14.2 million

Kirkwood Road CPS—City of Houston, Texas: I provided construction management to the City of Houston for this project on Kirkwood Road. As the Resident Engineer, I tracked contractor's construction schedule, conducted progress meetings for the project, and notified residents and businesses along this major thoroughfare of the impacts to be caused by scheduled construction activities. I negotiated change orders and took a proactive role in claims resolution. I also coordinated with private utility companies for relocation of their facilities in a timely manner so as not to delay construction activities for this project.

SUMMARY

Over 38 years of experience in construction inspection, project management, and supervision

WORK EXPERIENCE

2015-present Project Surveillance, Inc.

Sr. Field Project Representative

Ensure conformity to contract documents on construction projects; Maintain project document files; Regulate testing lab activities; Answer citizen complaints and inquiries; Provide written daily reports and photos; Coordinate contractor activities with various city departments.

Project experience:

- City of Houston WWTP Improvements for Metro Central, Upper Braes, White Oak, Kingwood West, and Southwest on IDS team
- Downtown Redevelopment District, Allen Pkwy Improvements
- HCMUD 148 Extension of 8" Water Line along N Lake Hou Pkwy, Landev Engineers
- Sr. Project Rep on various projects for North Harris County Regional Water Authority Including Precinct 4 Complete Reconstruction of Grant Rd.
- Parkway Utility District Improvement to Water Plant for Sherrington-Humble, LLC

2013-2015 HR Green, Inc.

Construction Field Technician II

Coordinate and Inspect Multiple Segments of the Surface Water Transmission Line from Lake Conroe to various water plants throughout The Woodlands for the San Jacinto River Authority.

2012 – 2013 AEI Engineers

Sr. Field Project Representative

Enforce contract documents; Maintain project files; Conduct project site meetings and governmental inspections; Liaison between Engineers, Contractors, Developers, Builders, Governmental Agencies and Citizens; Review of Pay Estimates; Along with the supervision of subordinate inspectors.

2004 – 2012 Brown & Gay Engineers

Inspector III

Enforce contract documents; Maintain project files; Conduct project site meetings and governmental inspections; Liaison between Engineers, Contractors, Developers, Builders, Governmental Agencies and Citizens; Review of Pay Estimates

2000 – 2004 City of Houston

Assistant Chief Inspector

Ensure compliance to contract document; Interpret contract documents when vague or ambiguous;

Supervise inspection personnel; Troubleshoot project complaints and problems; Liaison to other city departments, consultants and the public.

1997 – 2000 City of Houston

Project Manager

Interact with owning departments concerning project scope and budget; Exchange technical information and ideas with consultants to prepare contracts; Assemble the construction contracts; Advertise, bid and process awarded contracts to low bidders; Supervise and coordinate design and CM personnel; Oversee and train inspection personnel; Maintain project record documents; Process payment applications for design consultants, CMs, contractors and testing labs; and Process construction contract changes orders.

1980 – 1997 **City of Houston**
Inspector (I & II)
 Ensure conformity to contract documents on construction projects; Maintain project document files;
 Regulate testing lab activities; Answer citizen complaints and inquiries; Provide written daily reports; Coordinate contractor activities with various city departments.

1979 – 1980 **HB&T Railroad** *Clerk*
1977 – 1979 **Sherwin Williams Paint Co.** *Assistant Manager*
1975 – 1977 **Pittsburg Paint Co.** *Lab Technician*
Summer 1975 **City of Houston** *Draftsman*

EDUCATION University of Houston (no degree) - Civil Engineering (one semester)
 Aldine Senior High - Graduated Cum Laude (1975)

TRAINING City of Houston – Construction Inspector Certification
 2000 International Residential Code Certificate
 Texas A&M Civil Construction Inspection Certification
 Holland & Davis Project Management Certificate
 PMCC Project Management Certificate
 Confined Space Entry Training
 Redi-Check (Plan Checking) Seminar
 Texas Construction Defect Claims Seminar
 Accident Investigation Training
 Trench Excavation Safety Training
 Traffic Management Flagging Safety Training
 ASTM Pipe Designation Seminar
 Architectural Barriers Seminar – Austin

LUCIO VASQUEZ

STAFFORD, TX 77477

LUCIO@PROJECTSURVEILLANCE.COM

SUMMARY

SKILLED, EXPERIENCED, KNOWLEDGEABLE ROAD AND BRIDGE CONSTRUCTION INSPECTOR WITH 25 YEARS OF EXPERIENCE WITH A HISTORY OF FIELD POSITIONS IN CIVIL ENGINEERING/CONSTRUCTION MANAGEMENT.

EDUCATION

UNIVERSITY OF HOUSTON/ HOUSTON COMMUNITY COLLEGE/ SAN JACINTO COLLEGE:

AUG 1996 THRU DEC 1999

CONSTRUCTION MANAGEMENT/CIVIL ENGINEER

JAN 2007 THRU DEC 2007

REAL ESTATE/ BUSINESS ADMINISTRATION

EXPERIENCE

PROJECT SURVEILLANCE, INC.

JULY 2020 – CURRENT

CIVIL CONSTRUCTION INSPECTOR

PROJECT EXPERIENCE:

FORT BEND COUNTY LEVEE IMPROVEMENTS DISTRICT 2 (AECOM) DITCH ARMORING PROJECT

SELF-EMPLOYED

OCT 2017 - JUN 2020

REAL ESTATE INVESTOR

HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPT.

AUG 2003 - OCT 2017

*UTILITY COORDINATOR, SENIOR ENGINEER TECHNICIAN/ ENGINEER ASSISTANT,
ADMINISTRATOR/MANAGER/TRAINER OF MANAGEMENT SOFTWARE & ROAD & BRIDGE
SENIOR INSPECTOR*

SOUTH COAST CONSTRUCTION/ R. HASSELL

JAN 1999 – AUG 2003

CONSTRUCTION SUPERINTENDENT/ SUPERVISOR/ FOREMAN

SKILLS

- EXCELLENT ORAL AND WRITTEN COMMUNICATION SKILLS
- EXPERIENCED WITH OFFICE EQUIPMENT AND TECHNICAL DEVICES
- FLUENT IN ENGLISH AND SPANISH

PROJECT EXPERIENCE

Company Name- City of Dickinson
Telephone Number- (281)337-6204
Project Name- Paving Improvements PO# 19053
Project Owner/Title/Contact Number- City of Dickinson/ City Administrator/ (281)337-6204
Project Cost/ Contract Value- \$3,228,640.00
Project Size- 450 to 2950 linear feet
Description of the project, Scope of Services, Describing your experience, and work performed by your firm- Construction inspection performed for Paving and Drainage improvements projects on various City of Dickinson Streets. Contractors installed two 24" Storm Sewer Lines, reconstructed existing streets, removed and replaced culverts, and replaced drainage inlets.
Names of Consultant Firms, if any, and their areas of expertise- N/A
Description of how this project is similar and why the services provided are relevant to this project- This project consisted of reconstructing existing paving, as well as drainage. These are the same services to be performed on this project.
Period of time for which work was performed- July 2019 - Ongoing

Company Name- City of Seabrook
Telephone Number- (281)291-5656
Project Name- Lake Mija Paving, WS&D, and Demo
Project Owner Title/Contact Number- City of Seabrook / Director of Public Works/ (281)291-5656
Project Cost/ Contract Value- \$819,002.00
Project Size - 1,800 Linear Feet
Description of the project, Scope of Services, Describing your experience, and work performed by your firm- Construction inspection performed for New Construction project including 8" WL, 8" SS, manholes, fire hydrants, 6" paving, installation of lift station and outfall drainage
Names of Consultant Firms, if any, and their areas of expertise- N/A
Description of how this project is similar and why the services provided are relevant to this project- This project consisted of the installation of paving, as well as the installation of water/wastewater/drainage. These are the same services to be performed on this project.
Period of time for which work was performed- Sept. 2019 - Sept. 2020

Company Name- City of Pasadena
Telephone Number- (713)475-7835
Project Name- Pasadena Drainage Improvements: Lafferty Street Paving & Drainage
Project Location- Pasadena, TX
Project Owner/Title/Contact Number- City of Pasadena/ Director of Public Works/ (713)475-7835
Project Cost/ Contract Value- \$2,879,987.10
Project Size- 3,462.88 linear ft.
Description of the project, Scope of Services, Describing your experience, and work performed by your firm- Construction inspection performed for the installation of Drainage and upsizing of pipes, underground utility work, waterline, storm sewer, and pavement reconstruction.
Names of Consultant Firms, if any, and their areas of expertise- N/A
Description of how this project is similar and why the services provided are relevant to this project- This project consisted of the installation of drainage and replacement of paving. These are the same services to be performed on this project.
Period of time for which work was performed- July 2017-Ongoing

PROJECT EXPERIENCE

Company Name- City of Pasadena Contact Person- Robin Greene, P.E.
Telephone Number- (713)475-7835 Email Address-rgreen@pasadenatx.gov
Project Name- Pasadena Drainage Improvements: Shaw Avenue Reconstruction
Project Location- Pasadena, TX
Project Owner/Title/Contact Number-City of Pasadena/ Director of Public Works/ (713)475-7835
Project Cost/ Contract Value-\$2,821,424.60 Project Size-2,715 linear ft.
Description of the project, Scope of Services, Describing your experience, and work performed by your firm- Construction inspection performed for the installation of Drainage and Upsizing of Pipes, underground utility work, waterline, storm sewer, and pavement reconstruction.
Names of Consultant Firms, if any, and their areas of expertise- N/A
Description of how this project is similar and why the services provided are relevant to this project- This project consisted of the installation of drainage and replacement of paving. These are the same services to be performed on this project.
Period of time for which work was performed- October 2020-Ongoing



Sylvester Turner,
Mayor

CITY OF HOUSTON

Office of Business Opportunity



Project Surveillance, Inc.

is duly certified as a

Women Business Enterprise (WBE)

Certified Categories:

NAICS 236220: CONSTRUCTION MANAGEMENT, COMMERCIAL AND INSTITUTIONAL BUILDING

Certification Number: 18-6-8211

Carlecia D. Wright

Director of Office of Business Opportunity

Note: This certificate is the property of the City of Houston Office of Business Opportunity, and may be revoked should the above named firm graduate from the MWDBE program.

PROJECT SURVEILLANCE, INC.

is registered as a

Small Business Enterprise

Effective Date: 06/25/2018

Expiration Date: 06/30/2021



PORT HOUSTON™

Senior Director
Small Business & Maritime Education



GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

The Texas Comptroller of Public Accounts (CPA) administers the Statewide Historically Underutilized Business (HUB) Program for the State of Texas, which includes certifying minority-, woman- and service disabled veteran-owned businesses as HUBs and facilitates the use of HUBs in state procurement and provides them with information on the state's procurement process. The CPA has established Memorandums of Agreement with other organizations that certify minority-, woman- and service disabled veteran-owned businesses that meet certification standards as defined by the CPA. The agreements allow for Texas-based minority-, woman- and service disabled veteran-owned businesses that are certified with one of our certification partners to become HUB certified through one convenient application process.

In accordance with the Memorandum of Agreement the CPA has established with the City of Houston (COH), we are pleased to inform you that your company is now certified as a HUB. Your company's profile is listed in the State of Texas HUB Directory and may be viewed online at <https://mycpa.cpa.state.tx.us/tpasscmlsearch/index.jsp>. Provided that your company continues to remain certified with the COH, and they determine that your company continues to meet HUB eligibility requirements, the attached HUB certificate is valid for the time period specified.

You must notify the COH in writing of any changes affecting your company's compliance with the HUB eligibility requirements, including changes in ownership, day-to-day management, control and/or principal place of business. Note: Any changes made to your company's information may require the COH and/or the HUB Program to re-evaluate your company's eligibility. Failure to remain certified with the COH, and/or failure to notify them of any changes affecting your company's compliance with HUB eligibility requirements, may result in the revocation of your company's certification.

Please visit our website at <http://comptroller.texas.gov/procurement/prog/hub/> and reference our publications (i.e. Grow Your Business pamphlet, HUB Brochure and Vendor Guide) that will provide you with addition information on state procurement resources that can increase your company's chances of doing business with the state.

Thank you for your participation in the HUB Program! If you have any questions, you may contact a HUB Program representative at 512-463-5872 or toll-free In Texas at 1-888-863-5881.

Texas Historically Underutilized Business (HUB) Certificate



Certificate/VID Number: **1760310474000**
File/Vendor Number: **26216**
Approval Date: **14-JUN-2018**
Scheduled Expiration Date: **30-JUN-2021**

In accordance with the Memorandum of Agreement between the
City of Houston (COH)
and the Texas Comptroller of Public Accounts (CPA), the CPA hereby certifies that

PROJECT SURVEILLANCE, INC.

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate, printed 28-JUN-2018, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, addresses, phone and fax numbers or authorized signatures) provided in the submission of the business' application for registration/certification into the COH's program, you must immediately (within 30 days of such changes) notify the COH's program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility. If your firm ceases to remain certified in the COH's program, you must apply and become certified through the State of Texas HUB program to maintain your HUB certification.

*Laura Cagle-Hinojosa, Statewide HUB Program Manager
Statewide Support Services Division*

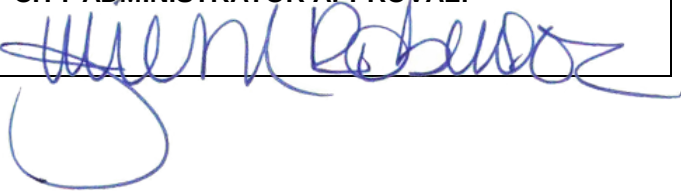
Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (<https://mycpa.cpa.state.tx.us/tpasscmlsearch/index.jsp>) or by contacting the HUB Program at 512-463-5872 or toll-free in Texas at 1-888-863-5881.

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

MEETING DATE: November 17, 2020

TOPIC:	Resolution Number 20-XX A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF CONTRACT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND PROJECT SURVEILLANCE, INC. FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR STREET AND UTILITY REHABILITATION PROJECTS; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE SUCH AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.
BACKGROUND:	In the previous agenda item, the Council awarded Request for Proposals #2020-10-501 for Construction Management & Inspection Services to Project Surveillance, Inc. This Resolution approves a contract with Project Surveillance, Inc. for part-time construction management and inspection services for the City for the next two years for the following capital projects: - Green Valley & Winningham (West of Voss) Paving and Utility Improvements Project (construction beginning) - Loeser, Traweek, Lone Star, W. Tex and Lariat Paving and Utility Improvements Project (currently out for bid) - Cedarspur, Burkhardt and Winningham (East of Voss) (proposal for engineering design on this Council agenda) Additionally, the Contract includes an option to renew for an additional two years.
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 fees for these services will be funded out of the Capital Projects account for each project. ☐ \$_____ 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:	

Spring Valley Village City Council
Agenda Item Data Sheet

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

RESOLUTION NUMBER 20-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF CONTRACT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND PROJECT SURVEILLANCE, INC. FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR STREET AND UTILITY REHABILITATION PROJECTS; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE SUCH AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has been presented a proposed Contract by and between the City of Spring Valley Village, Texas and Project Surveillance, Inc. for construction management and inspection services for street and utility rehabilitation projects (hereinafter called "Contract"), a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, upon full review and consideration of the Contract and all matters attendant and related thereto, the City Council is of the opinion that the terms and conditions thereof should be approved, and that the Mayor should be authorized to execute the Contract and any and all documents necessary to effectuate such Contract on behalf of the City of Spring Valley Village;

NOW, THEREFORE,

BE IT RESOLVED 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 Resolution are hereby found to be true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. The terms and conditions of the Contract, having been reviewed by the City Council of the City of Spring Valley Village and found to be acceptable and in the best interests of the City of Spring Valley Village and its citizens, are hereby in all things approved.

Section 3. The Mayor is hereby authorized to execute the Contract and empowered, for and on behalf of the City, to take all such actions and to execute, verify, acknowledge, certify to, file and deliver all such instruments and documents required in the Contract as shall in the judgment of the Mayor be appropriate in order to effect the purposes of the foregoing resolution and Contract.

Section 4. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED on this the ____ 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”
TO
RESOLUTION NUMBER 20-XX

AGREEMENT FOR CONSTRUCTION MANAGEMENT & INSPECTION SERVICES

COUNTY OF HARRIS

STATE OF TEXAS

**§ AGREEMENT BETWEEN THE
§ CITY OF SPRING VALLEY VILLAGE, TEXAS
§ AND PROJECT SURVEILLANCE, INC.
§ FOR CONSTRUCTION MANAGEMENT &
§ INSPECTION SERVICES
§ RFP# 2020-10-501**

This Agreement is made and entered into by and between the City of Spring Valley Village, Texas, a municipal corporation situated in Harris County, Texas ("City") and Project Surveillance, Inc. ("Contractor").

WITNESSETH:

WHEREAS, the City Council has found that construction management and inspection services are necessary for quality control and assurance, and

WHEREAS, the Contractor hereinafter identified desires to perform construction management and inspection services within the City upon the terms and conditions of this Agreement.

NOW THEREFORE, for and in consideration of the premises and covenants hereinafter set forth, the City and the Contractor mutually agree as follows:

I. SCOPE OF SERVICES

Services shall be provided in accordance with the Scope of Work identified in RFP# 2020-10-501, Construction Management and Inspection Services, a copy of which is attached hereto and incorporated herein for all purposes as Exhibit "A", and the Contractor's Proposal in response thereto, (hereinafter "Contractor's Proposal"), a copy of which is attached hereto and incorporated herein for all purposes as Exhibit "B". The Contract consists of the following:

- (a) This Contract by and between the City and Contractor (hereinafter "Contract");
- (b) RFP# 2020-10-501, Construction Management and Inspection Services, (Exhibit "A"); and
- (c) The Contractor's Proposal dated October 27, 2020 (Exhibit "B").

In the event there exists a conflict between any of the terms, clauses, or phrases in the foregoing documents, priority of interpretation shall be in the following order: this Contract, RFP, and Contractor's Proposal. These documents shall be referred to collectively as "Contract Documents."

II. DURATION OF CONTRACT

This Contract shall commence upon the effective date and shall terminate two years after issuance date, unless terminated in accordance with the terms of this Agreement or extended by the City for one (1) additional two-year term.

III. COMPENSATION FOR SERVICES & PAYMENT

Compensation for Services provided hereunder shall be in an amount not to exceed Contractor's rates therefore as contained in Contractor's Proposal, attached hereto as Exhibit "B." Such compensation for services as reflected in Exhibit "B" shall apply in the event that the Contract is renewed pursuant to the provisions of Article 2 above.

Upon submission of an invoice by Contractor and verification of the charges submitted by City, the City shall remit payment within 30 days of receipt of the invoice.

IV. GENERAL PROVISIONS

- 4.1 Termination Without Cause. The City may terminate this Agreement, without cause, upon thirty days written notice to the Contractor. The Contractor may terminate this Agreement, without cause, upon thirty days written notice to the City.
- 4.2 Termination For Cause. This Agreement may be terminated immediately and without notice upon the occurrence of any of the following events:
- (1) Any attempt by the Contractor to assign, subcontract, lease or sublet any obligation assumed hereunder unless the Contractor has received prior written approval from the City therefore.
 - (2) Failure to comply with all applicable laws, statutes, ordinances, rules and regulations, whether federal, state or local.
 - (3) Failure to comply with any term or condition of this Agreement.
- 4.3 Insurance. Contractor warrants that it has obtained and will maintain throughout the duration of the Work, insurance covering injury to its employees and third parties, including coverage for bodily injury and property damage resulting from, related to or arising out of Contractor's Work. Such insurance shall cover acts and omissions of Contractor, its employees, agents, and subcontractors. Contractor shall provide a certificate of insurance showing the City as additional insured and providing such types and amounts of coverage as required in the City's Specifications for the Work attached hereto as Exhibit "A". Such certificate of insurance shall provide that the City is to receive thirty (30) days written notice of cancellation.
- 4.4 Indemnification. The Contractor is and shall be an independent contractor and shall not, with respect to its acts or omissions, be deemed an agent or employee of the City. The Contractor shall defend, indemnify and hold harmless the City and its officers, agents and employees from and against all damages, injuries (including death), claims, property damages (including loss of use), losses, demands, suits, judgments and costs, including reasonable attorney's fees and expenses, in any way arising out of or resulting from the performance of this Agreement or caused by the negligent act or omission of the Contractor, its officers, agents, employees, subcontractors, licensees, or invitees.
- 4.5 Independent Contractor. Contractor covenants and agrees that Contractor is an independent contractor and not an officer, agent, servant or employee of City; that

Contractor shall have exclusive control of and exclusive right to control the details of the Work performed hereunder and all persons performing same, and shall be responsible for the acts and omissions of its officers, agents, employees, contractors, subcontractors and consultants and shall indemnify City from all claims and damages resulting from this Work; that the doctrine of respondent superior shall not apply as between City and Contractor, its officers, agents, employees, contractors, subcontractors and consultants, and nothing herein shall be construed as creating a partnership or joint enterprise between City and Contractor.

- 4.6 Severability. The provisions of this Contract are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Contract is for any reason held to be contrary to the law or contrary to any rule or regulation having the force and effect of the law, such decisions shall not affect the remaining portions of the Contract. However, upon the occurrence of such event, either party may terminate this Contract by giving the other party thirty (30) days written notice.

- 4.6 Notices. Any notice that is required or permitted to be given by the City to the Contractor hereunder may be given by personal delivery, facsimile with confirming copy, or mailed to the Contractor by certified U.S.P.S., return receipt requested, postage prepaid, addressed as follows:

Project Surveillance, Inc.
Attn: Judith B. Cunningham
9822 Whithorn Dr.
Suite A
Houston, TX 77095

Any notice that is required or permitted to be given by the Contractor to the City hereunder may be given by personal delivery or mailed to the City by certified U.S.P.S., return receipt requested, postage prepaid, addressed as follows:

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

Notices mailed as above shall be deemed given on the third regular postal delivery day after the date of their deposit in the U.S.P.S. Notices delivered by personal delivery shall be deemed delivered given upon their delivery. Either party may change its address for notice upon written notice to the other party.

- 4.7 Entire Agreement. This Agreement, inclusive of the documents incorporated herein by reference or as exhibits hereto, constitutes the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed, and it may be amended only by an instrument in writing executed by both parties.
- 4.8 No Assignment. The rights granted to the Contractor and the obligations herein assumed by the Contractor shall be personal to the Contractor and shall only apply to the auto wrecker(s) identified in this Agreement. This Agreement shall terminate upon any attempted assignment, subcontract, lease or other subletting of any obligation assumed hereunder unless the City has given prior written approval therefor.

- 4.9 Venue. The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Contract. The parties agree that this Contract is performable in Harris County, Texas, and that exclusive venue shall lie in Harris County, Texas.
- 4.10 Contract Interpretation. Although this Contract is drafted by City, should any part be in dispute, the parties agree that the Contract shall not be construed more favorably for either party.
- 4.11 Headings. The headings of this Contract are for the convenience of reference only and shall not affect in any manner any of the terms and conditions hereof.

IN WITNESS WHEREOF, the parties have executed this Contract by signing below. The effective date of this Contract shall be the date of City Council approval.

CITY OF SPRING VALLEY VILLAGE, TEXAS

By: _____
Printed Name: Marcus Vajdos
Title: Mayor
Date: _____

ATTEST:

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

CONTRACTOR

By: _____
Printed Name: Judith B. Cunningham
Title: President
Date: _____

ATTEST:

Corporate Secretary

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

MEETING DATE: November 17, 2020

TOPIC: Resolution No. 20-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A PROPOSAL FOR ENGINEERING SERVICES FOR THE CEDARSPUR DRIVE, BURKHART ROAD AND WINNINGHAM LANE EAST OF VOSS ROAD PAVING AND UTILITY IMPROVEMENTS PROJECT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND BINKLEY & BARFIELD, INC.; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE SUCH AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

BACKGROUND: During the July 23, 2019 meeting, the City Council approved Binkley & Barfield Inc., as one of the four engineering firms to work with the City of Spring Valley Village and be on a rotation for different capital projects. The next round of capital projects to be undertaken is Cedarspur Drive, Burkhart Road and Winningham Lane (East of Voss Road) Paving and Utility Improvements Project ("Project"). Binkley & Barfield, Inc. was engaged to submit a proposal for engineering services for the Project.

Consequently, a proposal from Binkley & Barfield, Inc. for engineering services for the Project in an amount of \$244,370 is presented for Council's consideration. Binkley & Barfield's proposal represents approximately 6.3% of the original total Project estimate of \$1,544,450.

This Project has been funded through the 2020 Certificate of Obligation and approved in the Capital Projects Fund of the FY 2021 Adopted Budget.

RECOMMENDATION: Staff recommends approval of the Resolution.

ATTACHMENTS: • Resolution No. 20-XX

FUNDING ISSUES:

- ☐ Not applicable – no dollars are being spent or received.
- ☒ Partial amount already budgeted in Acct/Project #25-50-5547 and additional amount will be included in the next Budget Amendment
- ☐ 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

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

\$ _____ added to Expenditure Acct/Project# _____

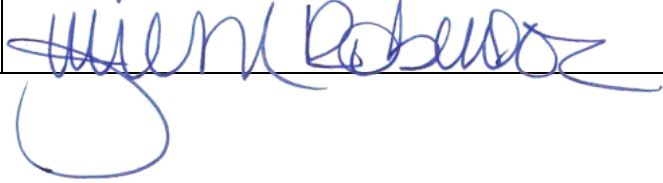
FINANCE VERIFICATION OF FUNDING:



SUBMITTING STAFF MEMBER:

Pat Riley, Director of Public Works

CITY ADMINISTRATOR APPROVAL:



RESOLUTION NUMBER 20-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A PROPOSAL FOR ENGINEERING SERVICES FOR THE CEDARSPUR DRIVE, BURKHART ROAD AND WINNINGHAM LANE EAST OF VOSS ROAD PAVING AND UTILITY IMPROVEMENTS PROJECT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND BINKLEY & BARFIELD, INC.; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE SUCH AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has been presented a Proposal for engineering services for the Cedarspur Drive, Burkhart Road, and Winningham Lane East of Voss Road Paving and Utility Improvements Project by and between the City of Spring Valley Village, Texas and Binkley & Barfield, Inc. ("BBI") (hereinafter called "Proposal"), a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, upon full review and consideration of the Proposal and all matters attendant and related thereto, the City Council is of the opinion that the terms and conditions thereof should be approved, and that the Mayor should be authorized to execute the Proposal and any and all documents necessary to effectuate such Proposal on behalf of the City of Spring Valley Village.

NOW, THEREFORE, BE IT RESOLVED 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 Resolution are hereby found to be true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. The terms and conditions of the Proposal, having been reviewed by the City Council of the City of Spring Valley Village and found to be acceptable and in the best interests of the City of Spring Valley Village and its citizens, are hereby in all things approved.

Section 3. The Mayor is hereby authorized to execute the Proposal and empowered, for and on behalf of the City, to take all such actions and to execute, verify, acknowledge, certify to, file and deliver all such instruments and documents required in the Proposal as shall in the judgment of the Mayor be appropriate in order to effect the purposes of the foregoing resolution and Proposal.

Section 4. This Resolution shall become effective immediately upon its passage.

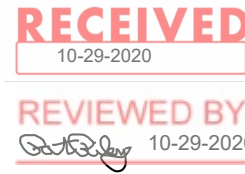
DULY PASSED AND APPROVED on this the ____ day of _____, 2020.

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

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

EXHIBIT “A”
TO
RESOLUTION NUMBER 20-XX



October 29, 2020

SENT VIA EMAIL TO: priley@springvalleytx.com

Mr. Pat Riley
Public Works Director
City of Spring Valley Village
1025 Campbell Road
Houston, Texas 77055

**RE: Proposal for Cedarspur Drive, Burkhart Road & Willingham Lane Improvements
From Voss Road – East to Cul-de-sac / Dead End**

Dear Pat:

Binkley & Barfield, Inc. (BBI) is pleased to present this proposal for professional engineering services in connection with the improvements to the project referenced above. The total length of the project is approximately 1,900 linear feet (see **Attachment "A"**). This project is within the City of Spring Valley Village (the City) limits, therefore our design will be in accordance with City of Spring Valley Village standards.

The overall scope of this project will include the following elements:

- Production of a Preliminary Engineering Report (PER) and bid-ready submittal package including roadway, drainage, water line and sanitary improvements for the above-stated limits. The final design will be based on the recommended and approved design from the Preliminary Design Phase.
- BBI's subconsultants will perform geotechnical, surveying and video inspection and cleaning services for the project.
- BBI will perform SUE QL- D/C services as part of the main contract. SUE QL- B will be included as an additional service if needed and approved by the City.

The detailed scope for each phase is as follows:

Design Phase Services

- Attend a kick-off meeting to confirm and coordinate the requirements of the project.
- Coordinate with the City, as required.
- Design of improvements will be in accordance with City standards, unless otherwise instructed.
- Retrieve and review previous design work, public utility block maps, record drawings, LIDAR, record drawings, and previous reports. Coordinate with private utility companies as part of the data collection efforts.

- Typical sections, general notes, estimates and quantity summaries, traffic control details, roadway details, and striping and signage details, as needed, will be included in the plan set.
- 60% and 90% drawings, specifications, and cost estimates will be submitted to the City for review and comment.
- Attend design progress meetings with the City as needed.
- Submit bid-ready drawings to the City for bidding purposes.

Bidding Phase Services

- Attend Pre-bid Meeting.
- Provide (5) copies of contract documents to the City for its use in executing the construction contract.
- Provide Addendums for bidding.
- Review bid evaluation.
- Provide Engineer's Recommendation of Award.

Basic Construction Phase Services

- Attend a pre-construction conference conducted by the City.
- Review construction shop drawings furnished by the Contractor for conformance with the design documents.
- Review requests for information (RFI's) and change order requests furnished by the Contractor.
- Attend bi-weekly construction progress meetings. These meetings will coincide with periodic site visits for BBI to observe construction progress. Any observed deviations from the contract documents will be reported to the City.
- Attend substantial and final completion site visits.
- Furnish the City with a set of "Record Drawings" in hardcopy and digital format.

Sub Consultant Services

- Baseline Corporation will perform the topographic and ROW survey to define existing topography, utilities, structures, etc. within the right-of-way in accordance with the attached fee proposal dated 9/21/2020.
- Earth Engineering, Inc. will perform a geotechnical investigation including borings and providing a geotechnical report with recommendations for pavement and subgrade design in accordance with the attached fee proposal dated 9/22/2020.
- Magna Flow Environmental will perform a video inspection and cleaning service on the existing sanitary sewer within the right-of-way in accordance with the attached fee proposal dated 10/29/2020.

Exclusions

All services not specifically listed herein are excluded from this proposal and our scope of work. Any scope items not specifically listed that the City would like to add can be performed based on a negotiated, lump sum fee.

Schedule

This Design will be completed within nine (9) months from the issuance of a Notice-to-Proceed (NTP) to completion and approval of final plans, specs, and estimate (PS&E) deliverables as shown below.

Preliminary Design Phase

PER Submittal (includes survey & Geotechnical reports	3 Months
--	----------

Design Phase

60% Submittal	3 Months
90% Submittal	2 Months
Final Submittal for Bidding	1 Months

Bidding & Award Phase

2 Months

Construction Phase

6 Months

Fee Summary

A summary of the proposal fee is as follows. Our manhour estimate in support of our proposed fee is attached as **Attachment "B"**. Fees shown as lump sum unless otherwise stated.

Preliminary Engineering Design			\$31,202
Design Phase			\$122,680
Bidding & Award Phase			\$3,900
Construction Phase			\$25,000
Additional Services (if need and approved by City)			\$9,720
Total BBI Fee			\$192,502
	Sub Fee	BBI 10% Markup	Total Sub Fee
Geotechnical Report (Earth Engineering))	\$17,127	\$1,713	\$18,840
Topographic Survey (Baseline)	\$26,700	\$2,670	\$29,370
Video Inspection & Cleaning (Magna Flow)	\$3,325	\$333	\$3,658
Total Sub-Consultant Fee			\$51,868
Total Project Fee			\$244,370

The total included above will not be exceeded without prior written authorization from the City. If you have any questions, or require further information, please call. We appreciate the opportunity to work with the City of Spring Valley Village and look forward to continuing this relationship.

Sincerely,

Binkley & Barfield, Inc.
Consulting Engineers



Tommy V. Cromer, P.E.
Senior Project Manager – Infrastructure



Steve Albert, PE, CFM
Vice President – Infrastructure

ATTACHMENT "A"
PROJECT LOCATION



ATTACHMENT "B"
PROJECT PROFESSIONAL SERVICES LEVEL OF EFFORT FOR
CEDARSPUR DR., BURKHART RD. & WINNINGHAM LN. ROADWAYS
CITY OF SPRING VALLEY VILLAGE
1,900 LF (0.36 MILES)

TASK	BILLING CLASSIFICATION							HOURS PER TASK OR SHEET	NO. OF TASKS OR SHEETS	TOTAL HOURS	TASK FEE (\$)
	Sr. PM \$258	PM \$225	Proj Eng \$143	Grad. Eng \$113	Sr . CADD \$150	CADD \$126	Sr . Clerical \$82				
PRELIMINARY ENGINEERING											
Preliminary Engineering	<-----Per Sheet Listed Below----->										
Preliminary Engineering Letter Report	2	10	20	14			12	58	1	58	8,190
30% Plan Sheets (Preliminary P&P, sheet layouts, typical sections)	1	4	12	20	4	14		55	1	55	7,500
Preliminary Cost Estimates	1	4	8	8	4			25	1	25	3,810
Utility Coordination		2	4	8				14	1	14	1,930
SUE QL-D/C Services (See Attachment)											6,912
QA/QC	4	4			4		4	16	1	16	2,860
SUBTOTALS - Preliminary Engineering	8	24	44	50	12	14	16		5	168	\$31,202
DESIGN PHASE											
General	<-----Per Sheet Listed Below----->										
Cover Sheet			1	1	1	2		5	1	5	660
Sheet Index			1	2	1	2		6	1	6	770
General Notes		1	2	2	1	2		8	1	8	1,140
SUBTOTALS	0	1	4	5	3	6	0		3	19	\$2,570
Roadway	<-----Per Sheet Listed Below----->										
Project Sign			1	3	1	2		7	1	7	880
Project Layouts (1"=40')		1	1	1	1	1		5	3	15	2,270
Typical Sections		1	3	3	1	4		12	2	24	3,290
Plan & Profile Sheets (1"=20')		1	4	4	1	12		22	6	132	17,470
Driveway Schedule		1	6	6	1	12		26	1	26	3,420
Driveway Details		1	2	1	1	2		7	1	7	1,030
Pavement Details		1	2	1	1	2		7	1	7	1,030
Excavation & Backfill Details		1	2	1	1	1		6	1	6	900
Miscellaneous Roadway Details		1	2	1	1	1		6	1	6	900
Earthwork Quantities Calcs & Table	1	1	2	4	1	2		11	1	11	1,620
Roadway Cross Sections		1	3	4	1	4		13	3	39	5,280
Removal Plans (1"=40')		1	2	4	1	4		12	3	36	4,850
Tree Protection		1	2	4	1	4		12	3	36	4,850
Bid Form	1	1	14	8	1	8	22	55	1	55	6,350
Project Manual	1	3	18				30	52	1	52	5,970
SUBTOTALS	3	16	64	45	14	59	52		29	459	\$60,110
Drainage	<-----Per Sheet Listed Below----->										
Drainage Area Maps	1		4	6	1	10		22	6	132	16,000
Drainage Area Calculations	1	1	8	4	1	4		19	1	19	2,700
Miscellaneous Drainage Details		1		1	1	6		9	2	18	2,100
Storm Sewer Details		1		2	1	2		6	1	6	800
SUBTOTALS	2	3	12	13	4	22	0		10	175	\$21,600
Traffic Control Plans (TCP)	<-----Per Sheet Listed Below----->										
TCP (2 Phases)											
Advance Warning Signs	1	1		1	1	1		5	4	20	3,200
TCP Layout Sheets (1"=40')		1		0	1	2		4	6	24	3,300
SUBTOTALS	1	2	0	1	2	3	0		10	44	\$6,500
Signing & Pavement Markings	<-----Per Sheet Listed Below----->										
Signing & Pav. Mrkg Layouts (1"=40')	1	1		1	1	1		5	3	15	2,400

ATTACHMENT "B"
PROJECT PROFESSIONAL SERVICES LEVEL OF EFFORT FOR
CEDARSPUR DR., BURKHART RD. & WINNINGHAM LN. ROADWAYS
CITY OF SPRING VALLEY VILLAGE
1,900 LF (0.36 MILES)

TASK	BILLING CLASSIFICATION							HOURS PER TASK OR	NO. OF TASKS OR	TOTAL	TASK FEE
	Sr. PM	PM	Proj Eng	Grad. Eng	Sr . CADD	CADD	Sr . Clerical				
Pavement Marking Details		1		1	1	1		4	2	8	1,100
SUBTOTALS	1	2	0	2	2	2	0		5	23	\$3,500
SWPPP <-----Per Sheet Listed Below----->											
SWPPP Plan Sheets (1"=40')	1	1		2	1	1		6	3	18	2,700
SWPPP Details		1	2	1	1	1		6	1	6	900
SUBTOTALS	1	2	2	3	2	2	0		4	24	\$3,600
Sanitary & Water <-----Per Sheet Listed Below----->											
Water Line Rehab Layout & Schedule	1	2	12	14	1	16		46	1	46	5,800
Water Line Design (shown in P&Ps)	1	2	10	12	1	14		40	1	40	5,100
Water Details	1	1	2	1	1	5		11	1	11	1,500
San. Sewer Rehab Layout & Schedule	1	2	12	14	1	16		46	1	46	5,800
San. Sewer Design (shown in P&Ps)	1	2	10	12	1	14		40	1	40	5,100
Sanitary Details	1	1	2	1	1	5		11	1	11	1,500
SUBTOTALS	6	10	48	54	6	70		194	6	194	\$24,800
SUBTOTALS - DESIGN PHASE	8	26	82	69	27	94	52	0	61	744	\$122,680
BIDDING AND AWARD PHASE											
Bid Phase Services (Contract)	1	4	6	4			18	33	1	33	3,900
SUBTOTALS - BIDDING/AWARD PHASE	1	4	6	4	0	0	18		1	33	\$3,900
CONSTRUCTION PHASE											
Pre-Construction Meeting	2	2					4	8	1	8	1,200
Respond to RFIs / Change Orders		20	12					32	1	32	6,200
Review Submittals (15)		2	15	10				27	1	27	3,900
Monthly Site Visits / Progress Mtgs	2		15				50	67	1	67	6,900
Substantial & Final Walk Throughs	4	4	4					12	1	12	2,500
Record Drawings		4	8		10	8		30	1	30	4,300
SUBTOTALS - CONSTRUCTION PHASE	8	32	54	10	10	8	54		6	176	\$25,000
SUB-CONSULTANT SERVICES											
Geotechnical Report	See Attachment (Earth Engineering)						Plus 10% Markup				18,840
Topographic Survey	See Attachment (Baseline)						Plus 10% Markup				29,370
Video Inspection & Cleaning	See Attachment (Magna-Flow)						Plus 10% Markup				3,658
TOTAL SUB-CONSULTANT SERVICES FEE											\$51,868
ADDITIONAL SERVICES (if needed and approved by City)											
SUE QL-B	See Attachment (SUE)										9,720
TOTAL SUB-CONSULTANT SERVICES FEE											\$9,720
TOTAL PROJECT FEE											\$244,370

Binkley & Barfield, Inc.
Infrastructure Division
2020 Billable Rates by Classification

Classification	Unit	Billable Rate
Principal	Hour	\$283.00
Sr. Project Manager	Hour	\$258.00
Project Manager	Hour	\$225.00
Structural Engineer	Hour	\$200.00
Construction Manager	Hour	\$200.00
Sr. Process Mechanical Engineer	Hour	\$195.00
Sr. Project Engineer	Hour	\$168.00
Project Engineer	Hour	\$143.00
Field Engineer	Hour	\$155.00
Electrical & Instrumentation Engineer	Hour	\$168.00
Engineer Technician	Hour	\$140.00
EIT II	Hour	\$129.00
Graduate Engineer/EIT I	Hour	\$113.00
Structural Inspector	Hour	\$129.00
Construction Observer/Sr. Inspector III	Hour	\$129.00
Construction Observer/Inspector II	Hour	\$119.00
Construction Observer/Inspector I	Hour	\$98.00
Sr. Designator	Hour	\$108.00
Designator	Hour	\$93.00
Sr. Utility Coordinator	Hour	\$156.00
Utility Coordinator	Hour	\$136.00
Production Manager	Hour	\$211.00
Production Technician	Hour	\$87.00
Sr. Electrical Designer	Hour	\$147.00
Sr. CADD/Designer	Hour	\$150.00
CADD/Designer	Hour	\$126.00
CADD Technician	Hour	\$103.00
Sr. Clerical/Administrator/Document Specialist/Recordkeeper	Hour	\$88.00
Clerical/Administrator	Hour	\$82.00
3D Modeling	Day	\$850.00

Direct Expenses

1. After 2020, maximum rates can be determined by using an annual escalation rate of 5% or will be renegotiated.
2. Subconsultant, reproduction, delivery, and other associated expenses shall be reimbursed at cost plus 10%.
3. Mileage shall be reimbursed at the current federal rate as published by the IRS.

SUBSURFACE UTILITY ENGINEERING SCOPE OF SERVICES

SUBSURFACE UTILITY ENGINEERING (SUE)

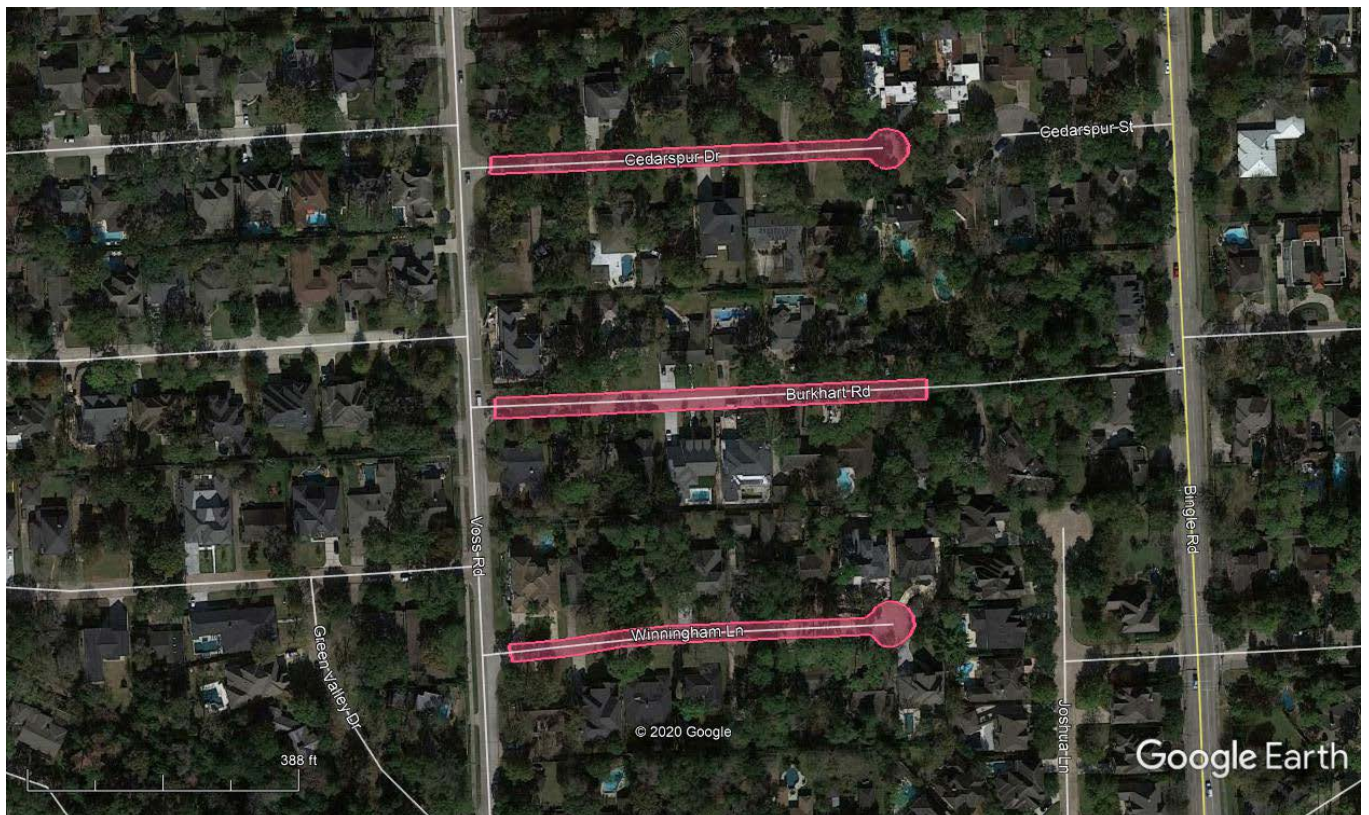
Subsurface Utility Engineering (SUE) is the Management of Risk regarding utilities. It is performed pursuant to the American Society of Civil Engineers (ASCE) Standards Number CI-38-02. Under these Standards, four Quality Levels are defined that establish the various accuracy in the X,Y,Z position of a utility.

- ❖ QL-D Records Research – Collection of available utility records.
- ❖ QL-C Surface Feature Survey – Drawing of utility surface features (manholes, fire hydrants, marker post, etc.) with the data tied to the QL-D research.
- ❖ QL-B Designation – Crews visit the field and utilize multiple types of electromagnetic equipment to directly hook to utilities and designate their horizontal (X,Y) position.
- ❖ QL-A Test Holes – Expose the utility by use of vacuum excavation and establish the horizontal and vertical position (X,Y,Z).

PROJECT OVERVIEW

The Subsurface Utility Engineering Department (SUE) of Binkley & Barfield, Inc. (BBI) proposes to provide Subsurface Utility Engineering Quality Level QL-D Records Research, QL-C Utility Surface Feature Survey and as an additional service, QL-B Designation at the City of Spring Valley Village Project, as shown in the picture below.

City of Spring Valley Village Project



1.0 PROJECT UNDERSTANDING

This SUE scope of services and associated fee estimate has been prepared taking into consideration the following understanding. If the Scope of Services is revised the fee will likewise be revised.

- 1.1 Client will provide to BBI any utility records that were previously collected for the project area.
- 1.2 SUE QL-D/C Records Research work will be performed within the boundaries as listed below and shown in the drawing above.
 - Cedarspur Dr. (east of Voss) from Voss to the cul-de-sac
 - Burkhart Rd. (east of Voss) from Voss to the dead end. No cul-de-sac. City does not intend to install cul-de-sac at this time.
 - Winningham Ln. (east of Voss) from Voss to cul-de-sac.
- 1.3 After review of the QL-D/C Drawings, decisions will be made as to where (or if) SUE QL-B Designation will be performed.
 - Only utilities made of ferrous materials can be designated (plastic pipes cannot be designated).
 - A minimum of 3,000 LF of SUE will be done at a time.
- 1.4 BBI's SUE Group will be provided a topographical or other planimetric drawing as a background for the SUE QL-D/C Data (and if selected – the QL-B) to be drawn onto.

2.0 SCOPE OF SERVICES

BBI will perform the following Services for this Project:

2.1 Quality Level D (QL-D) Records Research

Quality Level D (QL-D) is to research and draw all known public and private utilities onto a topographical or planimetric drawing.

- a. Utility Identification within the Project Area
 - Research through the One-Call System, the Railroad Commission, the City and County to identify all the utility providers.
- b. Utility Contact List
 - Identification of the proper contact for each Utility Provider.
 - Creation of a list containing the name and contact information for each provider.
- c. Utility Record Acquisition:
 - Requesting Records and persisting in the request until they arrive.
 - Review of gathered information to determine proper utility location or if additional records are required.

- d. Development of the Composite Utility Map
 - Draw the Record information on a separate layer on the topographical or planimetric drawing using a unique line style for each utility in the color pursuant to the utility identification color as prescribed by APWA. When possible, indicate the line size.
- e. The use of information provided does not relieve any contractor from the duty to comply with applicable utility damage prevention laws and regulations, including, but not limited to, giving notification to utility owners or "One-Call Notification Centers" before excavation.

2.2 Quality Level C (QL-C) Surface Feature Survey

Quality Level C (QL-C) Utility Surface Feature Survey is the horizontal / vertical location and identification of visible utility surface features taken from a topographic drawing or other provided survey data of the project area. This information is put in the same utility map created as part of the Quality Level D work. In this process, the Quality Level D utility line work is adjusted to align with the surface features (connecting the dots). All data is tied to the survey project control.

2.3 Quality Level B (QL-B) Designation (Additional Service)

Quality Level B (QL-B) is to indicate by marking with paint, the presence and approximate horizontal location of subsurface utilities by use of geophysical prospecting techniques including, without limitations, electromagnetic, sonic, and acoustical techniques. BBI will provide the following designating services to aid the Client in the location of existing utilities:

- a. Provide all equipment, personnel and supplies required for performing designating services. BBI shall determine which equipment, personnel and supplies are required to perform designating services.
- b. Designate the approximate horizontal location of existing utilities within the project limits as described above, by use of Electromagnetic Equipment.
- c. Mark the utility locations on the ground pursuant to the utility identification color as prescribed by APWA, survey utility marks and map collected data.
- d. Markings on the ground are to be used for design and verification purposes and not for construction excavation purposes. The use of information provided does not relieve any contractor from the duty to comply with applicable utility damage prevention laws and regulations, including, but not limited to, giving notification to utility owners or "One-Call Notification Centers" before excavation.
- f. The accuracy of subsurface data can be influenced by factors beyond our control, such as conductivity of materials and their surroundings, soil moisture content, proximity of other underground utilities or structures, depth of utility, etc. Therefore, only the accuracy of data obtained by actual physical verification (through vacuum or hydro excavation or otherwise) can be guaranteed to applicable engineering and/or surveying standards.

2.4 Standard of Care

BBI will provide all SUE services to the prevailing standard of care applicable to the standard guidelines of ASCE C-1 38-02 circular for "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data".

2.5 Data Management

BBI will analyze and correlate all the SUE field-collected information with provided Plan Sheets for ensuring continuity of the information collected.

3.0 PROJECT DELIVERABLES

3.1 The Project Deliverables will consist of the following:

- a. SUE QL-D Records Information and QL-C Surface Feature Survey data drawn into the provided topographic or planimetric drawings, in Client selected CAD system.
- b. Utility Records provided by the utility companies that fall within the project limits (as shown in the orange shaded area above).
- c. Utility Contact List
- d. (If service is selected) CAD Drawings and Survey File of the SUE QL-B Designation.

4.0 FEE ESTIMATE

BBI will provide the previously described Subsurface Utility Engineering QL-D Records Research and QL-C Surface Feature Survey on a Lump Sum Basis as estimated below:

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
<i>SUE QL-D/C Services</i>				
SUE QL-D Records Research & QL-C	14,400	LF	\$0.48	\$6,912.00
		SUE QL-D/C Services		\$6,912.00

Additional Service

DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
<i>SUE QL-B Services</i>				
SUE QL-B Designation, Survey & CAD	6,000	LF	\$1.62	\$9,720.00
		SUE QL-D/C Services		\$9,720.00

September 21, 2020

Mr. Tommy Cromer, PE
Binkley & Barfield, Inc.
1710 Seamist Drive
Houston, Texas 77008

**Re: Proposal for Professional Surveying Services
Cedarspur Drive, Burkhart Road and Winningham Lane, (East of Voss Road)
Spring Valley Village, Harris County, Texas**

Dear Mr. Cromer,

Baseline Corporation (Baseline) appreciates the opportunity to provide this proposal for professional surveying services to Binkley & Barfield, (Client) for surveying certain streets and utilities located within Spring Valley Village, Texas (Project). This proposal is based on emails and conversations with and exhibits provided by the Client. The limits and approximate linear footages for each of the three (3) streets are as follows (Project Limits):

- Cedarspur Drive (from Voss Road, east to cul-de-sac) – 640 linear feet
- Burkhart Road (from Voss Road, east to dead end) – 640 linear feet
- Winningham Lane (from Voss Road, east to cul-de-sac) – 640 linear feet

The lengths of the 3 street segments above include surveying to the north-south curb returns on Voss Road north and south of each above referenced street. The total length of the Project is approximately 2,200 linear feet.

Scope of Services:

Baseline shall perform and provide the following:

- Establish horizontal and vertical control within the Project Limits. Horizontal control shall be based on the North American Datum of 1983 (NAD 83) CORS Adjustment – Texas Coordinate System, South Central Zone (4204) (surface datum). Elevations shall be based on the North American Vertical Datum of 1988 (NAVD 88) 2001 Adjustment. A minimum of two (2) horizontal and vertical control points shall be set along each street and shall be placed as needed to perform the work.
- Locate and identify the existing right-of-way (ROW) lines of the above referenced streets. A signed and sealed boundary survey as defined by the Texas Board of Professional Land Surveying shall not be part of this proposal. The ROW shall be re-established and sufficiently delineated to identify any conflicts or encroachments.
- Perform a topographic and utility survey of each street from right-of-way to right-of-way. Services shall include obtaining elevations and locations of existing paving, improvements, driveways, natural ground, ditches, irregularities in the natural ground and other features within and adjacent to the Project. Cross sections shall be obtained at intervals not to exceed 50 feet and at apparent high and low points in the pavement. Baseline shall contact “The Texas Excavation System” to have utilities flagged prior to beginning the surveys. Utilities within the

Project Limits shall be located and tied based on visual evidence and provided plans and maps. The flow line elevations and pipe sizes shall be obtained on storm sewer lines, sanitary sewer lines and culverts. The top and flow line elevations will be obtained on inlets, manholes, and drainage structures. Features such as signs, pavement markings, fences, trees, landscaping and other existing features will be detailed and shown on the surveys. Geotechnical borings will be tied if visually evident on the ground.

- The survey shall be prepared in AutoCAD Civil3D 2019 format. Electronic files (including pdf's) of the control maps and the topographic survey manuscripts shall be provided to the Client.

Baseline will not be responsible for locating utilities which are not visible and those utilities that are not marked and flagged by utility agencies in response to the initial "The Texas Excavation System" notification at the time the field surveys are performed. Additional field visits after the surveys are complete will be performed as an additional service (see Additional Services below).

Compensation:

The above Scope of Services shall be completed for the following lump sum fees:

Cedarspur Drive -

Control Surveying	\$1,900.00
Topographic Surveying	\$5,100.00
<u>ROW Determination</u>	<u>\$1,900.00</u>
Total	\$8,900.00

Winningham Lane -

Control Surveying	\$1,900.00
Topographic Surveying	\$5,100.00
<u>ROW Determination</u>	<u>\$1,900.00</u>
Total	\$8,900.00

Burkhart Road -

Control Surveying	\$1,900.00
Topographic Surveying	\$5,100.00
<u>ROW Determination</u>	<u>\$1,900.00</u>
Total	\$8,900.00

Grand Total	\$26,700.00
-------------	-------------

Deliverables:

Baseline shall provide the following to the Client:

- Signed and sealed Survey Control Sheets for inclusion in the construction plan sets.
- AutoCAD Civil3D 2019 topographic surveys for each street including existing right-of-way lines and adjacent lot lines.
- Survey field notes and electronic files.

Schedule:

The Scope of Services above shall be completed within approximately sixty (60) calendar days from the date of authorization of this proposal.

Additional Services:

Services not mentioned in the above Scope of Services can be completed on a "Time and Materials" basis in accordance with the attached Hourly Rate Sheet or a mutually agreed upon lump sum fee with prior approval from the Client. These services can include, but will not be limited to the following:

1. Surveying outside the Project Limits referenced herein.
2. Additional field visits to locate utilities which were not visible or marked at the time the field surveys were performed.
3. Staking right-of-way lines.
4. Showing utilities or other information on the surveys, which are based on Record Drawings or As-built Drawings. Only visible or marked utilities will be shown on the completed surveys.
5. Construction staking.

Client Provided Services:

1. Record Drawings and As-built Drawings to aid field locating of visible utilities.
2. Any surveys, deeds or other available documentation that may aid Baseline in completing the Scope of Services herein.

Authorization:

If this proposal meets with your approval, please return to our office accompanied with a signed Inner Company Agreement (ICA). If you have any questions or concerns, please call or email.

Sincerely,

BASELINE CORPORATION
Professional Surveyors



Steven E. Williams, RPLS
President



EARTH ENGINEERING, INC.

Geotechnical, Materials Testing & Environmental Consultants
4877 Langfield Road • Houston, TX 77040 • T: (713) 681-5311 • F: (713) 681-5411 • www.eartheng.com

September 22, 2020

Mr. Tommy V. Cromer, P.E.
Sr. Project Manager
Binkley & Barfield, Inc.
1710 Seamist Drive
Houston, TX 77008

Proposal No.: P-EE-2019309-G
Sent Via E-Mail: <TVC@binkleybarfield.com>

GEOTECHNICAL EXPLORATION PROPOSAL ROADS IMPROVEMENT CITY OF SPRING VALLEY VILLAGE, TX

Dear Mr. Cromer:

Earth Engineering, Inc. is pleased to present this proposal to perform geotechnical exploration for the above project in City of Spring Valley Village, Texas.

Furnished information indicated that the existing Cedarspur Drive, Burkhart Road and Winningham Lane will be repaved with concrete. The existing concrete pavements are experiencing distress in the form of cracks and settlement.

Measured length of the streets was measured from Google Earth as follows:

- 1) Cedarspur Drive approximately 580 feet
- 2) Burkhart Road approximately 750 feet
- 3) Winningham Lane approximately 580 feet

SCOPE OF WORK

The scope of our services was specified based on Harris County Criteria and the City of Houston Department of Public Works and Engineering as follows:

- Cut (6) cores prior to drilling for soil samples at the intersections.
- Drilling and sampling 6 borings to a depth of 10-feet for the roadway.
- Obtaining continuous soil samples to a depth of 10 feet.
- **Earth Engineering** will perform granular soil sampling utilizing the Standard Penetration Test (split spoon sampler) by driving. Blow counts will be recorded as produced by a 140-pound weight falling 30 inches (ASTM D-1558). Cohesive soils will be sampled using a thin-walled sampler (Shelby Tube) hydraulically pushed into the soil (ASTM D-1587).
- Performing laboratory tests on selected representative soil samples to develop the engineering properties of the soil. These tests may include pocket penetrometers, unconfined compression, present moisture content, percent passing 200 sieves, dry densities, Atterberg Limits, Unconsolidated-Undrained Triaxial test, California Bearing Ratio (CBR) and Soils Density relationship (proctor).
- Utilizing the results of observations both in the field and in limited laboratory tests, **Earth Engineering** will author a report that will include the following subjects:
 1. soil stratigraphy: soil encountered up to 10 feet
 2. groundwater conditions and groundwater control during construction
 3. borings logs information will include all laboratory test results and field observations
 4. develop design recommendations for the roadway and the underground utilities. The recommendations will include buried structures such as manhole etc.
 5. classify the soils types in accordance with OSHA requirements based on the characteristics of the soils along the alignment
 6. recommend the utility bedding in accordance with City of Houston specifications
 7. present subgrade stabilization option such as lime/fly-ash for cohesion-less soils and lime for cohesive soils
 8. Equivalent Single Axle Load (ESAL) calculation (Traffic counts must be provided by the client)

9. recommend construction considerations, as deemed necessary
10. recommend back-fill material specifications
11. discuss the effects of poor drainage and the presence of trees on the performance of the structures and pavement
12. Incorporating all the above into a geotechnical engineering report which is performed under the direction of, and signed by, a professional engineer registered in the State of Texas.

SCHEDULING

We anticipate that we can commence the fieldwork within ten (10) business days subsequent to our receiving your formal written authorization to proceed.

We anticipate that the field exploration and limited laboratory testing will require about 15 business days. Engineering analyses and report preparation will require approximately (20) business days.

Consequently, we anticipate our final report could be submitted within approximately eight (8) weeks after successful drilling of the borings.

We will work with you to meet your deadline.

ESTIMATED FEES

The total cost for the geotechnical study is estimated to be **\$ 17,127.00**

<i>SERVICE DESCRIPTION</i>	<i>UNIT FEE</i>		<i>AMOUNT</i>		<i>ESTIMATED COST</i>
Field Exploration					
	Rate				
Mobilization/Demobilization	\$700	Mob	1	Mob	\$700.00
Drilling and Sampling (6 borings at 10 feet)	\$23	ft	60	feet	\$1,380.00
Concrete Coring up to 10" thick	\$119	each	6	each	\$714.00
Grouting Borings to 20 Feet Each	\$12	ft	60	each	\$720.00
Two Traffic Controllers	\$43	hours	16	each	\$688.00
Vehicle Charge	\$10	hour	8	each	\$80.00
Field Engineer Supervision and Layout	\$115.00	hour	8	hours	\$920.00
			Subtotal:		\$5,202.00
Laboratory Testing					
Measuring the Length of Concrete	30		6	tests	\$180.00
Atterberg Limits (LL, Pi's)	\$71.00	test	12	tests	\$852.00
Moisture Contents	\$11.00	test	18	tests	\$198.00
Percent Finer than No. 200 Sieve	\$55.00	test	2	tests	\$110.00
Unconfined Compressive Strength	\$51.00	test	2	tests	\$102.00
Unconsolidated - Undrained Triaxial	\$72.00	test	2	tests	\$144.00
California Bearing Ratio CBR	\$243.00	test	2	tests	\$486.00
OMD Standard Compaction	\$231.00	test	2	tests	\$462.00
Dispersive Characteristic by Crumb Test	\$38.00	test	12	tests	\$456.00
			Subtotal:		\$2,810.00
Engineering and Report Writing					
Principal Engineer, P.E.	\$250.00	hour	8	hours	\$2,000.00
Graduate Engineer	\$115.00	hour	60	hours	\$6,900.00
Support Personnel	\$43.00	hour	5	hours	\$215.00
			Subtotal		\$9,115.00
			TOTAL		\$17,127.00

Notes:

1. Two (2) traffic controllers are required for the field activities.
2. Additional site visits, drilling, concrete coring, engineering analysis, and/or consultation beyond the scope of work specified in this proposal will be charged as additional fees using the above rates.

INSURANCE

Earth Engineering Inc. maintains the following insurance:

- Professional Liability (errors and omissions): one **million**.
- General Liability: **two million**.
- Workman's Compensation: **one million**.
- Commercial Auto Insurance: **one million**.
- Umbrella Insurance: **five million**

CLIENT RESPONSIBILITIES

Earth Engineering, Inc. requests that you provide the following information prior to the site visit and our site activities:

- Formal written authorization.
- Name and telephone number of responsible client contact, if other than yourself.
- Any geotechnical, environmental, geologic, and hydrological report previously prepared for the study area, to which you have access, as well as information regarding any similar report currently being undertaken.
- Any restrictions or limitations to, or requirements for site access to be adhered to by Earth Engineering personnel.

Should you have any questions concerning this proposal or other services we may provide, please feel free to contact us at (713) 681-5311 or by e-mail at moes@eartheng.com. We will be pleased to discuss them with you.

Yours very truly,
EARTH ENGINEERING, INC.

Moe A. Shihadeh

Moe A. Shihadeh, P.E., D.GE
Principal - Diplomate Geotechnical Engineering





Oct 29th 2020

Binkley & Barfield
Tommy Cromer

Re: Cleaning and Television inspection of sanitary sewer lines in City of Spring Valley.

Dear Mr. Cromer,

Magna Flow Environmental is pleased to submit our proposal for the cleaning and television inspection of the sanitary sewer lines located in City of Spring Valley..

The following is the price break down per foot by pipe size

1900 LF of 6"/8" pipe @ 1.75 per LF for an estimated total of \$3,325.00

Please note; all video will be submitted on flash drives with printed reports and pictures of any defects found. All solid debris removed will be manifested and taken to a TCEQ approved disposal site.

We appreciate the opportunity that you have extended to us in this matter, if we may be of further assistance please feel free to call.

Sincerely:

Bear Oakley
Sales Manager
Manga Flow Environmental
281-802-1945

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

MEETING DATE: November 17, 2020

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

BACKGROUND:	The Villages Mutual Insurance Group ("VMIG"), of which the City of Spring Valley Village is a voting member, contracted with United Healthcare ("UHC") for employee medical, Guardian Life for dental, Superior Vision for vision, and Lincoln National Insure for life/long-term disability for Plan Year 2020. Over the past few years, VMIG has incurred a number of adverse medical claims that have put pressure on plan loss ratios, and UHC's original renewal proposal came in at a 19.50% increase above current 2020 premium rates.
--------------------	--

Based on the original renewal proposal from UHC, VMIG sought competitive proposals from other insurance providers. Aetna and Cigna declined to submit, and subsequent discussions with UHC resulted in a revised renewal proposal that was approximately a 16% increase. However, the Board's decision with regard to medical coverage for Plan Year 2021 was clear when we received the proposal from Blue Cross/Blue Shield of Texas ("BCBS").

The proposal from BCBS included a total increase of only 1.50% over Plan Year 2020 and a Plan Year 2022 Premium Cap of 9.9%. The BCBS proposal offers three different plans that are similar to the current plans offered to our Members with the same or better network of providers – and a premium increase of only 1.50% and stability in terms of the maximum premium increase to budget for Plan Year 2022. Additionally, VMIG utilized BCBS for Plan Year 2019, so we know BCBS.

The Board members of VMIG met on October 19, 2020, and approved moving forward with contracting with Blue Cross/Blue Shield of Texas for the Plan Year 2021 group medical contract. Additionally, the Board approved remaining with Guardian Life (Dental), Lincoln Financial Group (Life/LTD), and Superior Vision (Vision) since there were either no increases in the 2021 renewals for these contracts. A copy of the VMIG 2021 Renewal Presentation is provided with this agenda item.

Since Memorial Villages Water Authority is the entity that contracts with the carriers for VMIG, on November 3, 2020, the MVWA Board of Supervisors approved the recommendations of

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

the Villages Mutual Insurance Group Board to contract with the recommended carriers.

With BCBS, the City will offer three different plans for employees to choose from: PPO (\$1,000 individual deductible), PPO (\$1,500 individual deductible), and HMO. The different BCBS plans are similar to the City's current plan, and the BCBS provider network is equal to or better than the City's current network with UHC. Therefore, employees should experience little to no disruption with regard to their current medical providers. As a reminder, the City covers 100% of the employee premiums and 55% of dependent premiums.

The adopted FY 2021 budget included a 12% increase since we were unsure of what the ultimate plan was going to be; however, by switching to BCBS, the overall increase is only 1.50%. This is a significant cost savings while maintaining strong plans.

With the changes to the insurance world as a result of the Affordable Care Act, employers must educate employees about being involved in their medical care and their insurance coverage. Consequently, the City will continue to offer additional education for employees on their insurance coverage for 2021 and how to work within it.

It is my recommendation that the Council approve the following VMIG insurance carriers for Plan Year 2021:

Insurance Type	Carrier
Medical	Blue Cross/Blue Shield of Texas
Dental	Guardian
Life/AD&D/LTD	Lincoln National Life
Vision	Superior Vision

RECOMMENDATION: Staff recommends approving the VMIG insurance carriers as outlined above.

ATTACHMENTS:

- Copy of VMIG Board Recommendation for Plan Year 2021 Insurance Carriers
- Copy of Villages Mutual Insurance Group Plan Year 2021 Renewal Presentation Packet

FUNDING ISSUES:

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

☒ Full amount already budgeted in Acct/Project# xx-xx-4100

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

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

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

	☐ \$_____ 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:

Julie M. Robinson, City Administrator

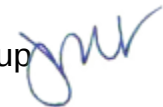
CITY ADMINISTRATOR APPROVAL:



DIVIDER PAGE

MEMORANDUM

TO: Honorable Brian Muecke, Mayor, City of Hedwig Village
Honorable Jimmy Pappas, Mayor, City of Hunters Creek Village
Honorable Marcus Vajdos, Mayor, City of Spring Valley Village
Honorable Russell Herron, Mayor, City of Hilshire Village
Mr. Allen Carpenter, Chair, Village Fire Department
Mr. Grover S. Grimes, President, Memorial Villages Water Authority

FROM: Julie M. Robinson, Chair, Villages Mutual Insurance Group 

CC: Villages Mutual Insurance Group Board
Members' City/Board Secretaries

DATE: October 27, 2020

SUBJECT: Board Recommendation for Plan Year 2021 Insurance Carriers

The Board Members of the Villages Mutual Insurance Group ("VMIG") met on Monday, October 19, 2020, to review and discuss the renewal proposal submitted by United Health Care ("UHC") and a proposal submitted by Blue Cross/Blue Shield ("BCBS"), as well as renewal proposals from Guardian Dental, Superior Vision, and Lincoln National Life.

The renewal proposals from Guardian Dental (dental coverage), Superior Vision (vision coverage), and Lincoln National Life (Life/AD&D and LTD) included no rate increases for Plan Year 2021. Therefore, the Board voted unanimously to accept the renewal proposals from these three providers.

With regard to medical coverage for Plan Year 2021, UHC's original renewal proposal came in at a 19.50% increase for the same plans that are currently available to our Members. Subsequent discussions with UHC resulted in a revised renewal proposal that was approximately a 16% increase. However, the Board's decision with regard to medical coverage for Plan Year 2021 was clear when we received the proposal from BCBS.

The proposal from BCBS included an increase of only 1.50% over Plan Year 2020 and a Plan Year 2022 Premium Cap of 9.9%. The BCBS proposal offers three different plans that are similar to the current plans offered to our Members with the same or better network of providers – and a premium increase of only 1.50% and stability in terms of the maximum premium increase to budget for Plan Year 2022. Additionally, VMIG utilized BCBS for Plan Year 2019, so we know BCBS.

Therefore, the Board's recommendation for Plan Year 2021 is as follows:

Type of Insurance	Carrier
Medical	Blue Cross/Blue Shield
Dental	Guardian Dental
Vision	Superior Vision
Life/AD&D	Lincoln National Life
Long-Term Disability	Lincoln National Life
Supplemental Life	Lincoln National Life

Please place the above-recommended types of insurance and carriers on your Council or Board Agendas as soon as possible in November for consideration and advise us in writing of your Council's or Board's action.

If you have any questions, please feel free to contact me at City of Spring Valley Village at (713) 465-8308 or Emily Morris with Village Fire Department at (713) 468-7941.

DIVIDER PAGE



Village Mutual Insurance Group 2021 Renewal Presentation

Bob Treacy, LHIC | October 19, 2020

© 2018 ARTHUR J. GALLAGHER & CO. | AJG.COM



Gallagher

Insurance | Risk Management | Consulting

All information contained herein is subject to the disclosures and disclaimers at the end of this presentation



Gallagher

Insurance | Risk Management | Consulting

Executive Summary



Memorandum

GROUP MEDICAL/RX PLANS

The Village Mutual Insurance Group (VMIG) Medical/RX plan has been with United Healthcare (UHC) beginning January 1, 2020 (10 Months); this is a first year contract. (All plan year anniversary dates are January 1, each year)

The VMIG received a 19% initial increase for upcoming Plan Year 2021 subsequently negotiated down to a 16% increase. The VMIG faces large increases each and every year due to adverse Claim Loss Ratios (CLR). In fact, over the past ten (10) renewal periods, our annual premiums have only increased (24%) but, the group (net) claim costs have increased (74%).



Memorandum

GROUP MEDICAL/RX PLANS

The VMIG has changed carriers several times over the past 10 plan years, including each plan year over the past four (4) plan years, by re-entering the market after engaging in an RFP process rather than renewing at a budget busting premium rate increases. This has become the norm and our employee group understands the nature of the marketplace. Our plans continue to retain “GOLD” ACA value levels and allow the employees/families to choose from three (3) PPO/HMO-ACO plans that meet the employees where they are from a payroll deduction and provider network strategy.



Memorandum

GROUP MEDICAL/RX PLANS

This renewal year has proven to be the same game plan. We are receiving a significant premium rate increase from UHC based on the CLR and inflation trend. The group engaged our consultant, Gallagher Benefit Services, to perform a market based RFP. The results are noted below:

- UHC 16% increase
- BCBSTX 1.5% increase; 9.9% year two (2) premium rate increase cap
- Aetna/Cigna declined to issue competitive proposals



Memorandum

GROUP MEDICAL/RX PLANS

The VMIG board has unanimously recommended for each governance authority to approve the plan year 2021 Medical/RX contract to BCBSTX effective 1/1/2021. Plan designs and premium rates are attached for consideration. This proposal includes an optional PY 2022 premium rate cap of 9.9% which will provide budget stability over a two (2) year period.



Memorandum

GROUP ANCILLARY COVERAGES

The VMIG received NO increase% renewals from:

- Guardian Life (Dental)
- Lincoln Financial Group (Life and Disability)
- Superior Vision (Vision)

The VMIG board has unanimously recommended for each governance authority to approve the plan year 2021 ancillary contracts to the above mentioned Carriers, effective January 1, 2021.



Gallagher

Insurance | Risk Management | Consulting

2021 Medical Analysis



Medical Analysis

Carrier				UHC - PPO	UHC - EPO	UHC - Charter	UHC - PPO	UHC - EPO	UHC - Charter
Plan Name						ACO			ACO
Individual Annual Deductible				\$1,000	\$1,500	\$1,000	\$1,000	\$1,500	\$1,000
Family Annual Deductible				\$2,000	\$3,000	\$2,000	\$2,000	\$3,000	\$2,000
Co-insurance				20%	20%	20%	20%	20%	20%
Individual Out of Pocket Maximum				\$4,000	\$5,000	\$4,000	\$4,000	\$5,000	\$4,000
Family Out of Pocket Maximum				\$8,000	\$10,000	\$8,000	\$8,000	\$10,000	\$8,000
PCP Visit Copay				\$0-CH / \$25	\$0-CH / \$25	\$0-CH / \$10	\$0-CH / \$25	\$0-CH / \$25	\$0-CH / \$10
Specialist Copay				\$25/\$50	\$25/\$50	\$60	\$25/\$50	\$25/\$50	\$60
TeleHealth Copay				\$0	\$0	\$0	\$0	\$0	\$0
Routine Lab/Imaging									
• Billed by Physician				100%	100%	\$40 Copay	100%	100%	\$40 Copay
• Free Standing				100%	100%	\$40 Copay	100%	100%	\$40 Copay
• Out Patient Hospital Facility				100%	100%	\$40 Copay	100%	100%	\$40 Copay
Emergency Room									
• Facility				\$250 + 20%	\$250+ 20%	\$500 + Ded+20%	\$250 + 20%	\$250+ 20%	\$500 + Ded+20%
• Physician				Ded + 20%	Ded + 20%	Ded + 20%	Ded + 20%	Ded + 20%	Ded + 20%
• Urgent Care Copay				\$75	\$75	\$25	\$75	\$75	\$25
Rx Out of Pocket Max									
• Copays				\$10/\$40/\$80	\$10/\$40/\$80	\$10/\$40/\$80	\$10/\$40/\$80	\$10/\$40/\$80	\$10/\$40/\$80
• Mail Order				2.5X	2.5X	2.5X	2.5X	2.5X	2.5X
Generic Push/Step Therapy/Prior Auth				Yes	Yes	Yes	Yes	Yes	Yes
Rates	PPO	EPO	ACO	Current	Current	Current	Renewal	Renewal	Renewal
Employee	68	3	2	\$840.02	\$765.70	\$595.56	\$1,003.82	\$915.01	\$711.69
Employee + Spouse	14	3	1	\$1,839.64	\$1,676.88	\$1,304.28	\$2,198.36	\$2,003.87	\$1,558.61
Employee + Child(ren)	16	2	1	\$1,528.84	\$1,393.57	\$1,083.92	\$1,826.96	\$1,665.31	\$1,295.28
Employee + Family	22	6	4	\$2,528.46	\$2,304.76	\$1,792.64	\$3,021.50	\$2,754.18	\$2,142.19
Monthly Cost				\$162,963.88	\$23,943.44	\$10,749.88	\$194,741.16	\$28,612.34	\$12,846.03
Annual Cost				\$1,955,566.56	\$287,321.28	\$128,998.56	\$2,336,893.92	\$343,348.08	\$154,152.36
Combined Annual Cost				\$2,371,886.40			\$2,834,394.36		
Change from Current				N/A			19.50%		



Medical Analysis

Carrier	UHC - PPO			UHC - EPO			UHC - Charter ACO			BCBSTX - PPO MTBCO011			BCBSTX - PPO MTBCP014			BCBSTX - Essential MTBEE011- HMO		
Plan Name																		
Individual Annual Deductible	\$1,000			\$1,500			\$1,000			\$1,000			\$1,500			\$1,000		
Family Annual Deductible	\$2,000			\$3,000			\$2,000			\$3,000			\$4,500			\$3,000		
Co-insurance	20%			20%			20%			20%			20%			20%		
Pocket Maximum	\$4,000			\$5,000			\$4,000			\$4,000			\$4,500			\$4,000		
Maximum	\$8,000			\$10,000			\$8,000			\$12,000			\$13,500			\$12,000		
PCP Visit Copay	\$0-CH / \$25			\$0-CH / \$25			\$0-CH / \$10			\$30			\$35			\$30		
Specialist Copay	\$25/\$50			\$25/\$50			\$60			\$60			\$70			\$60		
TeleHealth Copay	\$0			\$0			\$0			\$0			\$0			\$0		
Routine Lab/Imaging																		
• Billed by Physician	100%			100%			\$40 Copay			100%			100%			Ded +20%		
• Free Standing	100%			100%			\$40 Copay			100%			100%			Ded +20%		
• Out Patient Hospital Facility	100%			100%			\$40 Copay			100%			100%			Ded +20%		
Emergency Room																		
• Facility	\$250 + 20%			\$250+ 20%			\$500 + Ded+20%			\$500 + Ded + 20%			\$500 + Ded + 20%			\$500 + Ded + 20%		
• Physician	Ded + 20%			Ded + 20%			Ded + 20%			Ded + 20%			Ded + 20%			Ded + 20%		
• Urgent Care Copay	\$75			\$75			\$25			\$75			\$75			\$75		
Rx Out of Pocket Max										N/A			N/A			N/A		
• Copays	\$10/\$40/\$80			\$10/\$40/\$80			\$10/\$40/\$80			\$0/\$10/\$50/\$100/\$150/\$250**			\$0/\$10/\$50/\$100/\$150/\$250**			\$0/\$10/\$50/\$100/\$150/\$250**		
• Mail Order	2.5X			2.5X			2.5X			3X			3X			3X		
Therapy/Prior Auth	Yes			Yes			Yes			Yes			Yes			Yes		
Rates	PPO	EPO	ACO	Current			Current			Current			Proposed			Proposed		
Employee	68	3	2	\$840.02			\$765.70			\$595.56			\$818.48			\$787.63		
Employee + Spouse	14	3	1	\$1,839.64			\$1,676.88			\$1,304.28			\$1,882.50			\$1,811.54		
Employee + Child(ren)	16	2	1	\$1,528.84			\$1,393.57			\$1,083.92			\$1,473.26			\$1,417.73		
Employee + Family	22	6	4	\$2,528.46			\$2,304.76			\$1,792.64			\$2,537.28			\$2,441.65		
Monthly Cost				\$162,963.88			\$23,943.44			\$10,749.88			\$161,403.96			\$25,282.87		
Annual Cost				\$1,955,566.56			\$287,321.28			\$128,998.56			\$1,936,847.52			\$303,394.44		
Combined Annual Cost							\$2,371,886.40						\$2,407,461.00					
Change from Current							N/A						1.50%					

9.9% PY 2022 Premium Cap

Dental



Gallagher

Insurance | Risk Management | Consulting

Carrier				Guardian NAP PX (Buy Up)		Guardian PPO VZ (Base)		Guardian DHMO	
Plan Name									
Calendar Year Max				\$1,500		\$1,500		N/A	
CY Deductible				\$50 Ind / \$150 Fam		\$50 Ind / \$150 Fam		N/A	
Ortho Life Max				\$1,000		N/A		Various Co-Pays	
Preventive Services				100%		100%		Various Co-Pays	
Basic Services				80%		80%		Various Co-Pays	
Major Services				50%		50%		Various Co-Pays	
Orthodontia				50%		N/A		Various Co-Pays	
Endo & Perio				80%		80%		Various Co-Pays	
Oral Surgery				80%		80%		Various Co-Pays	
Waiting Period									
				Out of Network		Out of Network		Out of Network	
R & C				80th Percentile		80th Percentile		80th Percentile	
Rates	NAP PX	PPO VZ	DHMO	Current	Renewal	Current	Renewal	Current	Renewal
Employee	26	24	9	\$37.00	\$37.00	\$27.96	\$27.96	\$9.88	\$9.88
Employee + Spouse	13	7	0	\$73.46	\$73.46	\$55.52	\$55.52	\$16.93	\$16.93
Employee + Child(ren)	5	3	3	\$96.10	\$96.10	\$65.95	\$65.95	\$25.79	\$25.79
Employee + Family	12	12	7	\$132.54	\$132.54	\$93.51	\$93.51	\$30.52	\$30.52
Monthly Cost				\$3,987.96	\$3,987.96	\$2,379.65	\$2,379.65	\$379.93	\$379.93
Annual Cost				\$47,855.52	\$47,855.52	\$28,555.80	\$28,555.80	\$4,559.16	\$4,559.16
Change from Current				0.00%		0.00%		0.00%	

Vision



Gallagher

Insurance | Risk Management | Consulting

Plan Name		Superior Vision Current	
Exam/ Materials		\$10/\$25	
Frames Allowance		\$150	
Single Lenses		Covered in Full	
Bi Focal Lenses		Covered in Full	
Tri Focal Lenses		Covered in Full	
Progressive Lenses		Covered at lined Trifocal Level	
Lenticular Lenses		Covered 100%	
Polycarbonate Child		Covered 100%	
Polycarbonate Adult		\$33	
Factory Scratch Child		\$17-\$33	
Factory Scratch Adult		\$17-\$33	
Ultraviolet Coat		\$16	
Anti-Reflective Coat		\$43-\$85	
Photochromatic		\$31-\$82	
Elective Contacts Allowance		\$150	
Fitting Exam		\$25/\$50	
Necessary Contacts		Covered in Full	
Frequency		12/12/24	
		Out of Network	
Exam Allowance		Up to \$42	
Frames Allowance		Up to \$60	
Single Lenses Allowance		up to \$26	
Bi Focal Lenses Allowance		Up to \$34	
Tri Focal Lenses Allowance		Up to \$50	
Progressive Lenses Allowance		Up to \$50	
Lenticular Lenses		Up to \$100	
Polycarbonate Child		Up to \$210	
Polycarbonate Adult		N/A	
Factory Scratch Child		N/A	
Factory Scratch Adult		N/A	
Ultraviolet Coat		N/A	
Anti-Reflective Coat		N/A	
Photochromatic		N/A	
Elective Contacts Allowance		Up to \$100	
Necessary Contacts Allowance		Up to \$210	
Rates		Current	Renewal
Employee	63	\$6.40	\$6.40
Employee + Spouse	24	\$12.80	\$12.80
Employee + Child(ren)	14	\$14.70	\$14.70
Employee + Family	32	\$22.64	\$22.64
Monthly Cost		\$1,640.68	\$1,640.68
Annual Cost		\$19,688.16	\$19,688.16
Change from Current		0.00%	



Gallagher

Insurance | Risk Management | Consulting

Basic Life, Vol Life & LTD

Carrier	Lincoln Current	
Class 1	All Full Time Active Employees working 30 hours week	
Benefit Amount	\$50,000	
Maximum Benefit	\$50,000	
Guarantee Issue Limit	\$50,000	
Conversion and Portability	Included	
	Age Reductions	
Age 65	35%	35%
Age 70	60%	60%
Age 75	75%	75%
Rates	Current	Renewal
Life Rate Per \$1000	\$0.210	\$0.210
AD&D Rate Per \$1000	\$0.030	\$0.030
Total Rate Per \$1000	\$0.240	\$0.240
Est. Monthly Volume	\$7,012,500	\$7,012,500
Est. Monthly Cost	\$1,683.00	\$1,683.00
Est. Annual Cost	\$20,196.00	\$20,196.00
Change from Current	0.00%	
Rate Guarantee Until	1/1/2021	

Carrier Benefits Eligibility	Current Lincoln	
Class 1	All Full Time Employees working 30 hrs. a wk.	
Class 2	Active Full Time Employees Grandfather Participants	
Employee Benefit	\$10,000 increments up to 5X Annual Salary	
Spouse Benefit	50% of EE	
Child Benefit -Limiting Age	age 25	
Birth- 14 days	N/A	
15 days - 6 mos.	\$1,000	
6 mos - Limiting Age	\$10,000	
Employee Guarantee Issue		
Under age 60	\$100,000	
Age 60-69	\$10,000	
Spouse Guarantee Issue		
Under age 60	\$20,000	
Age 60-69	None	
Child Guarantee Issue	\$10,000	
Employee AD&D Benefit	same as Life	
Dependent AD&D Benefit	same as Life	
Portability	Yes	
	Age Reductions	
Age 65	35%	
Age 70	55%	
Age 75	70%	
Rates per \$1000	Employee	Spouse
Under 25	\$0.120	\$0.120
25-29	\$0.130	\$0.130
30-34	\$0.160	\$0.160
35-39	\$0.240	\$0.240
40-44	\$0.240	\$0.240
45-49	\$0.370	\$0.370
50-54	\$0.720	\$0.720
55-59	\$1.150	\$1.150
60-64	\$1.600	\$1.600
65-69	\$4.410	\$4.410
70-74	\$4.410	\$0.000
75-79	\$4.410	\$0.000
80-84	\$4.410	\$0.000
Child Rate	\$1.620	
Member/Ind AD&D Rate	\$0.03	
Family AD&D Rate	\$0.49	
Rate Guarantee Until	1/1/2021	

Plan Name Benefits	Lincoln Current	
Eligibility	All Active Full Time Employees working 30 hrs. a week	
Definition of Earnings	24 months Own Occ	
Employee Benefit	60% of Monthly Earnings	
Maximum Monthly Benefit	\$10,000	
Elimination Period Accident	90 days	
Elimination Period Sickness	90 days	
Benefit Duration	SSNRA	
Pre-Existing Limitation	3/12	
Zero Day Residual	Include	
Tax Free Benefit	Include	
Employer FICA Match	Include	
Rates	Current	Renewal
Rate Per \$100	\$0.47	\$0.47
Est. Monthly Volume	\$851,418.39	\$851,418.39
Est. Monthly Cost	\$4,001.67	\$4,001.67
Est. Annual Cost	\$48,020.00	\$48,020.00
Change from Current	0.00%	
Rate Guarantee Until	1/1/2021	



Gallagher

Insurance | Risk Management | Consulting

Compensation, AM Best & Disclosures



Compensation - Health

A.M. Best Ratings & Compensation - Health

While GBS does not guarantee the financial viability of any health insurance carrier or market, it is an area we recommend that clients closely scrutinize when selecting a health insurance carrier or HMO. There are a number of rating agencies that can be referred to including, A.M. Best, Fitch, Moody's Standard & Poors and Weiss Ratings (TheStreet.com). Generally, agencies that provide ratings of U.S. Health Insurers, including traditional insurance companies and other managed care (e.g. HMO) organizations, reflects their opinion based on a comprehensive quantitative and qualitative evaluation of a company's financial strength, operating performance and market profile. However, these ratings are not a warranty of an insurer's current or future ability to meet its contractual obligations.

Carrier	Quote Status	Commission/Supplemental Compensation
Medical, Rx		
BCBS	Proposed	0% / \$7.50 to \$15.00 PEPY
UHC	Renewal	0% / \$0 to \$54.00 PEPY
Dental		
Guardian	Renewal	0% / 0% to 7% of premium
Vision		
Lincoln	Rate Guarantee	0% / 1.5% of premium



Gallagher

Insurance | Risk Management | Consulting

Compensation - Non-Health

A.M. Best Ratings & Compensation – Non-Health

Carrier	Status	Commission/Supplemental Compensation	AM Best Rating
Life/AD&D			
Lincoln	Rate Guarantee	0% / 1.5% of premium	A+/XV
LTD			
Lincoln	Rate Guarantee	0% / 1.5% of premium	A+/XV
Vol Life / AD&D			
Lincoln	Rate Guarantee	0% / 1.5% of premium	A+/XV



AM Best Ratings – Non-Health

A.M. Best Ratings & Compensation - Health

Arthur J. Gallagher & Co. uses A.M. Best & Co.'s rating services to evaluate the financial condition of insurers whose policies we propose to deliver. The rating of the carrier and the year of publication of that rating are indicated. Arthur J. Gallagher & Co. makes no representation and warranties concerning the solvency of any carrier, nor does it make any representation or warranty concerning the rating of the carrier which may change.

Level	Category	Level	Category
A++, A+	Superior	C, C-	Weak
A, A-	Excellent	D	Poor
B++, B+	Good	E	Under Regulatory Supervision
B, B-	Fair	F	In Liquidation
C++, C+	Marginal	S	Rating Suspended

Financial Size Categories			
FSC I	Up to 1,000	FSC IX	250,000 to 500,000
FSC II	1,000 to 2,000	FSC X	500,000 to 750,000
FSC III	2,000 to 5,000	FSC XI	750,000 to 1,000,000
FSC IV	5,000 to 10,000	FSC XII	1,000,000 to 1,250,000
FSC V	10,000 to 25,000	FSC XIII	1,250,000 to 1,500,000
FSC VI	25,000 to 50,000	FSC XIV	1,500,000 to 2,000,000
FSC VII	50,000 to 100,000	FSC XV	2,000,000 or more
FSC VIII	100,000 to 250,000		

Best's Insurance Reports, published annually by A.M. Best Company, Inc., presents comprehensive reports on the financial position, history, and transactions of insurance companies operating in the United States and Canada. Companies licensed to do business in the United States are assigned a Best's Rating which attempts to measure the comparative position of the company or association against industry averages.



Disclosures

The intent of this analysis is to provide you with general information regarding the status of, and/or potential concerns related to your current employee benefits environment. It does not necessarily fully address all of your specific issues. It should not be construed as, nor is it intended to provide legal advice. Questions regarding specific issues should be addressed by your general counsel or an attorney who specializes in this practice area.

This analysis is for illustrative purposes and is not a guarantee of future expenses, claims, costs, managed care savings, etc. There are many variables that can affect future health care costs including utilization patterns, catastrophic claims, changes in plan design, health care trend increases, etc. This analysis does not amend, extend, or alter the coverage provided by the actual insurance policies and contracts. Please see your policy or contact us for specific information for further details in this regard.

Network discount analysis is based on a representative basket of 'goods and services' an employer's health plan(s) could expect to see over the course of a year. It is in no way intended to imply a direct correlation to an employer's actual claim experience. This analysis is designed to approximate a differential in reimbursement rates among various networks in order to assess efficiency and does not in any way represent a guarantee of savings.

This proposal is an outline of the coverage proposed by the carrier(s), based on information provided by your company. It does not include all of the terms, coverages, exclusions, limitations, and conditions of the actual contract language. The policies and contracts themselves must be read for those details. Policy forms for your reference will be made available upon request.

This analysis contains a financial cost summary and an outline of key policy provisions. Although cost is an important factor in placing coverage with a stop loss carrier, key policy provisions are also critical to the selection process and they may represent additional financial liability. For example, a stop loss policy that supersedes a client's plan document language could have a negative financial impact on the Plan. Although most stop loss carriers will agree to cover medically necessary and generally accepted practices and procedures, there may be other limitations which should be considered prior to policy acceptance.

GBS and certain of its insurance carrier markets from time to time enter into arrangements providing for additional compensations to be paid to GBS by such carrier generally with respect to the total volume of premium or insurance coverages written through GBS with that carrier (i.e.: all insurance policies with that carrier where GBS is the broker). It is not clear at this time what these fees and/or commissions retained by GBS, GBS affiliates, such as excess and surplus lines brokers, wholesalers, reinsurance intermediaries, and similar parties, may earn and retain commissions and/or fees in the course of providing insurance products.

Commissions include all commissions/fees paid to Gallagher that are attributable to a contract or policy between a plan and an insurance company, or insurance service. This includes indirect fees that are paid to Gallagher paid by a third party, and includes, among other things, the payment of "finders' fees" or other fees to Gallagher for a transaction or service involving the plan. Gallagher companies may receive supplemental compensation referred to in a variety of terms and definitions, such as contingent commissions, additional commissions and supplemental commission.

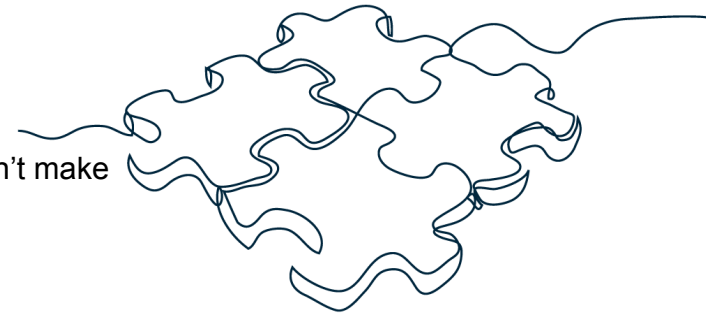
Consulting and insurance brokerage services to be provided by Gallagher Benefit Services, Inc. and/or its affiliate Gallagher Benefit Services (Canada) Group Inc. Gallagher Benefit Services, Inc., a non-investment firm and wholly owned subsidiary of Arthur J. Gallagher & Co., is a licensed insurance agency that does business in California as "Gallagher Benefit Services of California Insurance Services" and in Massachusetts as "Gallagher Benefit Insurance Services." Securities and Investment Advisory Services may be offered by Gallagher Retirement Services, Inc. and executed through NFP Securities, Inc., Member FINRA/SIPC. Investment advisory services and corresponding named fiduciary services may also be offered through Gallagher Fiduciary Advisors, LLC, a Registered Investment Adviser. Gallagher Fiduciary Advisors, LLC is a single-member, limited-liability company, with Gallagher Benefit Services, Inc. as its single member. Not all individuals of Gallagher and none of Gallagher Fiduciary Advisors, LLC individuals are registered to offer securities or investment advisory services through NFP Securities, Inc. NFP Securities, Inc. is not affiliated with Arthur J. Gallagher & Co., Gallagher Benefit Services, Inc. or Gallagher Fiduciary Advisors, LLC. Neither Arthur J. Gallagher & Co., NFP Securities, Inc., or their affiliates provide accounting, legal, or tax advice.

The Gallagher Way

1. We are a Sales and Marketing Company dedicated to providing excellence in Risk Management Services to our clients.
2. We support one another. We believe in one another. We acknowledge and respect the ability of one another.
3. We push for professional excellence.
4. We can all improve and learn from one another.
5. There are no second-class Citizens – everyone is important and everyone's job is important.
6. We're an open society.
7. Empathy for the other person is not a weakness.
8. Suspicion breeds more suspicion, To trust and be trusted is vital.
9. Leaders need followers. How leaders treat followers has a direct impact on the effectiveness of the leader.
10. Interpersonal business relationships should be built.
11. We all need one another, We are all cogs in a wheel.
12. No department or person is an island.
13. Professional courtesy is expected.
14. Never ask someone to do something you wouldn't do yourself.
15. I consider myself support for our Sales and Marketing. We can't make things happen without each other. We are a team.
16. Loyalty and respect are earned – not dictated.
17. Fear is a turnoff.
18. People skills are very important at Arthur J. Gallagher.
19. We're a very competitive and aggressive Company.
20. We run to problems – not away from them.
21. We adhere to the highest standards of moral and ethical behavior.
22. People work harder and are more effective when they're turned on – not turned off.
23. We are a warm, close Company. This is a strength – not a weakness.
24. We must continue building a professional Company – together – as a team.
25. Shared values can be altered with circumstances – but carefully and with tact and consideration for one another's needs

When accepted Shared Values are changed or challenged, the emotional impact and negative feelings can damage the Company.

- Robert E. Gallagher
May 1984



- 8 years running -

Thank You!

Consultant: Bob Treacy, LHIC
Account Manager: Sara Davis



Gallagher

Insurance | Risk Management | Consulting

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

MEETING DATE: November 17, 2020

TOPIC:	Briefing And Discussion Concerning Quarterly Investment Report For Period Ending September 30, 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 September 30, 2020.
RECOMMENDATION:	N/A
ATTACHMENTS:	Quarterly Investment Report for Period Ending September 30, 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:	
	
SUBMITTING STAFF MEMBER:	CITY ADMINISTRATOR APPROVAL:
Michelle Yi, City Treasurer	

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: November 5, 2020
SUBJECT: Quarterly Investment Report for the Period Ended September 30, 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:

- During the quarter, the City closed the SWEEP service from Wells Fargo and opened an account with Texas Class to earn higher interest rate.
- Year-to-Date, The TexPool earned an average yield of 0.9059%
- Year-to-Date, The Texas Class earned an average yield of 0.2485%
- Throughout the quarter, the City's investments earned interest \$11,593.46.

During the third quarter of 2020, the Federal Reserve left the target range for its federal funds rate unchanged at 0-0.25% percent. The U.S. labor market has rebounded during the quarter but still remains down about 8.3% in September due to COVID-19 impacts. Staff continues to monitor the accounts being held by the City.

Enclosed are details of the City investment transactions for Quarter Ended September 30, 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 September 30, 2020 was \$27,281,474.46. Also included are spreadsheets showing the book value additions of \$57,651,505.19 and book value withdrawals of \$49,475,973.35 for fiscal year-to-date activity.

As of September 30, 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	\$ 2,447,927	8.97%
Certificates of Deposit (CDs)	\$ 214,590	0.79%
Investment Pools	\$ 24,377,818	89.36%
Money Market/Savings	\$ 241,139	0.88%
	<u>\$ 27,281,474</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 September 30, 2020, the market value of collateral pledged to the City by Wells Fargo through the Bank of New York Mellon was \$865,035.38.

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
September 30, 2020**

INVESTMENTS <u>CATEGORY</u>	<u>ORIGINAL FACE VALUE</u>	<u>BOOK VALUE</u>	<u>MARKET VALUE</u>	<u>MARKET % OF PORTFOLIO</u>
Cash in Demand Accounts	\$ 2,447,927	\$ 2,447,927	\$ 2,447,927	8.97%
Certificates of Deposit (CDs)	\$ 214,590	\$ 214,590	\$ 214,590	0.79%
Investment Pools	\$ 24,377,818	\$ 24,377,818	\$ 24,377,818	89.36%
Money Market/Savings	<u>\$ 241,139</u>	<u>\$ 241,139</u>	<u>\$ 241,139</u>	<u>0.88%</u>
	<u>\$ 27,281,474</u>	<u>\$ 27,281,474</u>	<u>\$ 27,281,474</u>	<u>100.00%</u>

Weighted Average Maturity *	2 Days
Weighted Average Yield*	0.1839%
Comparative Yields:	
	3-month Tsy Bill 0.1000%
	6-month Tsy Bill 0.1100%
	2-year Tsy Note 0.1300%

* Does include cash accounts

CITY OF SPRING VALLEY VILLAGE
SUMMARY INVESTMENT REPORT
For the Quarter Ended September 30, 2020

Account Description	Date		Rate/ Coupon	Purchase Yield	Purchase Price	Market Price	Face Amount	Beginning Values @ 10/1/19		Ending Values @ 09/30/2020		Accrued Interest
	Purchase	Maturity						Book Value	Market Value	Book Value	Market Value	
Cash Accounts												
Wells Fargo - Pooled Cash	09/30/20	10/01/20	0.1600%	0.1600%	\$ -	\$ -	\$ 1,590,469.99	\$ 1,407,970.44	\$ 1,407,970.44	\$ 1,590,469.99	\$ 1,590,469.99	\$ -
Wells Fargo - Harris County Child Safety	09/30/20	10/01/20	0.1600%	0.1600%	-	-	58,411.03	54,105.27	54,105.27	58,411.03	58,411.03	-
Wells Fargo - Savings	09/30/20	10/01/20	0.1600%	0.1600%	-	-	166,941.52	416,309.54	416,309.54	166,941.52	166,941.52	-
Wells Fargo - Court On-Line Pay	09/30/20	10/01/20	0.1600%	0.1600%	-	-	8,582.36	8,343.84	8,343.84	8,582.36	8,582.36	-
Wells Fargo - GO/CO Bonds	06/30/20	04/01/20	0.1600%	0.1600%			265,113.85	376,621.66	376,621.66	265,113.85	265,113.85	
Wells Fargo - Reserved for Bond	09/30/20	10/01/20	-	-	-	-	358,408.47	358,408.47	358,408.47	358,408.47	358,408.47	-
Sub-total							2,447,927.22	2,621,759.22	2,621,759.22	2,447,927.22	2,447,927.22	-
Certificates of Deposit												
Allegiance Bank #1002083862	12/18/19	12/17/20	1.2000%	1.2000%	-	-	214,590.28	212,019.46	212,019.46	214,590.28	214,590.28	2,035.05
Sub-total							214,590.28	212,019.46	212,019.46	214,590.28	214,590.28	2,035.05
Investment Pools												
TexPool - General Fund	09/30/20	04/01/20	0.1474%	0.1474%			6,165,202.57	6,297,315.75	6,297,315.75	6,165,202.57	6,165,202.57	-
TexPool - Utility Fund	09/30/20	10/01/20	0.1474%	0.1474%			1,781,878.61	1,377,225.78	1,377,225.78	1,781,878.61	1,781,878.61	-
TexPool - Capital Replacement Fund	09/30/20	10/01/20	0.1474%	0.1474%			1,670,419.29	1,023,738.53	1,023,738.53	1,670,419.29	1,670,419.29	
TexPool - Capital Improvement Fund	09/30/20	10/01/20	0.1474%	0.1474%			6,257,099.03	7,334,455.79	7,334,455.79	6,257,099.03	6,257,099.03	
Texas Class - Capital Improvement Fund	09/30/20	10/01/20	0.2195%	0.2195%			8,503,218.54	-	-	8,503,218.54	8,503,218.54	
Sub-total							24,377,818.04	16,032,735.85	16,032,735.85	24,377,818.04	24,377,818.04	-
Money Market/Savings Accounts												
Veritex Bank	09/30/20	10/01/20	0.2500%	0.2500%	-	-	241,138.92	239,428.09	239,428.09	241,138.92	241,138.92	-
Sub-total							241,138.92	239,428.09	239,428.09	241,138.92	241,138.92	-
Total							\$ 27,281,474.46	\$ 19,105,942.62	\$ 19,105,942.62	\$ 27,281,474.46	\$ 27,281,474.46	\$ 2,035.05

CITY OF SPRING VALLEY VILLAGE
INVESTMENT ACTIVITY REPORT
For the Quarter Ended September 30, 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	09/30/20 Book Value	09/30/20 Market Value
<u>Cash Accounts</u>											
Wells Fargo - Pooled Cash	09/30/20	10/01/20	0.1600%	\$ 1,590,469.99	\$ 1,407,970.44	\$ 1,407,970.44	\$ 33,194,759.78	\$ 33,012,260.23		\$ 1,590,469.99	\$ 1,590,469.99
Wells Fargo - Harris County Child Saf	09/30/20	10/01/20	0.1583%	58,411.03	54,105.27	54,105.27	5,022.90	717.14	-	58,411.03	58,411.03
Wells Fargo - Savings	09/30/20	10/01/20	0.1600%	166,941.52	416,309.54	416,309.54	631.98	250,000.00	-	166,941.52	166,941.52
Wells Fargo - Court On-Line Pay	09/30/20	10/01/20	0.1600%	8,582.36	8,343.84	8,343.84	238.52	-	-	8,582.36	8,582.36
Wells Fargo - GO/CO Bonds	09/30/20	10/01/20	0.1600%	265,113.85	376,621.66	376,621.66	10,901,105.56	11,012,613.37	-	265,113.85	265,113.85
Wells Fargo - Bond Reserved	09/30/20	10/01/20	0.1600%	358,408.47	358,408.47	358,408.47	-	-	-	358,408.47	358,408.47
Sub-total				2,447,927.22	2,621,759.22	2,621,759.22	44,101,758.74	44,275,590.74	-	2,447,927.22	2,447,927.22
<u>Certificates of Deposit</u>											
Allegiance Bank #1002083862	12/18/19	12/17/20	1.2000%	214,590.28	212,019.46	212,019.46	2,570.82	-	-	214,590.28	214,590.28
Sub-total				214,590.28	212,019.46	212,019.46	2,570.82	-	-	214,590.28	214,590.28
<u>Investment Pools</u>											
TexPool - General Fund	09/30/20	04/01/20	0.1474%	6,165,202.57	6,297,315.75	6,297,315.75	2,060,251.43	2,192,364.61	-	6,165,202.57	6,165,202.57
TexPool - Utility Fund	09/30/20	10/01/20	0.1474%	1,781,878.61	1,377,225.78	1,377,225.78	512,670.83	108,018.00	-	1,781,878.61	1,781,878.61
TexPool - Capital Replacement Fund	09/30/20	10/01/20	0.1474%	1,670,419.29	1,023,738.53	1,023,738.53	646,680.76	-		1,670,419.29	1,670,419.29
TexPool - Capital Improvement Fund	09/30/20	10/01/20	0.1474%	6,257,099.03	7,334,455.79	7,334,455.79	1,822,643.24	2,900,000.00		6,257,099.03	6,257,099.03
Texas Class - Capital Improvement Fi	09/30/20	10/01/20		8,503,218.54	-	-	8,503,218.54	-		8,503,218.54	8,503,218.54
Sub-total				24,377,818.04	16,032,735.85	16,032,735.85	13,545,464.80	5,200,382.61	-	24,377,818.04	24,377,818.04
<u>Money Market/Savings Accounts</u>											
Veritex Bank	09/30/20	10/01/20	0.2500%	241,138.92	239,428.09	239,428.09	1,710.83	-	-	241,138.92	241,138.92
Sub-total				241,138.92	239,428.09	239,428.09	1,710.83	-	-	241,138.92	241,138.92
Total				\$ 27,281,474.46	\$ 19,105,942.62	\$ 19,105,942.62	\$ 57,651,505.19	\$ 49,475,973.35	\$ -	\$ 27,281,474.46	\$ 27,281,474.46

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

MEETING DATE: November 17, 2020

TOPIC: **ORDINANCE NUMBER 2020-XX**

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS CREATING AND APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 0.1441 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF BADE STREET AND INTERSTATE 10, BEING A PORTION OF LOT 1 OF THE WEST PARK SUBDIVISION IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A SINGLE-STORY BUILDING BETWEEN 970 SQUARE FEET AND 1,255 SQUARE FEET, SURFACE PARKING, AND ALLOWING COMMERCIAL USES TO BE KNOWN AS THE BADE STREET RESERVE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

BACKGROUND: During the October 27, 2020 meeting, the City Council conducted a public hearing for and considered a requested Planned Area Development for the property located at 9200 Old Katy Road known as Bade Street Reserve. After discussion, it was clear that the Council was interested in approving the requested PAD; however, the Council requested additional details about the PAD provisions before any action was taken.

In order to minimize additional expense and time for the Applicant, the Council directed City Attorney Loren Smith, City Administrator Julie Robinson and me to undertake a comparison of what was approved for the SVMP II PAD for i3 and the requested Bade Street Reserve PAD to identify substantive differences and outline specific issues and/or decisions for the Council to consider at the November 17, 2020 meeting. Since some of the provisions from the Ersa Grae PAD also provide good comparison information, we included that PAD in our review.

Upon review, the requested Bade Street Reserve PAD included the following substantive differences from the SVMP II PAD and the Ersa Grae PAD:

1. Section 5(D)(2) - Hours of Operation.

Type of Use	Requested Bade Street	SVMP II (i3)	Ersa Grae 9090 Katy
-------------	--------------------------	-----------------	------------------------

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

	Reserve		Frwy
Restaurants	6:00 am – 12:00 am	6:00 am – 2:00 am	6:00 am – 2:00 am
Mercantile	None	7:00 am – 12:00 am	6:00 am – 12:00 am
Office	5:00 am – 12:00 am	7:00 am – 9:00 pm (M-S) 8:00 am – 7:00 (S & City Holidays)	6:00 am – 12:00 am

While the requested Bade Street Reserve PAD included “mercantile” as one of the permitted uses, that permitted use was not included in the regulations for Hours of Operation.

In order to allow for the most flexibility and because restaurants, mercantile, and office uses are permitted for this development, Staff has the following recommendations for revising Section 5(D)(2) Hours of Operation for the requested Bade Street Reserve PAD:

(a) For Restaurants, allow the same Hours of Operation as for the SVMP II PAD and Ersä Grae PAD which would be 6:00 am – 2:00 am.

(b) Include “Mercantile” in the sentence with “Office” and allow the same Hours of Operation as for the Ersä Grae PAD which would be 6:00 am – 12:00 am.

2. Additional revisions to the requested Bade Street Reserve PAD ordinance are as follows:

a. Section 5(D)(2) was revised to remove the last sentence “Restaurant uses shall be permitted to operate from 6:00 am to 12 am” as the language was repetitive.

b. Section 5(D) was revised to add a different Subsection (5) which reads “except as expressly provided above, the property shall not have operating hours outside 7:00 am to 9:00 pm Monday through Saturday and outside 8:00 am to 7:00 pm on Sundays and City Holidays.” This

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

language was in both the SVMP II PAD and the Ersä Grae PAD. The following section was renumbered accordingly.

- c. Section 5(E)(2) was revised to remove the following language from the second sentence since it pertained only to the SVMP II PAD development and is not applicable to the proposed Bade Street Reserve PAD development: "including the removal of the trees on the existing medical office building parcel that are planted along the south side of the sound wall shown on the application."
- d. The Application was revised to reflect a monument sign instead of the originally shown pole sign. This update makes the application consistent with the language provided in the ordinance and previous approved PAD ordinances. (reflected on page 20 of the application)
- e. As Ms. Robinson indicated during the update on the Wellington Stream PAD, the expiration of that PAD ordinance will be tied to the execution of leases as opposed to a date by which to begin construction. For consistency, Section 6 of the proposed Bade Street Reserve PAD was revised to read: "Owner shall obtain fully-executed leases for at least 50% of the total building square footage, and provide proof to the City of such leases, within two (2) years of the effective date of this ordinance, or this Ordinance shall expire on its own terms and become null and void."

A redlined version of the proposed PAD Ordinance reflecting the recommended revisions is provided with this agenda item.

RECOMMENDATION: None

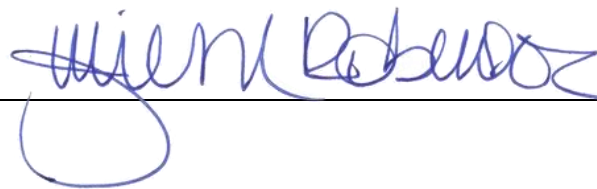
ATTACHMENTS:

- Ordinance No. 2020-XX
- Redlined Version of Ordinance No. 2020-XX Reflecting Staff's Recommended Revisions

SUBMITTING STAFF MEMBER:

Zachary Meadows, Director of
Community Development

CITY ADMINISTRATOR APPROVAL:



ORDINANCE NO. 2020-XX

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS CREATING AND APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 0.1441 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF BADE STREET AND INTERSTATE 10, BEING A PORTION OF LOT 1 OF THE WEST PARK SUBDIVISION IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A SINGLE-STORY BUILDING BETWEEN 970 SQUARE FEET AND 1,255 SQUARE FEET, SURFACE PARKING, AND ALLOWING COMMERCIAL USES TO BE KNOWN AS THE BADE STREET RESERVE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, CALLAGHAN MIDDLE, LLC (the “Owner”), whose contact is Vincent Giammalva, an individual, with the mailing address of 1000 Memorial Drive, Suite 450, Houston, Texas, 77042 owns a 0.1411 acre tract of land, more or less, being located at the northwest corner of the intersection of I-10 and Bade Street (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”) pursuant to the City’s Zoning Ordinance, as amended; and

WHEREAS, the City Council wishes to adopt this Ordinance to allow construction of a building on the 0.1411 acres of property described above, in compliance with the terms and provisions set forth herein; 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 ordinance for the construction of improvements on the 0.1411 acre tract at the northwest corner of I-10 and Bade Street; and

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

WHEREAS, the City Council now finds it in the best interest of the health, safety and welfare of the citizens to adopt this Ordinance 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:

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 0.1411 acre tract at the northwest corner of I-10 and Bade Street for a planned area development is hereby approved, subject to the regulations, restrictions, terms and conditions hereinafter set forth.

Section 3. The Zoning District Map of the City of Spring Valley Village, Texas, shall be revised and amended to show the designation of the 0.1411 acre tract at the northwest corner of I-10 and Bade Street as provided in the preamble hereof, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. 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 5. The Planned Area Development use authorized and permitted on the Property shall be subject to the following additional limitations, restrictions and covenants:

A. Compliance with Application and Site Plans. The granting of the PAD shall be, and is hereby, conditioned upon the proposed improvements being located, constructed, and conducted upon the Property in substantial compliance with the Application dated July 27, 2020 (the “Application”) including the description of the proposed use, and the site and landscape plan that are attached hereto as Exhibit “B” and made a part hereof for all purposes.

B. Buildings; setbacks, architectural elevations:

1. The Development within the PAD shall consist of a single one-story building with up to 1,255 square feet of interior space.
2. The new construction shall be fully equipped with the number of fire sprinklers as required by City Ordinance.
3. All structures shall be set back at least ten feet (10’) from the I-10 right-of-way and Bade Street, and five feet (5’) from all other property lines.
4. The Development may include a single one-story building as described in the Application.
5. The building and extensions shall not exceed 20 feet (20’) above ground level in height. The building and structures within the district shall be constructed and maintained in substantial compliance with the Application.
6. All buildings shall be constructed and maintained in substantial compliance with the architectural elevations of the building to be

approved by the Planning and Zoning Commission and City Council prior to commencement of construction.

C. Access; Parking facilities.

1. The Development shall be accessed by one (1) existing thirty foot (30') wide driveway on the I-10 frontage road. The City is not responsible for controlling traffic into, out of, or within the PAD driveways/private access roads.
2. The Owner shall provide paved parking spaces, either surface parking or in the parking structure, for all persons attending activities on the Property in substantial compliance with the Application and the City's off-street parking ordinances. The site shall include a minimum of 7 parking spaces.
3. Parking on streets adjacent to the Property by persons attending activities on the Property is prohibited.
4. Parking on the Property on any surface other than a paved surface is prohibited.
5. Overnight parking is prohibited except for tenants' delivery vans or trucks in designated parking spaces only.
6. Signs shall be posted and maintained prohibiting overnight parking.

D. Occupancy/Use.

1. The Property may be used for the following purposes only:

Retail shops (other than retail shops performing vehicular and heavy machinery repair; shops that require outside bulk storage;

convenience retail food stores; pornography shops and massage parlors); and

Restaurants, cafes, and cafeterias, including restaurants, cafes and cafeterias that serve alcoholic beverages to customers in conjunction with the sale of food prepared and served by the restaurant, cafe or cafeteria; and

Professional and business offices and clinics (other than drive-in and/or drive-through facilities connected with or part of a professional and/or business office or clinic).

2. Restaurants, including those serving alcohol, shall be permitted to operate from 6:00 am to 2:00 am. Mercantile and Office uses shall be permitted from 6:00 am to 12:00 am.
3. Outdoor uses restricted.
 - a) Outdoor patio dining hours shall be permitted between the hours of 6:00 am and 12:00 am. in the areas designated on the application.
 - (b) Outdoor storage and outdoor displays are prohibited.
4. Initial construction hours are between 7:00 am and 7:00 p.m. Monday – Friday and between 9:00 am and 6:00 pm Saturday – Sunday.
5. Except as expressly provided above, the property shall not have operating hours outside 7:00 am to 9:00 pm Monday through

Saturday and outside 8:00 am to 7:00 pm on Sundays and City Holidays.

6. Uses not specifically identified as permitted uses are not authorized.

E. Landscape/Screening/Lighting.

1. The Owner shall provide landscaping in substantial compliance with the Application.
2. The landscaping and irrigation for the development shall meet or exceed City ordinance requirements. The owner shall preserve, plant and maintain trees and landscaping as shown on the site and landscape plan. A final landscape and irrigation plan shall be submitted to the City with full construction documents at the time of building permit submission.
3. Landscape maintenance shall be permitted between the hours of 7:00 a.m. and 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. Saturday - Sunday.
4. No outdoor lighting shall be permitted to directly shine on any adjacent property. All outdoor lighting shall be screened or shaded. Lighting shall be placed and oriented to minimize indirect or reflected lighting onto adjacent properties. Lighting levels in the parking lot shall average no more than 2.4 foot (2.4') candles with no more than 3.69 foot (3.69') candles on top of the parking surface. Lighting shall be reduced to average one foot candle for after-hours security. All lighting shall be “white” color corrected lighting.

Light poles not exceeding twenty feet (20') in height will be utilized on the surface parking lot. No high pressure sodium lighting is permitted.

F. Refuse; building maintenance; deliveries.

1. Location. The Development will have one (1) dumpster location as shown on the Application. The dumpster shall be enclosed and located in the northwest corner of the surface lot and shall not be visible from any public right-of-way.
2. Pickup. Refuse/dumpster containers shall only be picked up between 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on weekends.
3. Parking Lot Maintenance. Parking lot areas shall be cleaned at least five days each calendar month between 7:00 a.m. and 7:00 p.m. on weekdays and between 9:00 a.m. and 6:00 p.m. on weekends.
4. Building Maintenance. Building maintenance is permitted 7:00 a.m. to 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. on Saturday - Sunday.
5. Deliveries. Deliveries are permitted only between 7:00 a.m. and 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. on Saturdays.

G. Drainage Systems. The Owners shall design and construct storm water drainage improvements in compliance with all applicable City ordinances

and in substantial compliance with the Application, as approved by the City's Floodplain Administrator.

H. Signs.

1. The Development may have one building identification sign on I-10 in compliance with the City's sign regulations as shown on the Application.
2. All signage shall comply with all other ordinances of the City applicable to signage; permits shall be required for all signage in compliance with other ordinances of the City.
3. Landscaping shall be placed adjacent to the building identification sign. This landscaping shall consist of bushes, shrubs, annual and perennial flowering plants, and appropriate vegetative ground cover or a combination thereof, and shall be in addition to any other landscape requirements set forth.

I. Noise. All activities shall comply with the ordinances of the City applicable to noise and sounds, except that operating hours may be extended as provided above.

Section 6. Owner shall obtain fully-executed leases for at least 50% of the total building square footage, and provide proof to the City of such leases, within two (2) years of the effective date of this Ordinance, or this Ordinance shall expire on its own terms and become null and void.

Section 7. 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 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 8. 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 9. Attached to this ordinance are the following documents:

Exhibit A: Legal Description;
Exhibit B: The Application.

ADOPTED this the ____ of _____, 2020.

Marcus Vajdos, Mayor
Spring Valley Village, Texas

ATTEST:

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

**EXHIBIT “A” –
LEGAL DESCRIPTION**

A SUBDIVISION OF 0.1411 ACRES BEING OUT OF LOT 1, WEST PARK SUBDIVISION (VOL. 23, PG. 10, H.C.M.R.) IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS

EXHIBIT “B” – APPLICATION

Bade Street Reserve

Planned Area Development Request

City of Spring Valley Village

July 27, 2020

Owner/Developer:

Callaghan Middle, LLC

10000 Memorial Drive, Suite 450
Houston, TX 77024

Prepared By:



EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
713.784.450

Bade Street Reserve
Planned Area Development Request

Table of Contents

Page 2:	Table of Contents
Page 3:	Property Owner's Acknowledgement
Page 4:	PAD Application
Pages 5-8:	PAD Request Letter

Exhibits

Exhibit 1:	Metes & Bounds Description
Exhibit 2:	Plat
Exhibit 3:	Alternative A Site Plan
Exhibit 4:	Alternative B Site Plan
Exhibit 5:	Alternative A Perspective
Exhibit 6:	Alternative A Elevation Plan
Exhibit 7:	Alternative B Perspective
Exhibit 8:	Alternative B Elevation Plan
Exhibit 9:	Alternative A Photometric Site Study
Exhibit 10:	Alternative B Photometric Site Study
Exhibit 11:	Sign Plan
Exhibit 12:	Permitted Plant List
Exhibit 13:	Alternative A Permitted Land Use Table
Exhibit 14:	Alternative B Permitted Land Use Table

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

Re: Bade Street Reserve

To Whom It May Concern,

Callaghan Middle, LLC. hereby authorizes EHRA Engineering Inc. to act as an agent on its behalf regarding the zoning application and plat for a new Planned Area Development (PAD) to be known as "Bade Street Reserve". Furthermore, Callaghan Middle, LLC. hereby acknowledges and authorizes submittal of the aforementioned application to the City of Spring Valley Village.

Vincent A. Grammslue

Printed Name

[Signature]

Signature

7/1/2020

Date



SPRING VALLEY
VILLAGE

Community Development
City of Spring Valley Village

PAD DEVELOPMENT & PAD AMENDMENT APPLICATION

PROPERTY INFORMATION		
Type of Application:	☒ New Planned Area Development ☐ Amendment to Planned Area Development	
Property Address: 9200 Old Katy Road, Houston TX, 77055		
Legal Description: A 0.1441 acre tract of land in the Thomas Hoskins Survey, A-342; City of Spring Valley Village, Harris County, Texas.		
Development Name: Bade Street Reserve	Zoning District: Freeway PADD	
OWNER INFORMATION		
Name: Callaghan Middle, LLC.	Phone#: 713-789-5858	
Address: 1000 Memorial Drive, Suite 450, Houston TX, 77024		
Email: vagiammalva@comcast.net		
APPLICANT/AGENT INFORMATION		
Name: EHRA Engineering Inc. - Brad Sweitzer	Phone#: (713) 784-4500	
Address: 10011 Meadowglen Lane, Houston TX, 77042		
Email: bsweitzer@ehrainc.com		
**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.		
		July 14, 2020
Signature of Contractor/Authorized Agent	Printed Name	Application Date
FOR OFFICE USE ONLY		
Zoning Case 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.

July 27, 2020

Planning and Zoning Commission
City of Spring Valley Village, Texas

Subject: Request for establishment of a Planned Area Development (PAD) for the 0.1441 acre tract located at the western corner of Bade Street and Interstate 10, being a tract located in the City of Spring Valley Village (herein referred to as “City”) FPADD overlay district, to be known as “Bade Street Reserve”.

Background

The subject tract is located at the western corner of Bade Street and the westbound frontage road for Interstate 10 (Katy Freeway). It is a portion of Lot 1 of the West Park subdivision which was recorded in 1946. This tract was previously subject to a right-of-way acquisition by the Texas Department of Transportation (TxDOT) to expand Interstate 10 in the early 2000’s. Because of this, the existing two-story commercial building was removed, and the tract was substantially reduced in size from approximately 0.35 acres to 0.14 acres. This has deterred redevelopment of the site, and it has remained vacant since. As part of the highway expansion project, one driveway was constructed along the new frontage road which is the only source of access for the tract. No other driveways are allowed along the frontage road per TxDOT driveway spacing standards.

Development Plan

Callaghan Middle, LLC recently closed on the subject tract and proposes two alternative site development options in accordance with the City’s zoning regulations. Both alternatives contemplate a commercial land use. One of the main reasons for the two different site plans is the need for sufficient parking. In order to comply with the City’s parking requirements, the building size will need to be fairly small in either alternative. This will also limit the height of the building to one story.

The development schedule has not yet been pinpointed, but it is the goal of the developer to start construction in the first or second quarter of 2021 with anticipated completion in the third or fourth quarter of 2021.

The site plan for Alternative A has the larger building of the two options with an approximate 1,255 square foot, one-story building intended for commercial use. The precise use is unknown

at this point, but a list of potential uses for Alternative A is included with this request and is labeled as Exhibit 13. Seven (7) concrete parking spaces would be provided, all measuring 9' by 19' (171 square feet each). A restaurant of any type would not be permitted under Alternative A due to the limited parking.

The site plan for Alternative B has the smaller building of the two options with an approximate 970 square foot, one-story building intended for commercial use. The precise use is unknown at this point, but a list of potential uses for Alternative B is included with this request and is labeled as Exhibit 14. Eight (8) concrete parking spaces would be provided, all measuring 9' by 19' (171 square feet each). Alternative B would allow for a small restaurant type use such as a coffee or donut shop.

Building Setbacks

Building setback variances are necessary for this project to be viable. As-is, the City's fifty-foot (50') building setback requirement from Interstate 10 in the Freeway PADD overlay district is greater than the total depth of the subject tract (approximately 47.5'). This is a hardship not caused by the developer as the reduced depth of the subject tract is a direct result of the TxDOT right-of-way acquisition in the early 2000's.

A ten-foot (10') building setback is proposed along Interstate 10. This results in a total distance of about thirty-five feet (35') from the frontage road to the edge of the proposed building as the frontage road is approximately twenty-five feet (25') from the right-of-way line. A ten-foot (10') building setback is proposed along Bade Street. Due to the large right-of-way corner clip also acquired by TxDOT, there would be a functional building setback of roughly twenty-eight feet (28') from the edge of Bade Street to the proposed building. A five-foot (5') rear building setback is proposed.

Parking, Logistics, and Hours of Operation

Alternative A has seven (7) parking spaces which equates to a parking ratio of 5.6 spaces per 1,000 square feet of building space. This complies with retail, office, and medical office land uses per the City's code. Alternative B has eight (8) parking spaces which equates to a parking ratio of 8.2 spaces per 1,000 square feet of building space. This complies with retail, office, medical office, and restaurant land uses. Overnight parking is prohibited for both alternatives.

The dumpster enclosure location will be on the far west side of the parking lot in both alternatives. Dumpsters shall not be visible during normal business hours. Trash pickup is proposed to occur overnight during off-hours.

The proposed hours of initial construction for the project is 7am to 7pm.

The proposed maximum hours of operation for Alternative A are:

- For a retail use – 6am to 12am
- For an office use – 5am to 12am

The proposed maximum hours of operation for Alternative B are:

- For a retail use – 6am to 12am
- For an office use – 5am to 12am
- For a restaurant use – 6am to 12am (outdoor dining is restricted to the same hours)

Landscape, Lighting, and Adjacent Property Impacts

The landscape plan for both options can be seen in the preliminary site plans. The developer/owner shall follow the general intent of the landscape design as shown in the preliminary site plans. The landscape shall consist of high-quality plant material and be well maintained in perpetuity. The landscape shall be irrigated and have an operable irrigation system in compliance with all City, Harris County, and State of Texas regulations. Landscape maintenance shall be permitted between 7am and 7pm, Monday through Friday, and between 9am and 6pm on Saturday and Sunday.

A list of permitted plants to be used for the project is included with this application and is labeled as Exhibit 12.

Abutting tracts to the west and north shall be screen via perennial shrubbery and /or small trees. Outdoor storage and outdoor display of merchandise is prohibited for both alternatives.

No outdoor lighting shall be permitted to directly shine on any adjacent property. All outdoor lighting shall be screened or shaded as possible. Lighting shall be placed and oriented to minimize indirect or reflected lighting onto adjacent properties. Lighting levels in the parking lot shall average no more than two-foot candles with no more than three-foot candles in the drive aisle during business hours. Lighting shall be reduced to average one-foot candle for after-hours security. All lighting shall be “white” color corrected lighting. No high-pressure sodium lighting is permitted. Parking lot lighting shall be hooded, shielded, and/or aimed downward to prevent light pollution.

Maintenance and Deliveries

Parking lot areas shall be cleaned at least five days each calendar month at a time to be designated by the City.

Building maintenance is permitted between 7am and 7pm, Monday through Friday, and between 9am and 6pm on Saturdays and Sundays.

Deliveries are permitted between 5am and 8pm, Monday through Friday, and between 9am and 6pm on Saturdays and Sundays.

Drainage

The developer/owner shall design and construct stormwater drainage improvements to limit stormwater runoff to the property's existing design capacity. The developer/owner shall provide drainage improvements in substantial compliance with the application.

Signage

The development may have one building identification sign along Interstate 10 at the location identified on each of the site plans. The size and specifications are shown on Exhibit 11. Wall signs affixed to the building are also permitted in compliance with the City's sign ordinance. Permits shall be required for all signage.

We look forward to working with the City of Spring Valley Village and the opportunity to develop this remainder tract.

Regards,



Brad Sweitzer, PLA, AICP
Senior Planner
713-784-4500
bsweitzer@ehrainc.com

Exhibit 1: Bade Street Reserve

**METES AND BOUNDS DESCRIPTION
BEING 0.1441 ACRES
IN THE THOMAS HOSKINS SURVEY, ABSTRACT NO. 342
CITY OF HOUSTON
HARRIS COUNTY, TEXAS**

A 0.1441 ACRE TRACT OF LAND IN THE THOMAS HOSKINS SURVEY, ABSTRACT NO. 342, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 6,193 SQ. FT. TRACT CONVEYED TO GEORGE I. DIB, AS DESCRIBED IN DOCUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2018-208661, THE SAID 0.1441 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at an iron rod with TX DOT cap stamped "50089" found in the east line of a called 0.20 acre tract conveyed to William J. Sonne as described in document recorded under H.C.C.F. No. S807773, marking the northerly end of a cut-back corner of the westerly Right-Of-Way (R.O.W.) line of Bade Street (based on a width of 60 feet) as dedicated by West Park, map or plat thereof recorded under Volume (Vol.) 23, Page (Pg.) 10 of the Harris County Map Records (H.C.M.R.) and the northerly R.O.W. line of Interstate Highway 10, and the northeast corner of a called 0.2078 acre tract as conveyed to the State of Texas as described in document recorded under H.C.C.F. No. Y982642, and the most easterly southeast corner of the herein described tract;

THENCE, South 44°34'57" West, along said cut-back corner, a distance of 35.89 feet, to a an iron rod with TX DOT cap stamped "50088", found marking an interior corner of said 0.2078 acre tract, and the most southerly southeast corner of the herein described tract, from which an iron rod with TX DOT cap stamped "50091" bears, North 88°42'09" East, 110.48 feet;

THENCE, South 88°42'09" West, along the northerly line of said 0.2078 acre tract, common with the southerly line of the herein described tract, a distance of 113.07 feet, to a 1/2-inch iron rod found in the west line of a called 0.15 acre tract conveyed to William J. Sonne as described in the document recorded under H.C.C.F. No. S807772, and marking the northwest corner of said 0.2078 acre tract, and the southwest corner of the herein described tract, from which an iron rod with TX DOT cap found bears, South 88°42'09" West, 152.77 feet;

THENCE, North 0°20'29" East, departing the northerly R.O.W. line of said Interstate Highway 10, and along the west line of said 0.15 acre tract, a distance of 47.52 feet, to a "X" cut in concrete found marking the northwest corner of said 0.15 acre tract, and the herein described tract;

THENCE, North 88°32'34" East, along the north line of said 0.15 acre tract, passing at a distance of 58.07 feet, a 1-inch pinched top pipe found marking the northeast corner of said 0.15 acre tract, and the northwest corner of aforesaid 0.20 acre tract, continuing a total distance of 138.18 feet, to a 5/8-inch iron rod found on the westerly R.O.W. line of said Bade Street, marking the northeast corner of said 0.20 acre tract, and the herein described tract;

THENCE, South 0°27'45" West, along the westerly R.O.W. line of Bade Street, common with the easterly line of said 0.20 acre tract, a distance of 22.91 feet to the **POINT OF BEGINNING** and containing 0.1441 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPLS No. 10092300



Kevin M. Reidy, R.P.L.S.
Texas Registration No. 6450
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500



Date: June 17, 2020

Job No: 201-035-00

File No: R:\2020\201-035-00\Docs\Description\Boundary\Plat_M&B.doc

STATE OF TEXAS }
COUNTY OF HARRIS }

We, Callaghan Middle, LLC, a Texas limited liability company, acting by and through Vincent A. Giammolva, President of Callaghan Middle, LLC, a Texas limited liability company, hereinafter referred to as Owners (whether one or more) of the 0.1441 acre tract described in the above and foregoing map of Bade Street 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 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 covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1- 3/4) square feet (18" diameter) with culverts or bridges to be provided for all the private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet 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.

In Testimony Whereof in the city of Houston, Texas, this ____ day of _____, 2020.

OWNER
Callaghan Middle LLC
a Texas limited liability company

By: _____
Vincent A. Giammolva, President

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Vincent A. Giammolva, President of Callaghan Middle, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public in and for the
State of T E X A S
My Notary Commission Expires _____

This is to certify that the Planning and Zoning Commission of the City of Spring Valley Village, Texas, has approved this replat and subdivision of Bade Street 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 plat this ____ day of _____, 2020.

Tom S. Ramsey, Mayor
City of Spring Valley Village, Texas

Roxanne Benitez, TRMC, CPM, CMCC
City Secretary

This is to certify that the City Council of the City of Spring Valley Village, Texas, has approved this plat and subdivision of Bade Street Reserve in conformance with the laws of the State of Texas and the ordinances of the City of Spring Valley Village as shown hereon and authorized the recording of this plat this ____ day of _____, 2020.

By: _____ By: _____
Tom S. Ramsey, Mayor Roxanne Benitez, TRMC, CPM, CMCC
City of Spring Valley Village, Texas City Secretary

I, Chris Hollins, 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 No. _____ 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.

Chris Hollins
County Clerk
Of Harris County, Texas

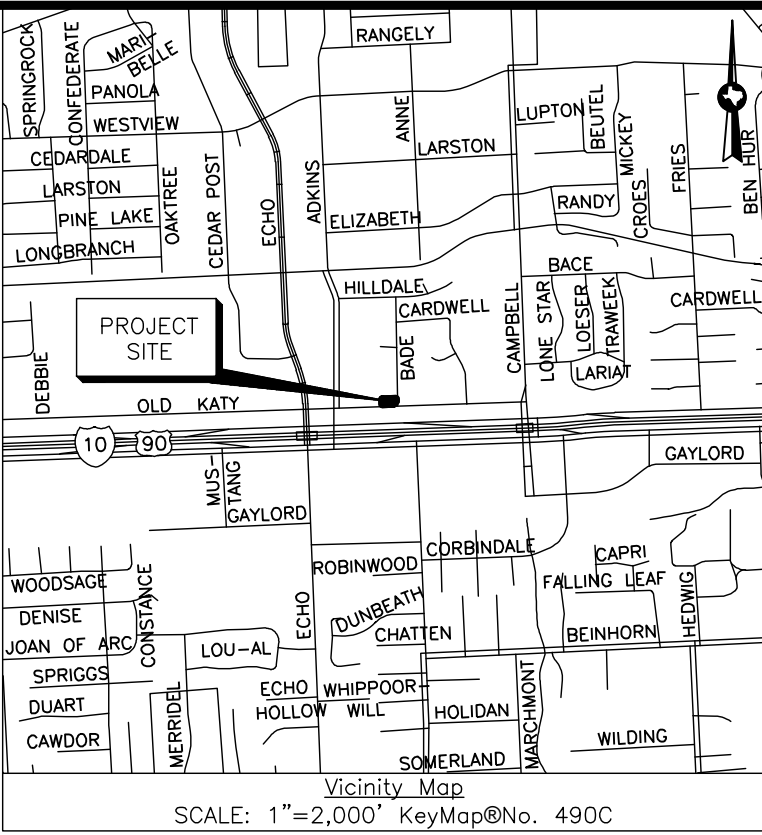
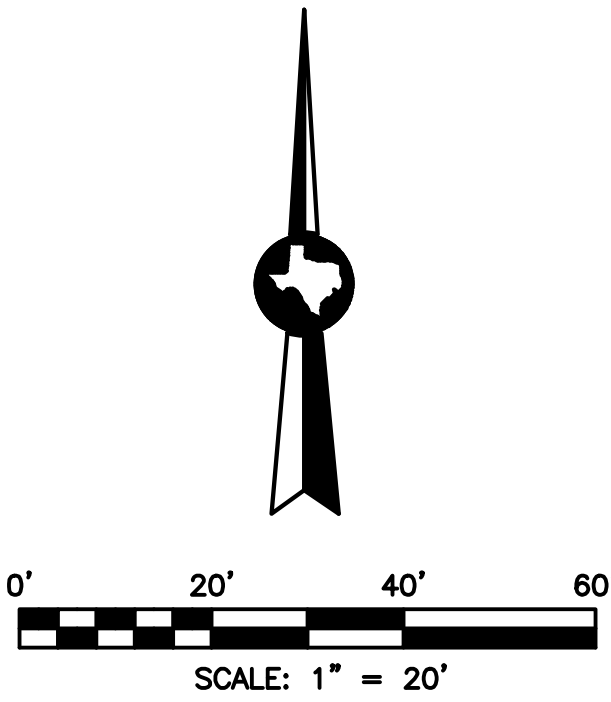
By: _____
Deputy

I, Kevin M Reidy, am authorized (or registered) 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, (central or south central) zone.

Kevin M Reidy,
Registered Professional Land Surveyor
Texas Registration No. 6450

NOTES:

- 1) F.C. No. indicates Film Code Number
H.C.C.F. No. indicates Harris County Clerk's File Number
H.C.D.R. indicates Harris County Deed Records
H.C.M.R. indicates Harris County Map Records
FND. indicates Found
IR indicates Iron Rod
R.O.W. indicates Right-Of-Way
- 2) 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 factor 0.99989946160.
- 3) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- 4) The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
- 5) 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.
- 6) All lot corners are Set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.



METES AND BOUNDS DESCRIPTION

A 0.1441 ACRE TRACT OF LAND IN THE THOMAS HOSKINS SURVEY, ABSTRACT NO. 342, CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 6,193 SQ. FT. TRACT CONVEYED TO GEORGE I. DIB, AS DESCRIBED IN DOCUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2018-208661, THE SAID 0.1441 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. (WITH BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at an iron rod with TX DOT cap stamped "50089" found in the east line of a called 0.20 acre tract conveyed to William J. Sonne as described in document recorded under H.C.C.F. No. S807773, marking the northerly end of a cut-back corner of the westerly Right-Of-Way (R.O.W.) line of Bade Street (based on a width of 60 feet) as dedicated by West Park, map or plat thereof recorded under Volume (Vol.) 23, Page (Pg.) 10 of the Harris County Map Records (H.C.M.R.) and the northerly R.O.W. line of Interstate Highway 10, and the northeast corner of a called 0.2078 acre tract as conveyed to the State of Texas as described in document recorded under H.C.C.F. No. Y982642, and the most easterly southeast corner of the herein described tract;

THENCE, South 44°34'57" West, along said cut-back corner, a distance of 35.89 feet, to a on iron rod with TX DOT cap stamped "50088", found marking an interior corner of said 0.2078 acre tract, and the most southerly southeast corner of the herein described tract, from which an iron rod with TX DOT cap stamped "50091" bears, North 88°42'09" East, 110.48 feet;

THENCE, South 88°42'09" West, along the northerly line of said 0.2078 acre tract, common with the southerly line of the herein described tract, a distance of 113.07 feet, to a 1/2-inch iron rod found in the west line of a called 0.15 acre tract conveyed to William J. Sonne as described in the document recorded under H.C.C.F. No. S807772, and marking the northwest corner of said 0.2078 acre tract, and the southwest corner of the herein described tract, from which an iron rod with TX DOT cap found bears, South 88°42'09" West, 152.77 feet;

THENCE, North 0°20'29" East, departing the northerly R.O.W. line of said Interstate Highway 10, and along the west line of said 0.15 acre tract, a distance of 47.52 feet, to a "X" cut in concrete found marking the northwest corner of said 0.15 acre tract, and the herein described tract;

THENCE, North 88°32'34" East, along the north line of said 0.15 acre tract, passing at a distance of 58.07 feet, to a 1-inch pinched top pipe found marking the northeast corner of said 0.15 acre tract, and the northwest corner of aforesaid 0.20 acre tract, continuing a total distance of 138.18 feet, to a 5/8-inch iron rod found on the westerly R.O.W. line of said Bade Street, marking the northeast corner of said 0.20 acre tract, and the herein described tract;

THENCE, South 0°27'45" West, along the westerly R.O.W. line of Bade Street, common with the easterly line of said 0.20 acre tract, a distance of 22.91 feet to the POINT OF BEGINNING and containing 0.1441 acres of land.

BADE STREET RESERVE

BEING A SUBDIVISION OF 0.1441 OF AN ACRE
OUT OF THE THOMAS HOSKINS SURVEY, A-342,
IN SPRING VALLEY VILLAGE,
HARRIS COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER
CALLAGHAN MIDDLE LLC,
A TEXAS LIMITED LIABILITY COMPANY
10000 MEMORIAL DRIVE
SUITE 450
HOUSTON, TEXAS 77024
PH# 713-789-5858

JULY, 2020



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

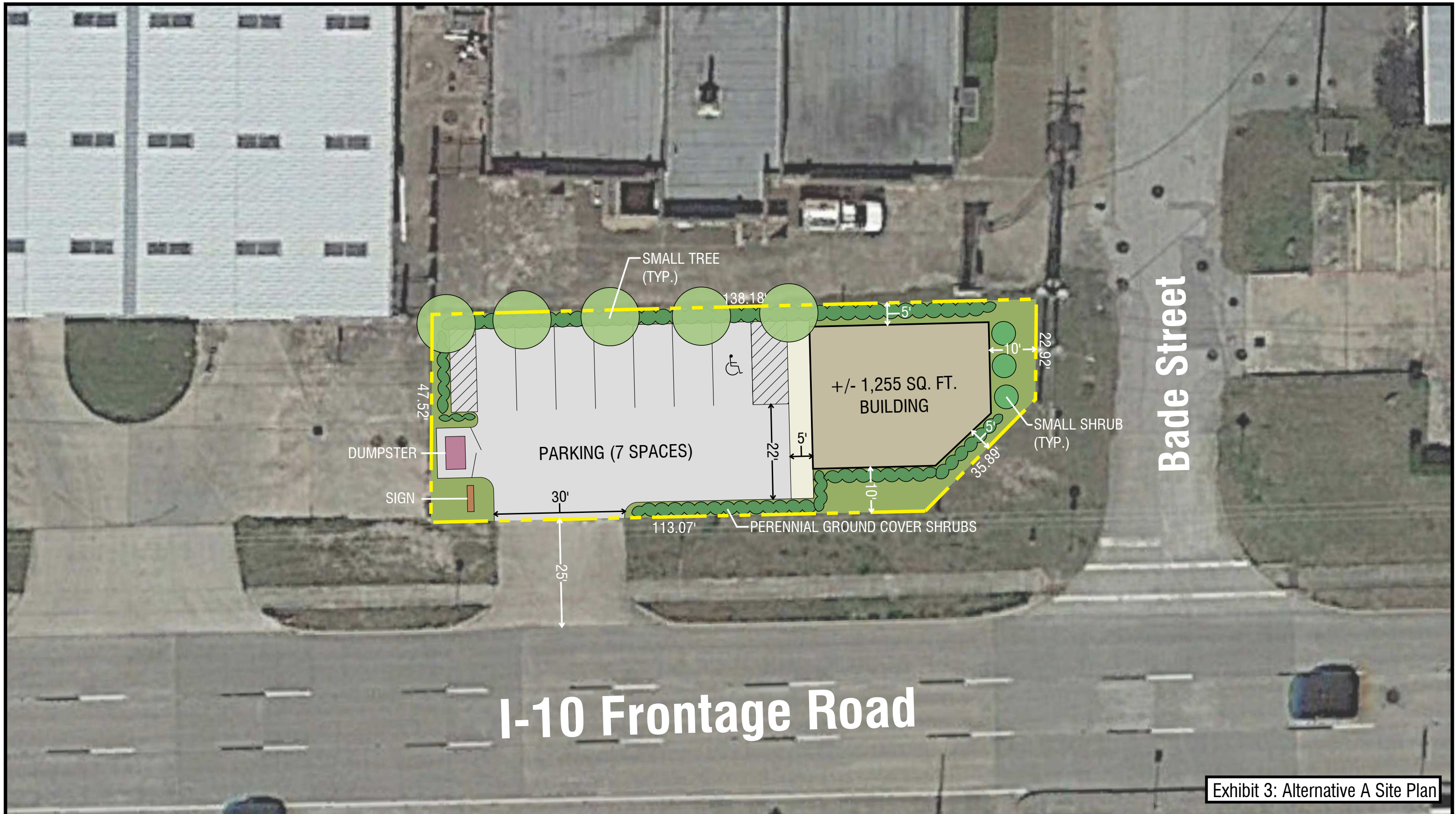


Exhibit 3: Alternative A Site Plan

Bade Street Reserve: Exhibit 3 - Alternative A Site Plan

Spring Valley Village, Texas

0 10 20
SCALE: 1"=20'



EHRA JOB NO.
201-035-00

No warranty or representation of intended use,
design or proposed improvements are made
herein. All Plans for land or facilities are subject
to change without notice.



ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

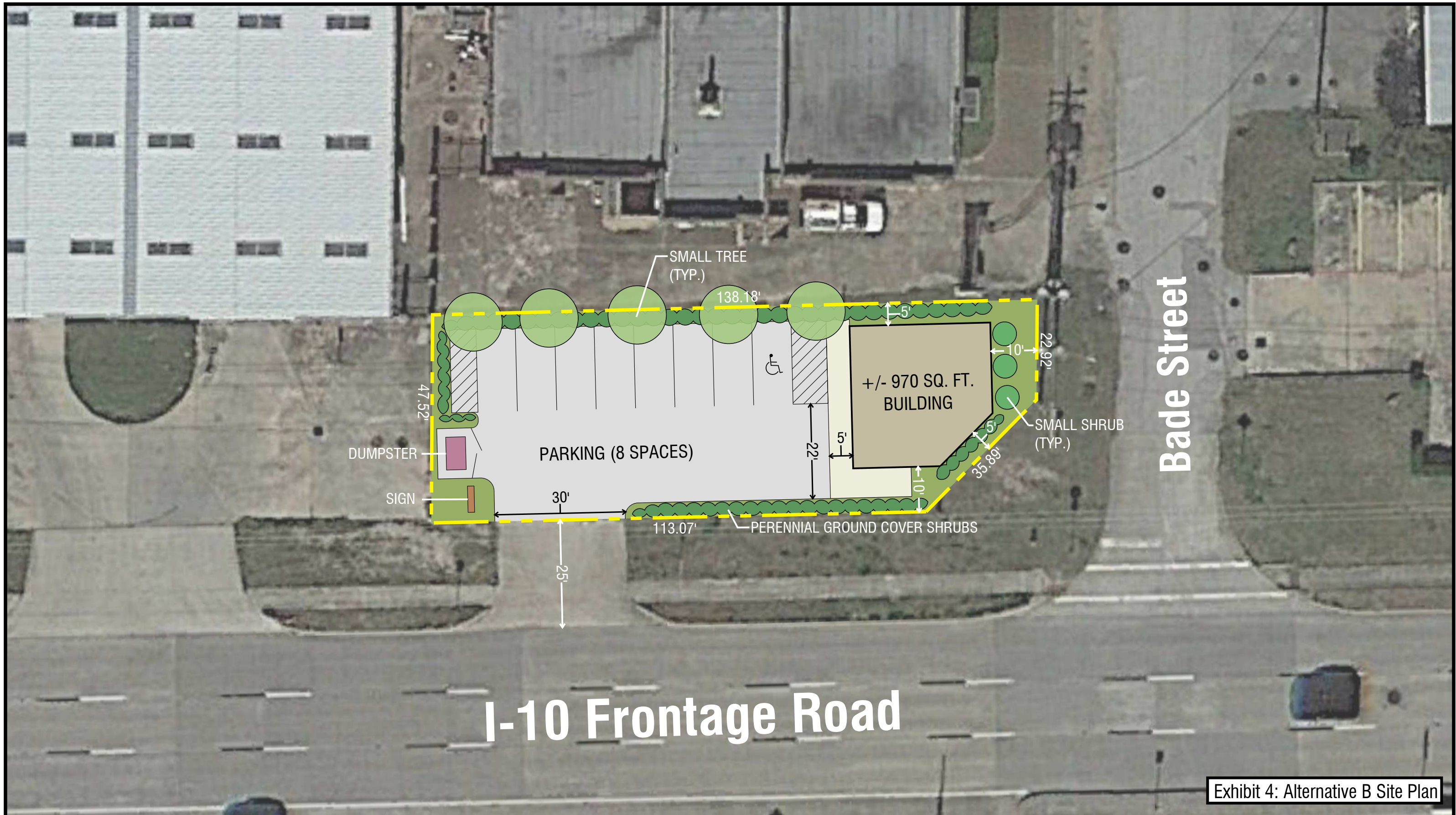


Exhibit 4: Alternative B Site Plan

Bade Street Reserve: Exhibit 4 - Alternative B Site Plan

Spring Valley Village, Texas

0 10 20
SCALE: 1"=20'



EHRA JOB NO.
201-035-00
No warranty or representation of intended use,
design or proposed improvements are made
herein. All Plans for land or facilities are subject
to change without notice.



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300



Exhibit 5: Alternative A Perspective

Bade Street Reserve: Exhibit 5 - Alternative A Perspective

Spring Valley Village, Texas

EHRA JOB NO.
201-035-00

No warranty or representation of intended use,
design or proposed improvements are made
herein. All Plans for land or facilities are subject
to change without notice.



ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300



Exhibit 6: Alternative A Elevation Plan

Bade Street Reserve: Exhibit 6 - Alternative A Elevation Plan

Spring Valley Village, Texas

EHRA JOB NO.
201-035-00

No warranty or representation of intended use,
design or proposed improvements are made
herein. All Plans for land or facilities are subject
to change without notice.



ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300



Bade Street Reserve: Exhibit 7 - Alternative B Perspective

Spring Valley Village, Texas

EHRA JOB NO.
201-035-00

No warranty or representation of intended use,
design or proposed improvements are made
herein. All Plans for land or facilities are subject
to change without notice.



ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300



Exhibit 8: Alternative B Elevation Plan

Bade Street Reserve: Exhibit 8 - Alternative B Elevation Plan

Spring Valley Village, Texas

EHRA JOB NO.
201-035-00

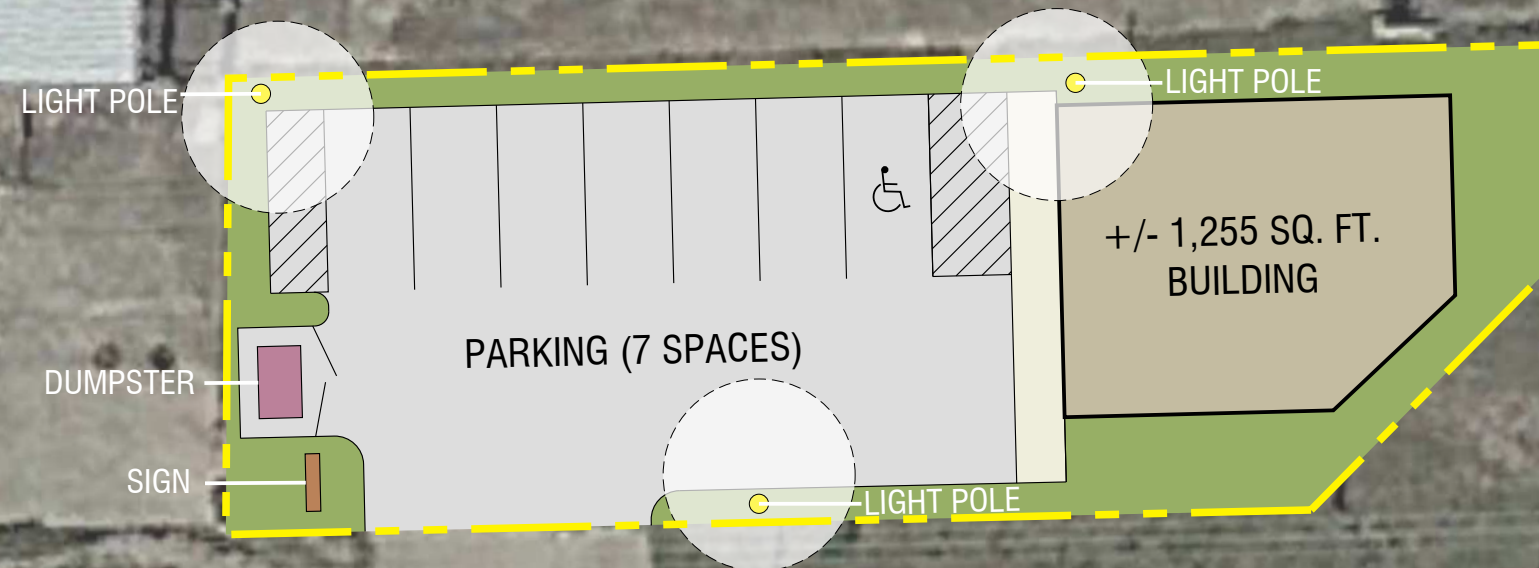
No warranty or representation of intended use,
design or proposed improvements are made
herein. All Plans for land or facilities are subject
to change without notice.



ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

- Lighting shall be placed and oriented to minimize indirect or reflected lighting onto adjacent properties.
- Parking lot lighting shall be hooded, shielded, and/or aimed downward to prevent light pollution.



Bade Street

I-10 Frontage Road

This exhibit is conceptual in nature only. A lighting professional has not reviewed this, and the location of light poles may change once a site lighting plan has been prepared by professionals.

Exhibit 9: Alternative A Photometric Site Study

Bade Street Reserve: Exhibit 9 - Alternative A Photometric Site Study

Spring Valley Village, Texas

0 10 20
SCALE: 1"=20'



EHRA JOB NO.
201-017-00

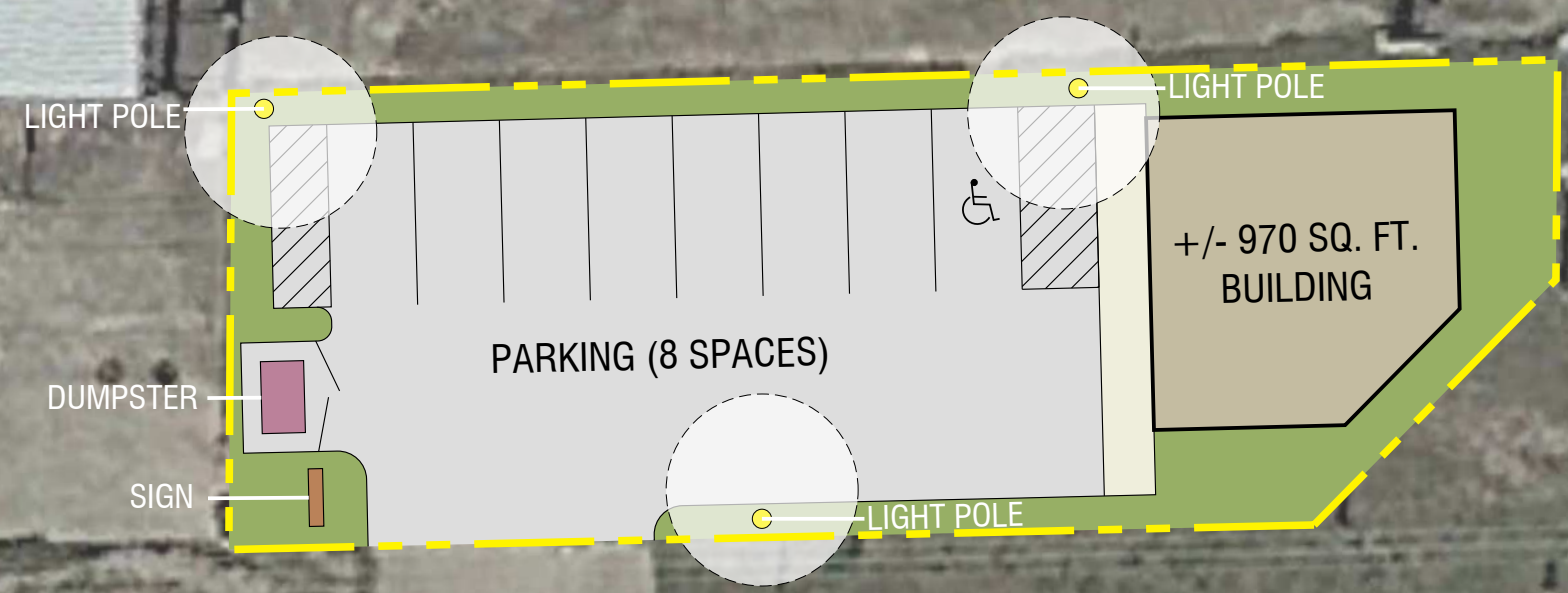
No warranty or representation of intended use,
design or proposed improvements are made
herein. All Plans for land or facilities are subject
to change without notice.



ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

- Lighting shall be placed and oriented to minimize indirect or reflected lighting onto adjacent properties.
- Parking lot lighting shall be hooded, shielded, and/or aimed downward to prevent light pollution.



Bade Street

I-10 Frontage Road

This exhibit is conceptual in nature only. A lighting professional has not reviewed this, and the location of light poles may change once a site lighting plan has been prepared by professionals.

Exhibit 10: Alternative B Photometric Site Study

Bade Street Reserve: Exhibit 10 - Alternative B Photometric Site Study

Spring Valley Village, Texas

0 10 20
SCALE: 1"=20'

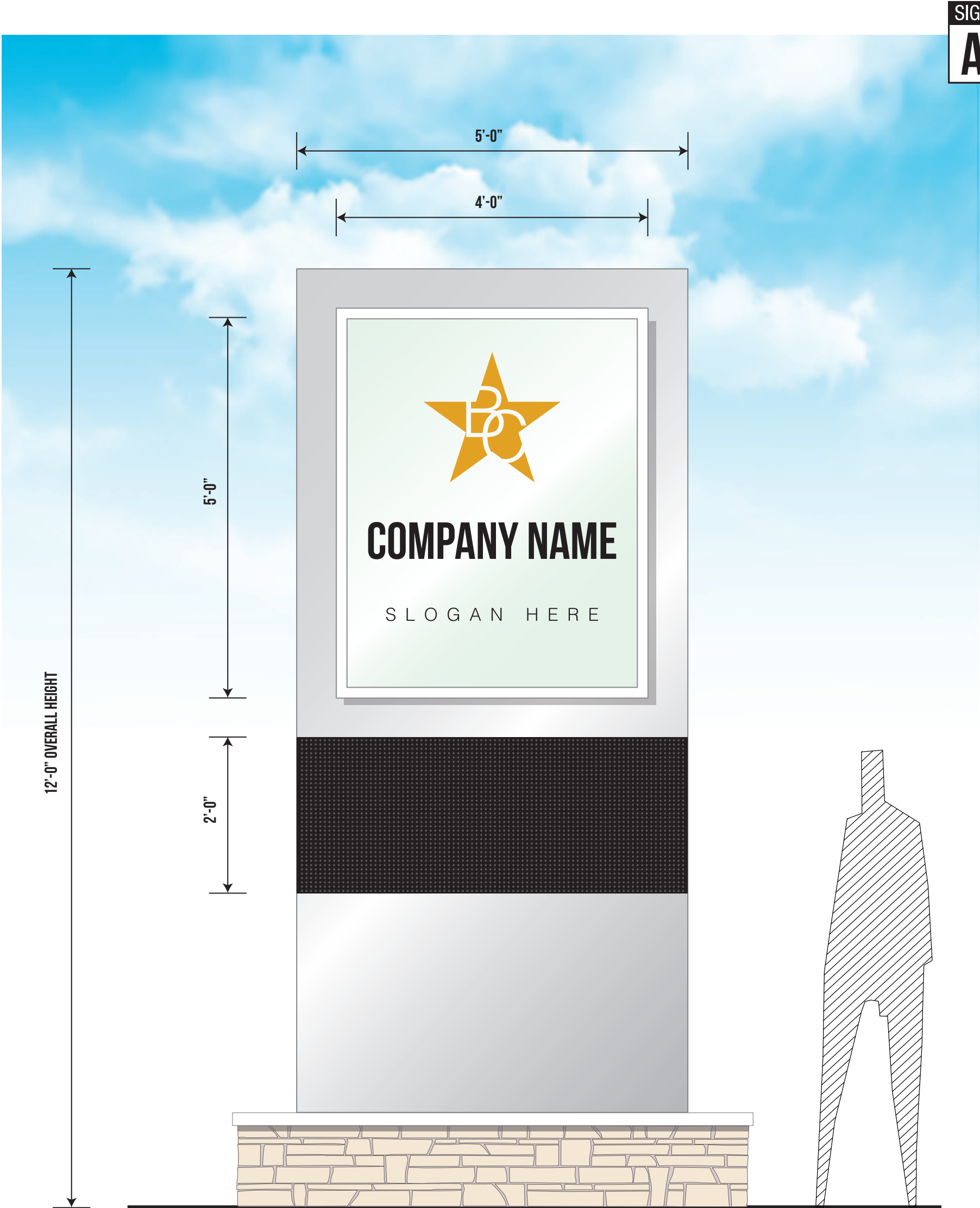


EHRA JOB NO.
201-017-00
No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

Exhibit 11: Bade Street ReserveSign Plan



SIGN MANUFACTURING
8564 KATY FRWY, SUITE 136
HOUSTON, TX 77024
PH. 713-647-7100
FAX 713-647-7103

CLIENT NAME:
GIAMMALVA PROPERTIES
LOCATION:
10000 MEMORIAL DR # 450
HOUSTON, TX 77024

SCALE: 3/4" = 1'
LAST REVISION: 11/04/2020

SIGN DESCRIPTION:
DOUBLE SIDED 5' X 12' MONUMENT SIGN WITH 2 - SF 4' X 5' LED
ILLUMINATED CABINETS AND 2' X 5' DOUBLE SIDED MESSAGE CENTER



ELECTRICAL NOTES
Sign Company DOES NOT provide primary electrical power to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have:
A minimum of one dedicated 120V / 20A circuit
Junction box installed within 6 feet of sign
Three wires: Line, Ground, Neutral

CLIENT APPROVAL

1

8' x 12' internally illuminated
cabinet sign

SALES
REPRESENTATIVE:
TY TAYLOR

IMPORTANT: THIS IS AN ORIGINAL DRAWING/S CREATED BY VFX, LLC. SUBMITTED FOR YOUR REVIEW IN CONNECTION WITH THE PROJECT BEING PROPOSED OR BID ON FOR YOU BY VFX, LLC.. IT SHALL AT ALL TIMES REMAIN THE PROPERTY OF VFX, LLC.. IT MAY ONLY BE USED IN CONJUNCTION WITH THE PROJECT PROPOSED BY VFX, LLC. AND MAY NOT BE USED FOR ANY OTHER PURPOSE.THESE DRAWINGS MAY NOT BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, INCLUDING BUT NOT LIMITED TO COMPETITORS IN ANY BID PROCESS. FURTHER, THE DRAWINGS MAY NOT BE REPRODUCED, USED, COPIED, DISPLAYED OR EXHIBITED IN ANY FASHION WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF VFX, LLC.



Exhibit 12: Bade Street Reserve Permitted Plant List

The following is a list of approved trees and shrubs. Alternative plants not specified in this list may be approved by the Director if determined that an alternative is substantially equal to or better than a specified material and the use will not violate any provision of the PAD:

Shade Trees:

Pecan	<i>Carya illinoensis</i>
Fringe Tree	<i>Chionanthus virginicus</i>
Japanese Blueberry	<i>Elaeocarpus decipiens</i>
Nellie R. Stevens Holly	<i>Ilex x attenuata 'Nellie R. Stevens'</i>
Savannah Holly	<i>Ilex attenuate 'Savannah'</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Loblolly Pine	<i>Pinus taeda</i>
Texas Pistache	<i>Pistacia texana</i>
Sycamore	<i>Platanus occidentalis'</i>
Bur Oak	<i>Quercus macrocarpa</i>
Chinkapin Oak	<i>Quercus muehlenbergii</i>
Monterey Oak	<i>Quercus polymorpha</i>
Water Oak	<i>Quercus nigra</i>
Live Oak	<i>Quercus virginiana</i>
Shumard Oak	<i>Quercus shumardii</i>
Bald Cypress	<i>Taxodium distichum</i>
Pond Cypress	<i>Taxodium ascendens</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Bosque or Drake Elm	<i>Ulmus parvifolia 'Bosque' or 'Drake'</i>

Small & Ornamental Trees:

Texas Redbud	<i>Cercis canadensis 'var. texensis'</i>
European Fan Palm	<i>Chamaerops humilis</i>
Desert Willow	<i>Chilopsis linearis</i>
Smokebush	<i>Cotinus obovatus</i>
Loquat	<i>Eryobotrya japonica</i>
Foster Holly	<i>Ilex x attenuata 'Fosterii'</i>
Possumhaw Holly	<i>Ilex decidua</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Columnar Juniper	<i>Juniporus spp.</i>
Crape Myrtle	<i>Lagerstroemia indica 'Basham's Pink', 'Natchez', 'Muskogee'</i>
Little Gem Magnolia	<i>Magnolia grandiflora 'Little Gem'</i>
Tree form (MT) Ligustrum	<i>Ligustrum japonicum</i>
Saucer Magnolia	<i>Magnolia x soulangeana</i>
Sweetbay Magnolia	<i>Magnolia virginiana</i>
Tree Wax Myrtle	<i>Myrica cerifica</i>
Mexican Plum	<i>Prunus mexicana</i>
Texas Sable Palm	<i>Sabal texana</i>
Texas Mountain Laurel	<i>Sophora secundiflora</i>
Windmill Palm	<i>Trachycarpus fortunei</i>
Chaste Tree	<i>Vitex agnus-castus</i>

Shrubs:

Abelia	<i>Abelia x grandiflora</i> 'Prostrata', 'Sherwoodi', Edward Goucher'
Dwarf Bottlebrush	<i>Callistemon citrinus</i> 'Austraflora', 'Firebrand', 'Little John', and 'Splendens'
Japanese Cleystera	<i>Ternstroemia gymnathera</i>
Sago Palm	<i>Cycas revoluta</i>
Umbrella Plant	<i>Cyperus alternifolius</i>
African/Butterfly Iris	<i>Dietes iridioides</i> , <i>Dietes bicolor</i>
Elaeagnus Ebgingei	<i>Elaeagnus macrophylla</i>
Silverberry	<i>Elaeagnus fruilandi</i>
Pineapple Guava	<i>Feijoa sellowiana</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Barbados Cherry	<i>Malpighia Glabra</i>
Fatsia	<i>Fatsia japonica</i>
Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burfordii Nana'
Chinese Holly	<i>Ilex cornuta</i> 'Rotunda'
Dwarf Yaupon	<i>Ilex vomitoria</i> 'Nana'
Louisiana Iris	<i>Iris louisiana</i>
Dwarf Crape Myrtle	<i>Lagerstroemia indica</i> 'Nana'
Ligustrum	<i>Ligustrum japonicum</i>
Waxleaf Glossy Privet	<i>Ligustrum lucidum</i>
Fringe Flower	<i>Loropetalum chinense</i>
Maiden Grass	<i>Miscanthus sinensis</i> var.
Dwarf Wax Myrtle	<i>Myrica pusilla</i>
Nandina	<i>Nandina domestica</i>
Purple Fountain Grass	<i>Pennisetum setaceum</i>
Indian Hawthorn	<i>Raphiolepis indica</i> 'Clara'
Shrub Rose	<i>Rosa</i> spp. 'Knockout', 'The Fairy', 'Bonica', 'Carefree Wonder'
Society Garlic	<i>Tulbaghia violacea</i>
Sweet Viburnum	<i>Viburnum</i> spp.
Bridal Wreath Spirea	<i>Spirea prunifolia</i>
Oleander	<i>Nerium oleander</i>
Dwarf Oleander	<i>Nerium oleander</i> 'Petite Pink', 'Little Red'
Plumbago	<i>Plumbago auriculata</i>
Dwarf Pomegranate	<i>Punica granatum</i> 'Nana'
Kumquat	<i>Fortunella</i> spp.
Muhly Grass	<i>Meuhlenbergia lindheimeri</i>
Dwarf Maiden Grass	<i>Miscanthus sinensis</i> 'Morning Light'

Exhibit 13: Bade Street Reserve Alternative A Permitted Land Use Table

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 established 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
Mining, Quarrying, and Oil and Gas Extraction	21	O
Utilities	22	O
Construction	23	O
Manufacturing	31-33	O
Wholesale Trade	42	O
Retail Trade	44-45	O
Furniture and Home Furnishings Stores	442	P
Electronics and Appliance Stores	443	P
Building Material and Garden Equipment and Supplies Dealers	444	P
Supermarkets and Other Grocery	445110	P

(except Convenience) Stores		
Specialty Food Stores	4452	P
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}	O
Health and Personal Care Stores	446	P
Clothing and Clothing Accessories Stores	448	P
Sporting Goods, Hobby, Musical Instrument, and Book Stores	451; but excluding 4511023 {Gun Shops} and 451212 {News Dealers and Newsstands}	P
General Merchandise Stores	452; but excluding 452112 {Discount Department Stores} and 452990 {All Other General Merchandise Stores}	P
Transportation and Warehousing	48-49	O
Information	51; but excluding 5121 {Motion Picture and Video Industries}	O
Finance and Insurance	52; but excluding 522390 {Other Activities Related to Credit Intermediation}	P
Real Estate and Rental and Leasing	53	O
Rental and Leasing Services	532; but excluding 5321 {Automotive Equipment Rental and Leasing} and 5323 {General Rental Centers}	P
Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	533	P

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
Management of Companies and Enterprises	55	P
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
Educational Services	61	O
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
Arts, Entertainment, and Recreation	71; but excluding 711212 {Racetracks}, 713290 {Gambling Industries}, and 713990 {All Other Amusement and Recreation Industries}	O
Accommodation and Food Services	72	O
Full-Service Restaurants	722511	O
Limited-Services Restaurants	722513	O
Snack and Nonalcoholic Beverage Bars	722515	O

Other Services (except Public Administration)	81; but excluding 81299 {All Other Personal Services}	O
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
Barber Shops	812111	P
Beauty Salons	812112	P
Nail Salons	812113	P
Diet and Weight Reducing Centers	812191	P
Funeral Homes and Funeral Services	812210	P
Drycleaning and Laundry Services (except Coin-Operated)	812320; except limited to drop stations only	P
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
Business Associations	813910	P
Professional Organizations	813920	P
Private Households	814110	P
Public Administration	92	P

Exhibit 14: Bade Street Reserve

Alternative B Permitted Land Use Table

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 established 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
Mining, Quarrying, and Oil and Gas Extraction	21	O
Utilities	22	O
Construction	23	O
Manufacturing	31-33	O
Wholesale Trade	42	O
Retail Trade	44-45	O
Furniture and Home Furnishings Stores	442	P
Electronics and Appliance Stores	443	P
Building Material and Garden Equipment and Supplies Dealers	444	P
Supermarkets and Other Grocery	445110	P

(except Convenience) Stores		
Specialty Food Stores	4452	P
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}	O
Health and Personal Care Stores	446	P
Clothing and Clothing Accessories Stores	448	P
Sporting Goods, Hobby, Musical Instrument, and Book Stores	451; but excluding 4511023 {Gun Shops} and 451212 {News Dealers and Newsstands}	P
General Merchandise Stores	452; but excluding 452112 {Discount Department Stores} and 452990 {All Other General Merchandise Stores}	P
Transportation and Warehousing	48-49	O
Information	51; but excluding 5121 {Motion Picture and Video Industries}	O
Finance and Insurance	52; but excluding 522390 {Other Activities Related to Credit Intermediation}	P
Real Estate and Rental and Leasing	53	O
Rental and Leasing Services	532; but excluding 5321 {Automotive Equipment Rental and Leasing} and 5323 {General Rental Centers}	P
Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	533	P

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
Management of Companies and Enterprises	55	P
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
Educational Services	61	O
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
Arts, Entertainment, and Recreation	71; but excluding 711212 {Racetracks}, 713290 {Gambling Industries}, and 713990 {All Other Amusement and Recreation Industries}	O
Accommodation and Food Services	72	O
Full-Service Restaurants	722511	P
Limited-Services Restaurants	722513	P
Snack and Nonalcoholic Beverage Bars	722515	P

Other Services (except Public Administration)	81; but excluding 81299 {All Other Personal Services}	O
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
Barber Shops	812111	P
Beauty Salons	812112	P
Nail Salons	812113	P
Diet and Weight Reducing Centers	812191	P
Funeral Homes and Funeral Services	812210	P
Drycleaning and Laundry Services (except Coin-Operated)	812320; except limited to drop stations only	P
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
Business Associations	813910	P
Professional Organizations	813920	P
Private Households	814110	P
Public Administration	92	P

DIVIDER PAGE

ORDINANCE NO. 2020-XX

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS CREATING AND APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 0.1441 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF BADE STREET AND INTERSTATE 10, BEING A PORTION OF LOT 1 OF THE WEST PARK SUBDIVISION IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A SINGLE-STORY BUILDING BETWEEN 970 SQUARE FEET AND 1,255 SQUARE FEET, SURFACE PARKING, AND ALLOWING COMMERCIAL USES TO BE KNOWN AS THE BADE STREET RESERVE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, CALLAGHAN MIDDLE, LLC (the “Owner”), whose contact is Vincent Giammalva, an individual, with the mailing address of 1000 Memorial Drive, Suite 450, Houston, Texas, 77042 owns a 0.1411 acre tract of land, more or less, being located at the northwest corner of the intersection of I-10 and Bade Street (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”) pursuant to the City’s Zoning Ordinance, as amended; and

WHEREAS, the City Council wishes to adopt this Ordinance to allow construction of a building on the 0.1411 acres of property described above, in compliance with the terms and provisions set forth herein; 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 ordinance for the construction of improvements on the 0.1411 acre tract at the northwest corner of I-10 and Bade Street; and

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

WHEREAS, the City Council now finds it in the best interest of the health, safety and welfare of the citizens to adopt this Ordinance 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:

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 0.1411 acre tract at the northwest corner of I-10 and Bade Street for a planned area development is hereby approved, subject to the regulations, restrictions, terms and conditions hereinafter set forth.

Section 3. The Zoning District Map of the City of Spring Valley Village, Texas, shall be revised and amended to show the designation of the 0.1411 acre tract at the northwest corner of I-10 and Bade Street as provided in the preamble hereof, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. 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 5. The Planned Area Development use authorized and permitted on the Property shall be subject to the following additional limitations, restrictions and covenants:

A. Compliance with Application and Site Plans. The granting of the PAD shall be, and is hereby, conditioned upon the proposed improvements being located, constructed, and conducted upon the Property in substantial compliance with the Application dated July 27, 2020 (the “Application”) including the description of the proposed use, and the site and landscape plan that are attached hereto as Exhibit “B” and made a part hereof for all purposes.

B. Buildings; setbacks, architectural elevations:

1. The Development within the PAD shall consist of a single one-story building with up to 1,255 square feet of interior space.
2. The new construction shall be fully equipped with the number of fire sprinklers as required by City Ordinance.
3. All structures shall be set back at least ten feet (10’) from the I-10 right-of-way and Bade Street, and five feet (5’) from all other property lines.
4. The Development may include a single one-story building as described in the Application.
5. The building and extensions shall not exceed 20 feet (20’) above ground level in height. The building and structures within the district shall be constructed and maintained in substantial compliance with the Application.
6. All buildings shall be constructed and maintained in substantial compliance with the architectural elevations of the building to be

approved by the Planning and Zoning Commission and City Council prior to commencement of construction.

C. Access; Parking facilities.

1. The Development shall be accessed by one (1) existing thirty foot (30') wide driveway on the I-10 frontage road. The City is not responsible for controlling traffic into, out of, or within the PAD driveways/private access roads.
2. The Owner shall provide paved parking spaces, either surface parking or in the parking structure, for all persons attending activities on the Property in substantial compliance with the Application and the City's off-street parking ordinances. The site shall include a minimum of 7 parking spaces.
3. Parking on streets adjacent to the Property by persons attending activities on the Property is prohibited.
4. Parking on the Property on any surface other than a paved surface is prohibited.
5. Overnight parking is prohibited except for tenants' delivery vans or trucks in designated parking spaces only.
6. Signs shall be posted and maintained prohibiting overnight parking.

D. Occupancy/Use.

1. The Property may be used for the following purposes only:

Retail shops (other than retail shops performing vehicular and heavy machinery repair; shops that require outside bulk storage;

convenience retail food stores; pornography shops and massage parlors); and

Restaurants, cafes, and cafeterias, including restaurants, cafes and cafeterias that serve alcoholic beverages to customers in conjunction with the sale of food prepared and served by the restaurant, cafe or cafeteria; and

Professional and business offices and clinics (other than drive-in and/or drive-through facilities connected with or part of a professional and/or business office or clinic).

2. Restaurants, including those serving alcohol, shall be permitted to operate from 6:00 am to ~~12:00~~ am. Mercantile and Office uses shall be permitted from ~~65:00~~ am to 12:00 am. ~~Restaurant uses shall be permitted to operate from 6:00 a.m. to 12:00 a.m.~~
3. Outdoor uses restricted.
 - a) Outdoor patio dining hours shall be permitted between the hours of 6:00 am and 12:00 am. in the areas designated on the application.
 - (b) Outdoor storage and outdoor displays are prohibited.
4. Initial construction hours are between 7:00 am and 7:00 p.m. Monday – Friday and between 9:00 am and 6:00 pm Saturday – Sunday.
5. Except as expressly provided above, the property shall not have operating hours outside 7:00 am to 9:00 pm Monday through

Saturday and outside 8:00 am to 7:00 pm on Sundays and City Holidays.

6. Uses not specifically identified as permitted uses are not authorized.

E. Landscape/Screening/Lighting.

1. The Owner shall provide landscaping in substantial compliance with the Application.
2. The landscaping and irrigation for the development shall meet or exceed City ordinance requirements. The owner shall preserve, plant and maintain trees and landscaping as shown on the site and landscape plan, ~~including the removal of the trees on the existing medical office building parcel that are planted along the south side of the sound wall shown in the Application.~~ A final landscape and irrigation plan shall be submitted to the City with full construction documents at the time of building permit submission.
3. Landscape maintenance shall be permitted between the hours of 7:00 a.m. and 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. Saturday - Sunday.
4. No outdoor lighting shall be permitted to directly shine on any adjacent property. All outdoor lighting shall be screened or shaded. Lighting shall be placed and oriented to minimize indirect or reflected lighting onto adjacent properties. Lighting levels in the

parking lot shall average no more than 2.4 foot (2.4') candles with no more than 3.69 foot (3.69') candles on top of the parking surface. Lighting shall be reduced to average one foot candle for after-hours security. All lighting shall be "white" color corrected lighting. Light poles not exceeding twenty feet (20') in height will be utilized on the surface parking lot. No high pressure sodium lighting is permitted.

F. Refuse; building maintenance; deliveries.

1. Location. The Development will have one (1) dumpster location as shown on the Application. The dumpster shall be enclosed and located in the northwest corner of the surface lot and shall not be visible from any public right-of-way.
2. Pickup. Refuse/dumpster containers shall only be picked up between 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on weekends.
3. Parking Lot Maintenance. Parking lot areas shall be cleaned at least five days each calendar month between 7:00 a.m. and 7:00 p.m. on weekdays and between 9:00 a.m. and 6:00 p.m. on weekends.
4. Building Maintenance. Building maintenance is permitted 7:00 a.m. to 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. on Saturday - Sunday.

5. Deliveries. Deliveries are permitted only between 7:00 a.m. and 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. on Saturdays.

G. Drainage Systems. The Owners shall design and construct storm water drainage improvements in compliance with all applicable City ordinances and in substantial compliance with the Application, as approved by the City's Floodplain Administrator.

H. Signs.

1. The Development may have one building identification sign on I-10 in compliance with the City's sign regulations as shown on the Application.
2. All signage shall comply with all other ordinances of the City applicable to signage; permits shall be required for all signage in compliance with other ordinances of the City.
3. Landscaping shall be placed adjacent to the building identification sign. This landscaping shall consist of bushes, shrubs, annual and perennial flowering plants, and appropriate vegetative ground cover or a combination thereof, and shall be in addition to any other landscape requirements set forth.

I. Noise. All activities shall comply with the ordinances of the City applicable to noise and sounds, except that operating hours may be extended as provided above.

Section 6. Owner shall obtain fully-executed leases for at least 50% of the total building square footage, and provide proof to the City of such leases, within two (2) years of the effective date of this Ordinance, or this Ordinance shall expire on its own terms and become null and void.~~In the event that construction activities on the property subject to this Ordinance has not commenced within two (2) years of the effective date of this Ordinance, this Ordinance shall expire on its own terms and become null and void.~~

Section 7. 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 8. 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 9. Attached to this ordinance are the following documents:

Exhibit A: Legal Description;
Exhibit B: The Application.

ADOPTED this the ____ of _____, 2020.

Marcus Vajdos, Mayor
Spring Valley Village, Texas

ATTEST:

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

**EXHIBIT “A” –
LEGAL DESCRIPTION**

A SUBDIVISION OF 0.1411 ACRES BEING OUT OF LOT 1, WEST PARK SUBDIVISION (VOL. 23, PG. 10, H.C.M.R.) IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS

EXHIBIT “B” – APPLICATION