

**MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF SPRING VALLEY VILLAGE, TEXAS
TUESDAY, JANUARY 28, 2025, 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 Pro Tem Carpenter at 6:00 p.m.

Members Present:

Council Member Bass
Mayor Pro Tem Allen Carpenter
Council Member David Dominy
Council Member John Lisenby
Council Member Joy McCormack

Members Absent:

Mayor Marcus Vajdos

2. PLEDGE OF ALLEGIANCE

- 2.1 American Flag
- 2.2 Texas Flag

During the Regular City Council Meeting, Jack Griffin of Troop 642 led the City Council, City staff, and visitors in the Pledge of Allegiance.

3. INTRODUCTIONS

John McDonald, City Administrator
Loren Smith, City Attorney
Jasmin Torres, City Secretary
Abbey Anderson, Assistant to City Administrator
Brent Walker, City Treasurer
Susan Thornhill, Assistant City Treasurer
Kristina Watson, Public Works Director
Mark Schulze, Chief of Police
David Dixon, Police Commissioner

4. PROCLAMATIONS / ANNOUNCEMENTS / SWEARING-IN

- 4.1 Police Department Merit Award Presentation
 - Will be presented at the February Council meeting.

5. PUBLIC COMMENTS

- 5.1 PUBLIC COMMENTS (THREE MINUTE LIMIT)

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.**

- 5.1.1 Aaron Smith who lives at 1122 Traweek Street spoke regarding the relocation of a utility pole on his property.
- 5.1.2 Will Lighthouse who lives at 8925 Bace Drive spoke in favor of the relocation of the utility pole on Traweek.
- 5.1.3 Elijah Kruppa who lives at 12 Village Oaks spoke in favor of the relocation of the utility pole on Traweek.

6. 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 a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

- 6.1 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Minutes for City Council Meeting on December 17, 2024.
- 6.2 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Acceptance of the 2024 Racial Profiling Report presented by the Spring Valley Village Police Department.
- 6.3 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A request to approve a proposal from Granicus for SmartGov Software System for a three year term.
- 6.4 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of contract for audit services with BROOKSWATSON & CO., PLLC
- 6.5 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Pay Estimate No. 9 Brighton Place Pavement & Utility Improvement Project
- 6.6 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Pay Estimate No. 9 Cedarspur & Burkhart Pavement Utility Improvement Project
- 6.7 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 25-XX – A resolution of the City Council of the City of Spring Valley Village, Texas, approving the terms and conditions of change order No. 4 to the agreement by and between the City of Spring Valley Village, Texas and On Par Civil Services for the Cedarspur (W of Bingle) & Burkhart (E. of Bingle) Pavement and Utility Improvement Project; 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.
- 6.8 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 25-XX – A resolution of the City Council of the City of Spring Valley Village, Texas, approving the terms and conditions of change order No. 2 to the agreement by and between the City of Spring Valley Village, Texas, and Conrad Construction, Ltd. for the Brighton Place Pavement and Utility Improvement

Project; 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.

- 6.9 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** The appointment of David Dixon to the Board of Directors of the Spring Valley Legacy Fund, Inc. for a term to expire May 7, 2026.

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

7. DEPARTMENT REPORTS

7.1 Public Works Update

1. Winter Storm Enzo

Public Works Director Kristina Watson briefed the Council regarding this historic ice/storm event that brought around 4 (four) inches of snow to Spring Valley Village. In preparation for the weather event, public works staff, City Administrator John McDonald, Spring Valley Village Police, and Director Watson bunkered down in the city to prepare to respond immediately to any resident needs. Thankfully, no major incidents occurred, and no loss of power. Director Watson thanked the Public Works Crew for remaining committed and vigilant in their duty to protect the health and safety of resident's water, sewer, and streets. She also gave a special thank you to the Spring Valley Village Police Department for making sure everyone was fed.

2. Cedarspur (West of Bingle) & Burkhart (East of Bingle)

Public Works Director Watson informed the Council that On Par is tying in both water service lines as well as sanity sewer lines. They will begin to curb backfilling, re-grading, placing sod, and cleaning up next. All pavement has been completed, except one property driveway that will be poured in the week. There will be a substantial walk-through on February 6th.

3. Brighton Place Project

Director Watson notified the Council that the water main is being installed along Winningham and is nearing completion. The 10x5 box culverts for the storm sewer along Winningham continue to be placed as well. The pavement on Burkhart Circle has been completed except for one driveway which will be poured during the week, weather permitting. Conrad anticipates beginning concrete pours on Winningham next week.

7.2 Police Department Update

1. Number of calls for service – 3,671
2. Number of traffic violations – 714

7.3 Village Fire Department Report and updates from the City's representative to the Village Fire Department Board of Commissioners

Chief Miller presented the Village Fire Department updates for December 2024 to

include updates on staffing, equipment, major calls, and ongoing projects.

7.3 Quarterly Investment Report

City Treasurer Brent Walker presented the quarterly investment report and answered questions regarding the presented report from the City Council.

At this time, Mayor ProTem Carpenter requested for agenda item 8.6 to be taken out of order. Council Member McCormack made a motion to have agenda item 8.6 taken out of order, and Council Member Lisenby seconded the motion. Motion carried 5-0.

8.6 CONSIDERATION AND POSSIBLE ACTION CONCERNING: A request from the Village Fire Department to approve Budget Amendment 2025-01 allowing for purchase of a 2025 Village Fire Department Aerial Ladder Truck

Council Member Dominy made a motion to approve Budget Amendment 2025-01 allowing for the purchase of an Aerial Ladder Truck for the Village Fire Department, and Council Member Bass seconded the motion. Motion carried 5-0.

8. NEW BUSINESS

8.1 CONSIDERATION AND POSSIBLE ACTION CONCERNING: AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS PROVIDING FOR THE AMENDMENT OF THE SPECIFIC USE PERMIT TO DAD'S CLUB SMIW TEAM, INC. FOR A PRIVATE RECREATION CLUB BY PERMITTING THE DEMOLITION OF TWO BUILDINGS AND REPLACEMENT OF ONE BUILDING; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; AND PROVIDING A SEVERABILITY CLAUSE.

1. Presentation of Proposed Amendments
2. Those In Favor
3. Those Opposed
4. Adjourn Public Hearing

Mayor Pro Tem Carpenter opened the public hearing at 6:37 p.m.

Justin Chapman who lives at 1409 Bracher Street and is the Board of Directors President for the Dad's Club addressed the Council regarding the plans for the amendment of the specific use permit if granted.

Mayor Pro Tem Carpenter closed the public hearing at 6:40 p.m.

8.2 CONSIDERATION AND POSSIBLE ACTION CONCERNING: ORDINANCE NO. 2025-XX AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS PROVIDING FOR THE AMENDMENT OF THE SPECIFIC USE PERMIT TO DAD'S CLUB SMIW TEAM, INC. FOR A PRIVATE RECREATION CLUB BY

PERMITTING THE DEMOLITION OF TWO BUILDINGS AND REPLACEMENT OF ONE BUILDING; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; AND PROVIDING A SEVERABILITY CLAUSE.

Mayor Pro Tem Carpenter read the ordinance by caption only. Council Member Lisenby motioned to approve Ordinance 2025-02 approving the amendment of the specific use permit to the Dad's Club Swim Team, Inc., and Council Member Dominy seconded the motion. Motion carried 5-0.

8.3 CONDUCT A PUBLIC HEARING CONCERNING ORDINANCES RELATED TO CHAPTER 12 ZONING

- a. ORDINANCE NO. 2025-XX** AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS PROVIDING FOR THE AMENDMENT OF SECTION 3, DEFINITIONS, TO CHAPTER 12, PLANNING AND ZONING, OF THE CITY'S CODE OF ORDINANCES BY ADDING A DEFINITION OF GATE; RENUMBERING OTHER PROVISIONS IN SECTION 3, DEFINITIONS, TO CHAPTER 12, PLANNING AND ZONING; ADDING SECTION 11:01.11. GATES TO PROVIDE FOR HEIGHT AND EGRESS PROVISIONS TO SECTION 11 FENCES, OF CHAPTER 12, PLANNING AND ZONING; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION.

Mayor Pro Tem Carpenter opened the public hearing at 6:44 p.m.

City Administrator John McDonald presented the amendment definitions and proposed changes regarding gates.

Elijah Kruppa of 12 Village Oaks spoke in opposition to the proposed changes presented.

Mayor Pro Tem Carpenter closed the public hearing at 6:48 p.m.

- b. ORDINANCE NO. 2025-XX** AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS PROVIDING FOR THE AMENDMENT OF SECTION 5, BUILDING AND USE RESTRICTIONS IN DWELLING DISTRICT A, OF CHAPTER 12, PLANNING AND ZONING OF THE CITY'S CODE OF ORDINANCES BY AMENDING SECTION 5:02.13 PLACEMENT OF FREE-STANDING MECHANICAL EQUIPMENT; PROVIDING FOR SEVERABILITY AND PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION.

Mayor Pro Tem Carpenter opened the public hearing at 6:49 p.m.

City Administrator John McDonald presented the amendments and changes for the free-standing mechanical equipment.

Mayor Pro Tem Carpenter closed the public hearing at 6:50 p.m.

- c. **ORDINANCE NO. 2025-XX** AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS PROVIDING FOR THE AMENDMENT OF SECTION 8, NON-CONFORMING BUILDINGS AND STRUCTURES, LOTS, AND USES, OF CHAPTER 12, PLANNING AND ZONING, OF THE CITY'S CODE OF ORDINANCES BY CHANGING THE MEANS TO CALCULATE THE AFFECTED AREAS OF CHANGE TO A STRUCTURE FORM REPLACEMENT VALUE TO CALCULATED SQUARE FOOTAGE; AMENDING SECTION 08:01.06, NONCONFORMING BUILDINGS AND STRUCTURES, BY REMOVING THE EXCEPTION TO EXPANSION OF A NONCONFORMITY; AMENDING THE SAME BY ADDING PROVISIONS RELATED TO RESTRICTIONS TO ENLARGEMENTS OR ALTERATIONS; AMENDING SECTION 08:01.08, DETERMINATION OF REPLACEMENT VALUE, BY RENAMING THE SECTION, ADDING THE DEFINITIONS OF CALCULATED SQUARE FOOTAGE, AND AMENDING THE 12-MONTH BENCHMARK PERIOD FOR CUMULATIVE WORK TO A STRUCTURE; PROVIDING FOR SIZE AND AREA REQUIREMENTS, OF SECTION FIVE, BUILDING AND USE RESTRICTIONS IUN DWELLING DISTRICT "A"; AND PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION.

1. Presentation of Proposed Amendments
2. Those In Favor
3. Those Opposed
4. Adjourn Public Hearing

Mayor Pro Tem Carpenter opened the public hearing at 6:51 p.m.

City Administrator John McDonald presented the amendments presented regarding nonconforming buildings and structures.

Mayor Pro Tem Carpenter closed the public hearing at 6:54 p.m.

8.4 CONDUCT A PUBLIC HEARING CONCERNING ORDINANCES RELATED TO CHAPTER 12 ZONING

- a. **ORDINANCE NO. 2025-XX** AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS PROVIDING FOR THE AMENDMENT OF SECTION 3, DEFINITIONS, TO CHAPTER 12, PLANNING AND ZONING, OF THE CITY'S CODE OF ORDINANCES BY ADDING A DEFINITION OF GATE; RENUMBERING OTHER PROVISIONS IN SECTION 3, DEFINITIONS, TO CHAPTER 12, PLANNING AND ZONING; ADDING SECTION 11:01.11. GATES TO PROVIDE FOR HEIGHT AND EGRESS PROVISIONS TO SECTION 11 FENCES, OF CHAPTER 12, PLANNING AND ZONING; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION.

No action.

- b. ORDINANCE NO. 2025-XX AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS PROVIDING FOR THE AMENDMENT OF SECTION 5, BUILDING AND USE RESTRICTIONS IN DWELLING DISTRICT A, OF CHAPTER 12, PLANNING AND ZONING OF THE CITY'S CODE OF ORDINANCES BY AMENDING SECTION 5:02.13 PLACEMENT OF FREE-STANDING MECHANICAL EQUIPMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACG DAY CONSTITUTING A NEW VIOLATION.**

Mayor Pro Tem Carpenter read the ordinance by caption only. Council Member Dominy motioned to approve Ordinance 2025-03 approving the amendment of free-standing mechanical equipment, and Council Member Lisenby seconded the motion. Motion carried 5-0.

- c. ORDINANCE NO. 2025-XX AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS PROVIDING FOR THE AMENDMENT OF SECTION 8, NON-CONFORMING BUILDINGS AND STRUCTURES, LOTS, AND USES, OF CHAPTER 12, PLANNING AND ZONING, OF THE CITY'S CODE OF ORDINANCES BY CHANGING THE MEANS TO CALCULATE THE AFFECTED AREAS OF CHANGE TO A STRUCTURE FORM REPLACEMENT VALUE TO CALCULATED SQUARE FOOTAGE; AMENDING SECTION 08:01.06, NONCONFORMING BUILDINGS AND STRUCTURES, BY REMOVING THE EXCEPTION TO EXPANSION OF A NONCONFORMITY; AMENDING THE SAME BY ADDING PROVISIONS RELATED TO RESTRICTIONS TO ENLARGEMENTS OR ALTERATIONS; AMENDING SECTION 08:01.08, DETERMINATION OF REPLACEMENT VALUE, BY RENAMING THE SECTION, ADDING THE DEFINITIONS OF CALCULATED SQUARE FOOTAGE, AND AMENDING THE 12-MONTH BENCHMARK PERIOD FOR CUMULATIVE WORK TO A STRUCTURE; PROVIDING FOR SIZE AND AREA REQUIREMENTS, OF SECTION FIVE, BUILDING AND USE RESTRICTIONS IUN DWELLING DISTRICT "A"; AND PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION.**

Mayor Pro Tem Carpenter read the ordinance by caption only. Council Member Dominy motioned to approve Ordinance 2025-04 approving the amendment of non-conforming buildings and structures, and Council Member Bass seconded the motion. Motion carried 5-0.

8.5 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Ordinance No. 2025-XX: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, ORDERING A GENERAL MUNICIPAL ELECTION TO BE HELD ON MAY 3, 2025; AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A JOINT ELECTION AGREEMENT WITH SPRING BRANCH INDEPENDENT SCHOOL DISTRICT TO CONDUCT THE GENRAL ELECTION; PROVIDING FOR THE POSTING AND PUBLICATION OF NOTICEL PROVIDING

FOR A RUNOFF ELECTION IF REQUIRED; PROVIDING A SAVINGS CLAUSE; PROVIDING AN OPEN MEETINGS CLAUSE; AND, PROVIDING AN ELECTION DATE.

Mayor Pro Tem Carpenter read the ordinance by caption only. Council Member Dominy motioned to approve Ordinance 2025-01 approving the ordering of the 2025 General Municipal Election, and Council Member Bass seconded the motion. Motion carried 5-0.

9. **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:

9.1 Section 551.071 – Personnel Matters to deliberate the duties of the City Administrator.

Council adjourned into the Executive Session at 7:06 p.m.

10. **RECONVENE**

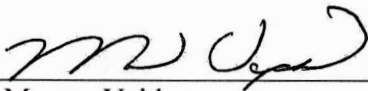
The City Council meeting reconvened at 7:32 p.m.

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

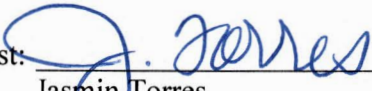
None.

12. **ADJOURNMENT**

Council Member McCormack motioned to adjourn the meeting at 7:33 p.m., and Council Member Bass seconded the motion. Motion carried 5-0.

Signed: 

Marcus Vajdos
Mayor

Attest: 

Jasmin Torres
City Secretary

