

**MINUTES OF THE CITY COUNCIL REGULAR MEETING
CITY OF SPRING VALLEY VILLAGE, TEXAS
TUESDAY, MARCH 25, 2025 AT 6:00 PM
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 (left at 7:20 p.m.)

Mayor ProTem Allen Carpenter

Council Member Steve Bass (arrived at 6:02 p.m.)

Council Member John Lisenby

Council Member Joy McCormack

Members Absent:

Council Member David Dominy

2. PLEDGE OF ALLEGIANCE

During the Regular City Council Meeting, Mayor Vajdos led the City Council, City staff, and visitors in the Pledge of Allegiance.

2.1 American Flag

2.2 Texas Flag - Honor the Texas Flag. I pledge allegiance to thee, Texas, one state, under God, one, and indivisible.

3. INTRODUCTIONS

John McDonald, City Administrator

Loren Smith, City Attorney

Jasmin Torres, City Secretary

Brent Walker, City Treasurer

Susan Thornhill, Assistant City Treasurer

Kristina Watson, Public Works Director

Abbey Anderson, Assistant to the City Administrator

Jose Gomez, Development Services Manager

Mark Schulze, Chief of Police

Carlos Menchaca, Captain

David Dixon, Police Commissioner

4. PROCLAMATIONS / ANNOUNCEMENTS / SWEARING-IN

4.1 National Public Safety Telecommunicators Week

Mayor Vajdos read the proclamation aloud and declared April 13-19, 2025, National Public Safety Telecommunicator Week in Spring Valley Village.

5. 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.

5.1.1 Frederica Fester, who lives at 8938 Croes Drive, spoke regarding the planned improvements to Croes Drive, specifically the area west of Fries Road, and her concern about the impact these improvements will have.

5.1.2 Harriet Spain, who lives at 1101 Pech Road, spoke regarding her questions and concerns for the widening of Winningham Drive.

At this time, Mayor Vajdos requested that Agenda Item 8.4 be taken out of order. Council Member McCormack made a motion to take Agenda Item 8.4 out of order, and Council Member Bass seconded the motion. Motion carried 4-0.

8.4 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Resolution Number 25-XX - A RESOLUTION OF THE CITY OF HUNTERS CREEK VILLAGE, THE CITY OF PINEY POINT VILLAGE, THE CITY OF BUNKER HILL VILLAGE, THE CITY OF HEDWIG VILLAGE, THE CITY OF SPRING VALLEY VILLAGE, AND THE CITY OF HILSHIRE VILLAGE TO FORM A COMMITTEE TO MAKE RECOMMENDATIONS TO THE CITY COUNCILS OF EACH OF THE ABOVE-NAMED CITIES REGARDING THE RESPONSE TO PROPOSED LEGISLATION.

Stuart Marks, Council Member for the City of Hunter's Creek, addressed the Council regarding the current proposed legislation and how it can impact Spring Valley Village and the surrounding villages. Mayor Vajdos read the resolution by caption only. Council Member McCormack motioned to approve Resolution 2025-07, a resolution of the City of Hunters Creek Village, the City of Piney Point Village, the City of Bunker Hill Village, the City of Hedwig Village, the City of Spring Valley Village, and the City of Hilshire Village to form a committee to make recommendations to the City Councils of each above-named cities regarding the response to proposed legislation, and Council Member Bass seconded the motion. Motion carried 4-0.

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 Approval of Minutes for Special Called Meeting of the City Council on June 25, 2024.

6.2 Approval of Minutes for Special Called Meeting of the City Council on August 6, 2024.

6.3 Approval of Minutes for Regular Called Meeting of the City Council on February 25, 2025.

6.4 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 25-XX - A RESOLUTION BY THE CITY OF SPRING VALLEY

VILLAGE, TEXAS SUSPENDING THE APRIL 19, 2025 EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – HOUSTON, TEXAS COAST, SOUTH TEXAS, AND BEAUMONT/EAST TEXAS GEOGRAPHIC RATE AREAS, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2024 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

6.5 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Approval of Pay Estimate No. 11 Brighton Place Pavement & Utility Improvement Project

6.6 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Approval of Pay Estimate No. 11 Cedarspur (W of Bingle) & Burkhart (E of Bingle) Pavement & Utility Improvement Project

6.7 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Approval of Pay Estimate No. 3 Water Plant Electrical Improvement Project

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

7. DEPARTMENT REPORTS

7.1 Public Works Staff Update

1. Brighton Place Pavement and Utility Improvement Project

Public Works Director Kristina Watson briefed the Council that the in-line detention boxes on Winningham have been completed. Conrad Construction also continues to complete pavement on that section of Winningham, and it should be completed in early April. They will begin installing the storm sewer on Pech Road and then begin the demolition of the pavement.

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

Director Watson informed the Council that On Par has reached substantial completion as of March 13, 2024, and they are currently working through the clean-up/punch list created on the 13th.

3. Water Plant Electrical Improvement

Public Works Director Watson informed the Council that materials and equipment are still arriving, and temporary power stations have been built and tested. The contractor will be scheduling with CenterPoint to make the transfer in April.

7.2 Police Department

1. Number of calls for service – 3,948
2. Number of traffic violations – 1,081

7.3 Village Fire Department and Board of Commissioners

Chief Miller presented the Village Fire Department updates for February 2025, including updates on staffing, equipment, major calls, and ongoing projects.

At this time, Mayor Vajdos requested that Agenda Item 9 be taken out of order. Council Member Bass made a motion to take Agenda Item 9, Executive Session, out of order, and Council Member Carpenter seconded the motion. Motion carried 4-0.

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 551.074 – Personnel Matters to deliberate the annual evaluation and duties of the City Administrator

Council adjourned into the Executive Session at 6:46 p.m.

10. RECONVENE

- 10.1 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** the annual evaluation of the City Administrator.

The City Council meeting reconvened at 7:20 p.m.

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

Council Member Bass made a motion to approve the amendment of the contract for City Administrator John McDonald, as discussed in Executive Session, and Council Member McCormack seconded the motion. Motion carried 4-0.

At this time, Mayor Vajdos exited the meeting, and Mayor Pro Tem Carpenter continued the meeting in Mayor's absence.

8. NEW BUSINESS

- 8.1 **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 AN AGREEMENT FOR PROFESSIONAL SERVICES BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND SAFEUILT TEXAS, LLC; 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 Pro Tem Carpenter read the resolution by caption only. Council Member McCormack motioned to approve Resolution 2025-05, approving the terms and conditions of an agreement for professional services by and between the City of Spring Valley Village, Texas, and Safebuilt Texas, and Council Member Bass seconded the motion. Motion carried 4-0.

- 8.2 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 25-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF

SPRING VALLEY VILLAGE, TEXAS DESIGNATING A REPRESENTATIVE
AND AN ALTERNATE TO THE VILLAGE FIRE DEPARTMENT BOARD OF
COMMISSIONERS; AND PROVIDING AN EFFECTIVE DATE.

Mayor Pro Tem Carpenter read the resolution by caption only. Council Member McCormack motioned to approve Resolution 2025-06, designating a representative and an alternate to the Village Fire Department Board of Commissioners, and Council Member Bass seconded the motion. Motion carried 4-0.

8.3 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Traffic Study of
Bingle Road

Charles Eastland of CobbFendley explained to City Council their recommendation after their review of the captured data of the Bingle Road traffic study conducted between Westview and W Memorial Park Drive. They recommend that a "road diet" or option 1 (one) would be most favorable because it would not require any modifications to the pavement and only changes to the traffic signal timing. It would include a large re-tripping to this corridor, but it would also provide the City with the ability to revert to the original condition if ever necessary. Council Member Bass motioned to approve the recommendation by CobbFendley for the Bingle Road Diet, and Council Member Lisenby seconded the motion. Motion carried 4-0.

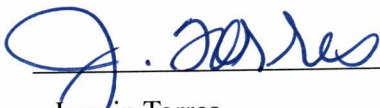
8.4 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Resolution
Number 25-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SPRING VALLEY VILLAGE, TEXAS, EXPRESSING THE COUNCIL'S
OPPOSITION TO SENATE BILL NUMBER 673, AN ACT RELATING TO
REGULATION OF ACCESSORY DWELLING UNITS BY POLITICAL
SUBDIVISIONS.

Mayor Pro Tem Carpenter read the resolution by caption only. Council Member Bass motioned to approve Resolution 2025-08, expressing the Council's opposition to Senate Bill Number 673, an act relating to the regulation of accessory dwelling units by political subdivisions, and Council Member McCormack seconded the motion. Motion carried 4-0.

11. ADJOURNMENT

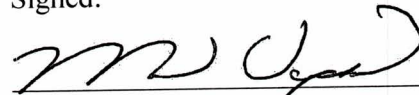
Council Member McCormack motioned to adjourn the meeting at 7:39 p.m., and Council Member Bass seconded the motion. Motion carried 4-0.

Attest:



Jasmin Torres
City Secretary

Signed:



Marcus Vajdos
Mayor

