

Marcus Vajdos, Mayor
Steve Bass
David Dominy



Allen Carpenter, Mayor Pro Tem
John Lisenby
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, August 26, 2025, beginning at 6:00 PM. For the Purpose of Considering and Acting upon the Following Items of Business:

A quorum of the Mayor and Council Members will be physically present. Some Council Members may participate by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code.

The meeting agenda and agenda packet are posted online at www.springvalleytx.com. In accordance with Texas Government Code, Sec. 551.127, on a regular, non-emergency basis, a Council member may attend and participate in a meeting remotely by video conference. Should such attendance transpire, a quorum of the Council will be physically present at the location noted above on this agenda.

The video link to this meeting is: <https://us02web.zoom.us/j/82876966640>

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: 828 7696 6640 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. 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**
- 4. PROCLAMATIONS / ANNOUNCEMENTS / SWEARING-IN**
- 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 PERSONAL APPEARANCES (Public Comments)

Any person or group desiring to have their name on the agenda to appear before the City Council during the public comments portion of the meeting shall contact the City Secretary before 12:00 noon on the Tuesday immediately preceding the Council meeting and request recognition, in writing, during the public comments period. Such citizen or group shall specify to the City Secretary their name, address, and matter to be discussed. **A time limit of eight (8) minutes shall be imposed unless waived, dispensed with, shortened, or lengthened by consent of a majority of the members of the Council.** The City Council may take action during the personal appearances if the agenda item is sufficient to do so. This provision shall not apply to special public hearings called by the Council for specific purposes.

5.1(a) Ted Tredennick, 1101 Pech Road, The proposed cul-de-sac and the disproportionate use of the green space by homeowners on the west side of the street to widen Croes Drive.

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 24, 2025.

6.2 Approval of Minutes for Regular Meeting of the City Council on June 24, 2025.

6.3 **CONSIDERATION AND POSSIBLE ACTION CONCERNING: Ordinance-XX**
- An Ordinance of the City of Spring Valley Village, Texas, Amending the Code of Ordinances of the City of Spring Valley Village, Texas, by Deleting all uses of the Title "City Treasurer" and Replacing such with a new Title "Finance Director"; Providing for the Incorporation of a Preamble; and Providing a Repealer Clause; A Severability Clause, and a Savings Clause

6.4 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of a Resolution of the City Council of the City of Spring Valley Village, Texas, Ratifying the Actions of the City Administrator in Executing Pay Estimate Number 6, Water Plant Improvement Project; Providing for Incorporation of Preamble; and Providing for an Effective Date

6.5 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of a Resolution of the City Council of the City of Spring Valley Village, Texas, Ratifying the Actions of the City Administrator in Executing Pay Estimate Number 15, Brighton

Place Pavement and Utility Improvement Project; Providing for Incorporation of Preamble; and Providing for an Effective Date.

- 6.6 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Pay Estimate No. 16 Brighton Place Pavement & Utility Improvement Project
- 6.7 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Pay Estimate No. 7, Water Plant Electrical Improvement Project.
- 6.8 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** The Approval of the Participation of the City of Spring Valley Village, Texas, in the Purdue Direct Settlement for States and Local Governments
- 6.9 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of a Renewal Agreement with BrightArrow Technologies for Communication Services by Text, Phone, and Email.
- 6.10 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A proposal by IDS Engineering to perform a complete design and topographic survey of the Spring Valley Village Water Plant in an amount not to exceed \$32,600.00.
- 6.11 **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. 1 to the agreement by and between the City of Spring Valley Village, Texas, and McDonald Municipal and Industrial, a Division of C.F. McDonald Electric, Inc., for the Water Plant Electrical Improvement Project; providing for the incorporation of the preamble; authorizing the Mayor to execute any and all documents necessary to effectuate such agreement; and providing an effective date.

7. DEPARTMENT REPORTS

- 7.1 City Administration
- 7.2 Public Works Department
- 7.3 Finance Department, to include Quarterly Investment Report
- 7.4 Police Department
- 7.5 Village Fire Department and activities of the VFD Board of Commissioners

8. NEW BUSINESS

- 8.1 **CONDUCT A PUBLIC HEARING CONCERNING:** A PRELIMINARY REPLAT OF SPRING OAKS SECTION 3 PARTIAL REPLAT NO 2 A SUBDIVISION OF 0.2449 ACRES (10,666 SQUARE FEET) OF LAND BEING A REPLAT OF LOT 227, BLOCK 14 OF SPRING OAKS SECTION 3 VOL. 41 PG. 10 HARRIS COUNTY MAP RECORDS IN THE A. H. OSBORN SURVEY ABSTRACT NO. 610 HARRIS COUNTY, TEXAS, MORE

COMMONLY KNOWN AS 1318 MODISTE ST.

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

- 8.2 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A PRELIMINARY REPLAT OF SPRING OAKS SECTION 3 PARTIAL REPLAT NO 2 A SUBDIVISION OF 0.2449 ACRES (10,666 SQUARE FEET) OF LAND BEING A REPLAT OF LOT 227, BLOCK 14 OF SPRING OAKS SECTION 3 VOL. 41 PG. 10 HARRIS COUNTY MAP RECORDS IN THE A. H. OSBORN SURVEY ABSTRACT NO. 610 HARRIS COUNTY, TEXAS, MORE COMMONLY KNOWN AS 1318 MODISTE ST.
- 8.3 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of the Proposed 2026 Village Fire Department Annual Budget in the Amount of \$10,587,801, with the City of Spring Valley Village's Annual Assessment being \$1,720,518.
- 8.4 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Resolution of the City of Spring Valley Village, Approving and Adopting and Investment Policy for the City of Spring Valley Village and a List of Qualified Brokers/Dealers that are Authorized to Engage in Investment Transactions with the City; Providing for the Incorporation of Preamble; and Providing an Effective Date.
- 8.5 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Relocation of streetlight located at 1322 Fries Rd by Camron Builders, inc.
- 8.6 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 25-XX - A RESOLUTION OF THE CITY OF SPRING VALLEY VILLAGE NOMINATING A CANDIDATE OR CANDIDATES TO BE PLACED ON THE BALLOT FOR A POSTION ON THE BOARD OF DIRECTORS OF THE HARRIS CENTRAL APPRAISAL DISTRICT.

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 appointment, employment, evaluation, reassignment, duties, discipline or dismissal of the City Administrator.

10. RECONVENE

10.1 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Approving a Severance Agreement with the City Administrator

10.2 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Approving an updated employment contract with the City Administrator


11. 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 August 26, 2025, agenda of items to be considered by City Council was posted on or before the 23rd day of August, 2025, at 6:00 p.m. pursuant to the Open Meetings Act, Chapter 551 of the Texas Government Code.

Attest:



Jasmin Torres
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 Jasmin Torres](mailto:Jasmin.Torres@springvalleyvillage.com) for further information.