

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, January 27, 2026, 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, Councilmember 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/86726763876>

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: 867 2676 3876 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.

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 Meeting Minutes for Regular Meeting of the City Council on December 16, 2025.
- 6.2 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Pay Estimate No. 21 Brighton Place Pavement & Utility Improvement Project
- 6.3 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Pay Estimate No. 12, Water Plant Improvement Project
- 6.4 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Acceptance of the 2025 Racial Profiling Report presented by the Spring Valley Village Police Department.
- 6.5 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 26-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 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.
- 6.6 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Amendment No. 2 to the Professional Engineering Services Agreement with Cobb, Fendley & Associates, Inc. for the Croes Drive Pavement and Utility Improvement Project.
- 6.7 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Amendment No. 1 to the Professional Engineering Services Agreement with Cobb, Fendley & Associates, Inc. for the Tamy Lane Pedestrian Bridge Proposal
- 6.8 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 26-XX – A resolution of the City Council of the City of Spring Valley Village, Texas, rescinding prior authorization approving an agreement for professional services with ATSER, LP for Construction Management & Inspection Services; providing for the incorporation of preamble; and providing an effective date.

7. DEPARTMENT REPORTS

7.1 Public Works Project Updates

7.2 Police Department

7.3 Village Fire Department and activities of the VFD Board of Commissioners

8. NEW BUSINESS

8.1 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A request from GFL Environmental for a CPI-based adjustment to solid waste and recycling service rates pursuant to the existing contract.

8.2 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance No. 2026-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 2, 2026; AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A JOINT ELECTION AGREEMENT WITH SPRING BRANCH INDEPENDENT SCHOOL DISTRICT TO CONDUCT THE GENERAL MUNICIPAL ELECTION ON BEHALF OF THE CITY OF SPRING VALLEY VILLAGE; DESIGNATING THE PLACES AND MANNER OF HOLDING THE ELECTION; PROVIDING FOR THE POSTING AND PUBLICATION OF NOTICE; PROVIDING FOR A RUNOFF ELECTION IF REQUIRED; PROVIDING A SAVINGS CLAUSE; PROVIDING AN OPEN MEETINGS CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.

8.3 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 26-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 Project Surveillance, Inc. for Construction Management & Inspection Services; authorizing the Mayor to execute any and all documents necessary to effectuate such agreement; providing for the incorporation of preamble; and providing an effective date.

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 duties of the City Administrator.

10. RECONVENE

10.1 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Matters discussed in Execustive Session.

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.

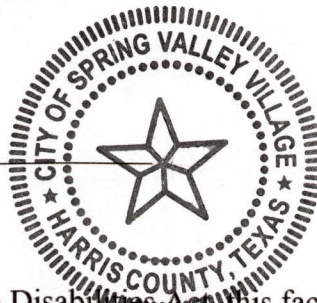
The City Council reserves the right to convene in executive session from time to time as deemed necessary during this meeting to discuss any of the matters listed in the agenda, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 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 January 27, 2026, agenda of items to be considered by City Council was posted on or before the 21st day of January, 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.

**MINUTES OF THE CITY COUNCIL REGULAR MEETING
CITY OF SPRING VALLEY VILLAGE, TEXAS
TUESDAY, DECEMBER 16, 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 6:01 p.m.

Members Present:

Mayor Marcus Vajdos
Mayor ProTem Allen Carpenter
Council Member Steve Bass
Council Member David Dominy (via teleconference)
Council Member John Lisenby

Members Absent:

Council Member Joy McCormack

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.

During the Regular City Council Meeting, Mayor Vajdos 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
Harrison Nicholson, Finance Director
Susan Shoup, Assistant Finance Director
Kristina Watson, Public Works Director
Abbey Anderson, Assistant to the City Administrator
Mark Schulze, Chief of Police
David Dxon, Police Commissioner
Brian Croft, Fire Chief / Fire Marshall for Village Fire Department

4. PROCLAMATIONS / ANNOUNCEMENTS / SWEARING-IN

None.

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 Ted Tredennick, who lives at 8942 Croes Drive, addressed the City Council in favor of Exhibit A as presented in the agenda packet for the north cul-de-sac design of Croes Drive.

5.1.2 Brad Walden, who lives at 8949 Croes Drive, thanked the City Council for the additional measuring of the street and spoke in favor of design Exhibit A as presented in the agenda packet for the north cul-de-sac design of 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 Meeting Minutes for Special City Council Meeting of the City Council on November 18, 2025

6.2 Approval of Meeting Minutes for Regular Meeting of the City Council on November 18, 2025.

6.3 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Pay Estimate No. 20 Brighton Place Pavement & Utility Improvement Project

6.4 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Pay Estimate No.11, Water Plant Improvement Project

6.5 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Amending the estimated construction cost of the Tamy Ln. Pedestrian Bridge Improvement Project.

6.6 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Villages Mutual Insurance Group Recommended Change in Dental Insurance Carriers for Plan Year 2026, to remove Texas Municipal League Dental and to include Humana Dental.

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

At this time, Mayor Vajdos requested that agenda item 9 (nine) be taken out of order. Council Member Lisenby made a motion to have agenda item 9 (nine) taken out of order, and Council Member Bass seconded the motion. Motion carried 4-0. Mayor Vajdos and the City Council allowed public comments from a resident who was missed during the Public Comments section. Jocelyn Vincent, who lives at 8906 Cardwell Ln. addressed the City Council regarding the proposal of a Community and Events Board.

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. Consultations with Attorney to discuss the acquisition, sale, or use of property or easements.

9.2 Section 551.074. Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Administrator.

Council adjourned into the Executive Session at 6:10 p.m

10. RECONVENE

The City Council meeting reconvened at 6:38 p.m.

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

None.

7. DEPARTMENT REPORTS

7.1 City Administration

- Parks and Greenspace Board Update

City Administrator John McDonald provided the City Administration update and recognized Assistant to the City Administrator, Abbey Anderson, for her efforts in organizing and putting together the City's Inaugural Holiday Tree Lighting Event. Ms. Anderson then thanked the Parks and Greenspace Board, the Spring Valley Mom's Club, the Dadbots, and City staff who helped and assisted with the event and made it possible. She also announced the upcoming annual Snow Day, which will be on January 10, 2026, from 2:00 - 4:00 p.m.

7.2 Public Works Project Updates

At this time, Public Works Director Kristina Watson briefed the Council on the following projects: Brighton Place, the Water Plant Electrical Improvement Project, and the Bingle Road. Director Watson's updates were as follows:

- Brighton Place: All pavement has been completed in the Brighton Place subdivision. Sod restoration is set to be completed at the end of the week, and will also be completing some grinding and crack joint sealing starting on Monday. The Brighton Place residents will be receiving an email tomorrow, being asked to do their best and not park on the street. Conrad Construction is trying its best to have its barricades and any equipment removed to also aid in the crack joint sealing; otherwise, that work could be delayed. They will also be installing the speed humps and will be working on the punch list that was created last month after the last walk-through. The site prep on the added part of the Brighton Place Project on Merlin and Spring Oaks Circle has begun. The orange fencing for the project has been added along the right-of-way and they have also started moving equipment as well as materials in the area. The contractor has started communicating

with residents and has a good email list started and emails with project information have already started going out. Currently, the locates are being done and they do not anticipate beginning any actual construction or work until after the new year.

- **Water Plant Electrical Improvement Project:** Two of the five booster pumps have now been installed and are online. The next set of two booster pumps are being worked on to be taken offline and installed. The contractor has to do a lot of custom work with the existing underground piping. All the VFDs are in and hooked up, and while the City has not switched over to them yet, they are there and ready.
- **Bingle Road Re-stripping:** The contractor, Lone Star has tentatively informed us that they plan to do the re-stripping between the Christmas and New Year holidays. While the time frame is not concrete, it is contingent on them finishing the current project that they are working on, but that they will be informing on a concrete date as soon as they can. Because there is not a specific date, the information has not been sent out to residents and will not be until a more concrete date is provided through all City communication channels.

7.3 Police Department

Chief Schulze provided the November Police Department Staff Report to the City Council.

1. Number of calls for service — 3,825
2. Number of traffic violations — 926

7.4 Village Fire Department and activities of the VFD Board of Commissioners

Fire Chief / Fire Marshall Brian Croft presented the Village Fire Department updates for November 2025, including updates on staffing, equipment, major calls, and ongoing projects.

8. NEW BUSINESS

8.1 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Selection of design for the north cul-de-sac on Croes Drive.

City Administrator John McDonald opened the discussion regarding the presented designs for the north cul-de-sac on Croes Drive. Council Member Lisenby provided a brief explanation and reasoning for his support of Exhibit C. Jennifer Steen of CobbFendley presented all exhibits to the City Council and visitors present, answering questions and concerns regarding each exhibit while offering her recommendations. After much discussion and consideration of the comments from residents and Jennifer Steen of CobbFendley, Council Member Bass made a motion to approve Exhibit C selection of design for the north cul-de-sac on Croes Drive as presented by Jennifer Steen of CobbFendley, and Council Member Lisenby seconded the motion. Motion carried 4-0.

8.2 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of the City Council Meeting Dates for Calendar Year 2026.

Council Member Lisenby motioned to approve the presented City Council Meeting dates for Calendar Year 2026, and Council Member Bass seconded the motion. Motion carried 4-0

12. ADJOURNMENT

Council Member Carpenter made a motion to adjourn the meeting at 7:01 p.m., and Council Member Bass seconded the motion. Motion carried 4-0.

Attest:

Jasmin Torres
City Secretary

Signed:

Marcus Vajdos
Mayor



Spring Valley Village City Council Agenda Item Data Sheet

MEETING DATE: January 27, 2026
SUBMITTING STAFF: Kristina Watson, Public Works Director
SUBJECT: **CONSIDERATION AND POSSIBLE ACTION**
CONCERNING: Approval of Pay Estimate No. 21 Brighton Place Pavement & Utility Improvement Project

BACKGROUND: This is the 21st pay estimate to be submitted by Conrad Construction, Ltd., for the Brighton Place Pavement and Utility Improvement Project (2023-12-105) for work completed between December 1 through December 31, 2025 and a five percent retainage reduction, **in the amount of \$385,601.87.**

Pay Application No. 21 brings the Brighton Place project 85% paid of the total contract amount of \$7,566,216.95.

ATTACHMENTS: Brighton Place Pay App No. 21

FUNDING:

Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description

RECOMMENDATION: Both CobbFendley and City Staff have reviewed Pay Application No. 21 and recommend approval.

January 12, 2026

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

Re: Brighton Place Reconstruction
Payment Application #21
CFA Project No. 2212-056-01

Dear Kristina Watson:

Attached is Payment Application #21 from Conrad Construction Co., LTD for the above-referenced project. We have reviewed the enclosed payment application and find it to be correct with quantities verified to the extent practical in the field. Retainage in the amount of 5% is being held in accordance with the Contract Documents. We recommend approval of payment in the amount of \$385,601.87.

Retainage was reduced from 10% to 5% on Pay Application No. 21. This payment includes 5% of previous retainage. If you have any questions or require additional information, I can be contacted at (713) 462-3242.

Sincerely,

COBB, FENDLEY & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Jennifer Steen".

Jennifer Steen, PE
Sr. Project Manager

Payment Instructions: *In accordance with industry best practices to help prevent payment fraud, please verify any requests for change in payment instructions or change to remittance addresses through a phone call to the payee's corporate accounting office or officer of the company. Do not change payment instructions prior to using a second independent form of verification.*

PAY ESTIMATE: #21											
ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	Pay Estimate #20		Pay Estimate #21		YEAR TO DATE		
					QUANTITY INSTALLED	Amount	QUANTITY INSTALLED	Amount	Quantity	Amount	Percent Comp.
A. SECTION 1 - GENERAL AND SITE WORK ITEMS - PRIMARY SITE					Quantity	Amount	Quantity	Amount	Quantity	Amount	Percent Comp.
1	Mobilization, Bonds, Insurance, Construction Staking, etc. (5% Max)	LS	1	\$ 300,000.00		0.00		0.00	1.00	\$ 300,000.00	100.00%
1A	Mobilization, Bonds, Insurance, Construction Staking, etc. (5% Max)	LS	1	\$ 59,000.00			0.50	29,500.00	0.50	\$ 29,500.00	50.00%
2	Installation of Project Sign (CO 4 + 1)	LS	3	\$ 1,650.00		0.00		0.00	1.00	\$ 1,650.00	33.33%
3	Contractor to Coordinate with Adjacent Property Owners and Public Entities on Advance Notification of Traffic Phasing Changes, Mail, Parking, Driveway Access, etc.(CO 4 + 6)	MO	18	\$ 3,750.00	1.00	3,750.00	1.00	3,750.00	20.00	\$ 75,000.00	111.11%
4	Construction photographs (CO 4 + 1)	LS	2	\$ 1,400.00		0.00		0.00	0.00	\$ -	0.00%
5	TPDES Submittal (CO 4 + 1)	LS	2	\$ 1,000.00		0.00	1.00	1,000.00	2.00	\$ 2,000.00	100.00%
6	Construction Material Testing, approved geotechnical companies include Alpha Testing, Terracon, Riner Engineering, and QC Laboratories, Inc.	LS	1	\$ 105,000.00	0.02	2,100.00		0.00	1.00	\$ 105,000.00	100.00%
6A	Construction Material Testing, approved geotechnical companies include Alpha Testing, Terracon, Riner Engineering, and QC Laboratories, Inc.	LS	1	\$ 42,500.00		0.00		0.00	0.00	\$ -	0.00%
7	Bypass Pumping for Sanitary Sewer	LS	1	\$ 4,500.00		0.00		0.00	1.00	\$ 4,500.00	100.00%
7A	Bypass Pumping for Sanitary Sewer	LS	1	\$ 15,000.00		0.00		0.00	0.00	\$ -	0.00%
8	Control of Ground and Surface Water, Including Bypass Pumping	LS	1	\$ 1.00		0.00		0.00	1.00	\$ 1.00	100.00%
8A	Control of Ground and Surface Water, Including Bypass Pumping	LS	1	\$ 5,000.00		0.00		0.00	0.00	\$ -	0.00%
9	Removal of Existing Traffic Signs (CO 4 + 3)	EA	13	\$ 100.00		0.00		0.00	0.00	\$ -	0.00%
10	Provide and Install New Signs, Including Stop, Speed, Street Name, Speed Hump Sign and Children at Play (CO 4 + 3)	EA	29	\$ 700.00		0.00		0.00	0.00	\$ -	0.00%
11	Provide Traffic Control Throughout Project Duration. Include Mobile Changeable Traffic Signs, Flag Men, Low Profile Barriers, Barrels, Cones, Etc. as Needed for Each Phase of Construction	LS	1	\$ 110,000.00		0.00		0.00	1.00	\$ 110,000.00	100.00%
11A	Provide Traffic Control Throughout Project Duration. Include Mobile Changeable Traffic Signs, Flag Men, Low Profile Barriers, Barrels, Cones, Etc. as Needed for Each Phase of Construction	LS	1	\$ 65,000.00		0.00	0.20	13,000.00	0.20	\$ 13,000.00	20.00%

PAY ESTIMATE: #21											
ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	Pay Estimate #20		Pay Estimate #21		YEAR TO DATE		
					QUANTITY INSTALLED	Amount	QUANTITY INSTALLED	Amount	Quantity	Amount	Percent Comp.
12	Tree and Plant Protection, Including Root Pruning, Crown Cleaning Prune	LS	1	\$ 50,000.00	0.01	500.00		0.00	1.00	\$ 50,000.00	100.00%
12A	Tree and Plant Protection, Including Root Pruning, Crown Cleaning Prune	LS	1	\$ 20,000.00		0.00	0.20	4,000.00	0.20	\$ 4,000.00	20.00%
13	Removal of Tree 0 – 11.99" (or Palm Tree), species varies.	EA	1	\$ 1,050.00		0.00		0.00	3.00	\$ 3,150.00	300.00%
14	Removal of Tree 12 – 29.99", species varies	EA	8	\$ 1,550.00		0.00		0.00	8.00	\$ 12,400.00	100.00%
15	Removal of Tree 30 – 45", species varies	EA	2	\$ 2,100.00		0.00		0.00	2.00	\$ 4,200.00	100.00%
16	Storm Water Pollution Prevention Including Inlet Protection, Construction Access, Stabilized Entrance, Complete in Place. Replace SWPP as needed during construction. Remove SWPP at construction completion.	LS	1	\$ 8,500.00	0.01	85.00		0.00	1.00	\$ 8,500.00	100.00%
16A	Storm Water Pollution Prevention Including Inlet Protection, Construction Access, Stabilized Entrance, Complete in Place. Replace SWPP as needed during construction. Remove SWPP at construction completion.	LS	1	\$ 7,500.00		0.00	0.20	1,500.00	0.20	\$ 1,500.00	20.00%
17	Complete Removal of Sanitary Sewer as Needed for Construction. Sanitary sewer may be abandoned in place, where not in conflict with proposed utilities.	LF	333	\$ 16.50		0.00		0.00	0.00	\$ -	0.00%
18	Purchase and Installation of Temporary Mailboxes, Complete in Place (CO 4 + 7)	EA	126	\$ 100.00	5.00	500.00		0.00	121.00	\$ 12,100.00	96.03%
19	Purchase and Installation of St. Augustine Block Sodding, Including Sod, Fertilizer, Topsoil, Watering, Complete in Place (CO 4 + 600)	SY	10,040	\$ 6.75		0.00	1,850.00	12,487.50	10,550.00	\$ 71,212.50	105.08%
20	Purchase and Installation of 4-Foot Precast Concrete Manholes, Complete in Place	EA	2	\$ 7,000.00		0.00		0.00	5.00	\$ 35,000.00	250.00%
21	Rehabilitation of Existing Manhole, Complete in Place	EA	2	\$ 4,500.00		0.00		0.00	1.00	\$ 4,500.00	50.00%
22	Grade and Shape Between Road and ROW (CO 4 + 1470)	SY	10,910	\$ 1.50		0.00	1,850.00	2,775.00	11,396.00	\$ 17,094.00	104.45%
23	Remove Existing Mailboxes, Place at Road ROW, Reinstall Existing Mailbox to Permanent Location Upon Completion of Phase, Complete in Place (CO 4 + 7)	EA	126	\$ 100.00	5.00	500.00		0.00	129.00	\$ 12,900.00	102.38%
24	Remove and Cap Irrigation Line at Road Right-of-Way. Paid per Each Property that has Irrigation Inside the Road Right-of-Way (CO 4 + 16)	Lot	51	\$ 550.00	5.00	2,750.00		0.00	108.00	\$ 59,400.00	211.76%

PAY ESTIMATE: #21											
ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	Pay Estimate #20		Pay Estimate #21		YEAR TO DATE		
					QUANTITY INSTALLED	Amount	QUANTITY INSTALLED	Amount	Quantity	Amount	Percent Comp.
25	Removal and Proper Disposal of Storm Sewer, Back Fill Void with Select Fill, Complete in Place (CO 4 + 565)	LF	3,153	\$ 15.00		0.00		0.00	1,279.00	\$ 19,185.00	40.56%
26	Removal and Proper Disposal of Storm Sewer Inlets & Manholes, Back Fill Void with Select Fill, Complete in Place (CO 4 + 14)	EA	35	\$ 900.00		0.00		0.00	21.00	\$ 18,900.00	60.00%
27	Abandon And Grout Fill Existing Storm Sewer, All Sizes	LF	298	\$ 70.00		0.00		0.00	0.00	\$ -	0.00%
28	Abandon and Fill Existing 8-inch Diameter Sanitary Sewer Line	LF	253	\$ 15.00		0.00		0.00	0.00	\$ -	0.00%
29	Removal of Landscaping Hardscape, Including Blocks, Bricks, Pavers, etc. Located Inside Road ROW and Stockpile at Road ROW	LS	1	\$ 20,000.00	0.02	400.00		0.00	1.00	\$ 20,000.00	100.00%
29A	Removal of Landscaping Hardscape, Including Blocks, Bricks, Pavers, etc. Located Inside Road ROW and Stockpile at Road ROW	LS	1	\$ 8,500.00		0.00		0.00	0.00	\$ -	0.00%
30	Trench Safety System, Including Storm Sewer, Water Line, Bore Pits, Sanitary Sewer (CO 4 + 350)	LF	4,491	\$ 1.00		0.00		0.00	3,357.00	\$ 3,357.00	74.75%
31	Complete Removal and Proper Disposal of Pavement (Thickness Varies), Including Driveways, Walkways and Curb (CO 4 + 2415)	SY	24,671	\$ 6.50	961.87	6,252.16	50.14	325.91	22,433.10	\$ 145,815.15	90.93%
32	Roadway Excavation and Haul-Off (CO 4 + 815)	CY	5,465	\$ 1.00	599.00	599.00		0.00	4,650.00	\$ 4,650.00	85.09%
33	Provide and Install 8-Inch Lime Stabilized Subgrade (5%), Including Lime, Manipulation, and Compaction, Complete in Place, per the geotechnical report. (CO 4 + 2565)	SY	23,900	\$ 12.50	1,011.54	12,644.25		0.00	21,824.61	\$ 272,807.63	91.32%
34	Purchase and Installation of 12-inch Sanitary Sewer, Complete in Place CO 3 Qty to 376)	LF	376	\$ 195.00		0.00		0.00	0.00	\$ -	0.00%
35	Purchase and Installation of 6-Inch Diameter Water Line, by Trenchless Construction, Complete in Place (CO 4 + 330)	LF	1,405	\$ 90.00		0.00		0.00	1,075.00	\$ 96,750.00	76.51%
36	Purchase and Installation of 8-Inch Diameter Water Line, by Trenchless Construction, Complete in Place (CO 4 + 500)	LF	5,957	\$ 130.00		0.00		0.00	5,489.00	\$ 713,570.00	92.14%
37	Purchase and Installation of 8-Inch Diameter Water Line, by open cut Complete in Place	LF	542	\$ 175.00		0.00		0.00	542.00	\$ 94,850.00	100.00%
38	Water Tap and Service Line -Short Connections, Connect to Existing Meter, Complete in Place (CO 4 + 11)	EA	71	\$ 1,500.00		0.00		0.00	60.00	\$ 90,000.00	84.51%

PAY ESTIMATE: #21											
ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	Pay Estimate #20		Pay Estimate #21		YEAR TO DATE		
					QUANTITY INSTALLED	Amount	QUANTITY INSTALLED	Amount	Quantity	Amount	Percent Comp.
39	Water Tap and Service Line -Long Connections, Connect to Existing Meter, Complete in Place (CO 4 + 4)	EA	69	\$ 2,500.00		0.00		0.00	66.00	\$ 165,000.00	95.65%
40	Purchase and Installation of 8-Inch Wet Connection, Complete in Place (CO 4 + 1)	EA	2	\$ 5,000.00		0.00		0.00	1.00	\$ 5,000.00	50.00%
41	Cut, Plug, and Abandon Existing Diameter Water Lines size varies 4-Inch to 8-Inch, Complete in Place (CO 4 + 705)	LF	6,332	\$ 1.00		0.00		0.00	5,627.00	\$ 5,627.00	88.87%
42	Purchase and Installation of 8-Inch Tapping Sleeve & Valve, Complete in Place	EA	1	\$ 6,500.00		0.00		0.00	2.00	\$ 13,000.00	200.00%
43	Removal of Existing Fire Hydrant Assembly (CO 4 + 1)	EA	13	\$ 850.00		0.00		0.00	12.00	\$ 10,200.00	92.31%
44	Purchase and Installation of New Fire Hydrant Assembly, Complete in Place (CO 4 + 1)	EA	13	\$ 7,500.00		0.00		0.00	12.00	\$ 90,000.00	92.31%
45	Purchase and Installation of Concrete Junction Box JB01, Complete in Place	LS	1	\$ 54,500.00		0.00		0.00	1.00	\$ 54,500.00	100.00%
46	Purchase and Installation of Concrete Junction Box JB02, Complete in Place	LS	1	\$ 50,000.00		0.00		0.00	1.00	\$ 50,000.00	100.00%
47	Purchase and Installation of Concrete Junction Box JB03, Complete in Place	LS	1	\$ 40,000.00		0.00		0.00	1.00	\$ 40,000.00	100.00%
48	Purchase and Installation of 4-Inch Yard Drain with Steel Curb Box, Complete in Place (CO 4 + 14)	EA	136	\$ 650.00	8.00	5,200.00		0.00	160.00	\$ 104,000.00	117.65%
49	Purchase and Installation of 24-Inch Storm Sewer (RCP or HP) by Open Cut, Including Cement Stabilized Sand, Complete in Place (CO 4 + 60)	LF	1,830	\$ 130.00		0.00		0.00	1,954.00	\$ 254,020.00	106.78%
50	Purchase and Installation of 36-Inch Storm Sewer (RCP or HP) by Open Cut, Including Cement Stabilized Sand, Complete in Place (CO 4 + 26)	LF	404	\$ 200.00		0.00		0.00	180.00	\$ 36,000.00	44.55%
51	Purchase and Installation of 42-Inch Storm Sewer (RCP or HP) by Open Cut, Including Cement Stabilized Sand, Complete in Place	LF	371	\$ 240.00		0.00		0.00	390.00	\$ 93,600.00	105.12%
52	Purchase and Installation of 10-Foot Reinforced Concrete Box by Open Cut, Complete in Place	LF	828	\$ 1,350.00		0.00		0.00	833.00	\$ 1,124,550.00	100.60%
53	Purchase and Installation of Precast Type BB Inlet, Complete in Place	EA	19	\$ 5,000.00		0.00		0.00	20.00	\$ 100,000.00	105.26%
54	Purchase and Installation of Precast Type C Inlet, Complete in Place (CO 4 + 2)	EA	8	\$ 5,500.00		0.00		0.00	6.00	\$ 33,000.00	75.00%

PAY ESTIMATE: #21											
ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	Pay Estimate #20		Pay Estimate #21		YEAR TO DATE		
					QUANTITY INSTALLED	Amount	QUANTITY INSTALLED	Amount	Quantity	Amount	Percent Comp.
55	Purchase and Installation of Precast Type C1 Inlet, Complete in Place	EA	2	\$ 7,300.00		0.00		0.00	2.00	\$ 14,600.00	100.00%
56	Temporary Pavement, As Needed for Construction Phasing	LS	1	\$ 5,000.00		0.00		0.00	1.00	\$ 5,000.00	100.00%
56A	Temporary Pavement, As Needed for Construction Phasing (CO 4)	LS	1	\$ 6,500.00		0.00		0.00	0.00	\$ -	0.00%
57	Purchase and Installation of 6-Inch Concrete Pavement and Driveways, Complete in Place (CO 4 + 2055)	SY	23,420	\$ 68.50	1,084.64	74,297.84	5.50	376.75	21,859.48	\$ 1,497,374.38	93.34%
58	Blue Reflective Marker Placed at each Fire Hydrant, Complete in Place (CO 4 + 3)	EA	15	\$ 15.00		0.00		0.00	0.00	\$ -	0.00%
59	4-Inch Yellow Broken Reflectorized Pavement Markings, Complete in Place	LF	4,750	\$ 1.75		0.00		0.00	0.00	\$ -	0.00%
60	4-Inch Yellow Median Striping Reflectorized Pavement Markings, Complete in Place	LS	1	\$ 2,500.00		0.00		0.00	0.00	\$ -	0.00%
61	12-Inch White Reflectorized Pavement Marking, Complete in Place	LF	100	\$ 15.00		0.00		0.00	0.00	\$ -	0.00%
62	24-Inch White Reflectorized Pavement Marking, Complete in Place (CO 4 + 32)	LF	182	\$ 20.00		0.00		0.00	0.00	\$ -	0.00%
63	White Reflectorized Turn Arrows Pavement Marking, Complete in Place	EA	4	\$ 375.00		0.00		0.00	0.00	\$ -	0.00%
64	Purchase and Installation of 4-Inch x 12-Inch Mountable Concrete Curb, Complete in Place (CO 4 + 1030)	LF	11,604	\$ 4.50	2,850.00	12,825.00		0.00	11,827.00	\$ 53,221.50	101.92%
65	Purchase and Installation of 6-Inch Concrete Curb, Complete in Place (CO 4 + 145)	LF	997	\$ 6.00	80.00	480.00		0.00	1,004.00	\$ 6,024.00	100.70%
66	Purchase and Installation of 4 1/2-Inch Concrete Walkway and Steps, Complete in Place (CO 4 + 290)	SF	4,241	\$ 9.50		0.00	401.86	3,817.67	3,766.26	\$ 35,779.47	88.81%
67	Adjust Traffic Signal Timing and Control Cabinet as Needed for Construction	LS	1	\$ 6,000.00		0.00		0.00	1.00	\$ 6,000.00	100.00%
68	Install New Traffic Loops to Ground Box. Match Existing Loop Size and Type. Revise signal timing to Preconstruction Conditions	LS	1	\$ 10,000.00		0.00		0.00	0.00	\$ -	0.00%
69	Purchase and Installation of Black Speed Cushion including White Pavement Markings, Complete in Place	EA	6	\$ 4,750.00		0.00		0.00	0.00	\$ -	0.00%
B. EXTRA WORK ITEMS											
1	Cure-in-Place Line Existing Storm Manhole, Complete in Place	EA	1	\$ 4,000.00	1.00	4,000.00		0.00	1.00	\$ 4,000.00	100.00%
C. ALLOWANCE											

PAY ESTIMATE: #21											
ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	Pay Estimate #20 QUANTITY INSTALLED		Pay Estimate #21 QUANTITY INSTALLED		YEAR TO DATE		
					Quantity	Amount	Quantity	Amount	Quantity	Amount	Percent Comp.
1	Construction Allowance for Unforeseen Circumstances Pre-Approved by the City (used for Change Order 1)	LS	1	\$ 25,000.00		0.00		0.00	0.00	\$ -	0.00%

PAY ESTIMATE: #21										
ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	Pay Estimate #20		Pay Estimate #21		YEAR TO DATE	
					QUANTITY INSTALLED	QUANTITY INSTALLED	Quantity	Amount	Quantity	Amount
CHANGE ORDER NO. 1										
CO1.1	Cured-in-Place Storm Sewer	LS	1	\$ 72,237.00		0.00	0.00	1.00	\$ 72,237.00	100.00%
CO1.2	Short Side Service Lead (\$1,675 EA) 6 approved on CH 1	EA	6	\$ 1,675.00		0.00	0.00	0.00	\$ -	0.00%
CO1.2 A	Short Side Service Lead (CO 4 + 5)	EA	5	\$ 1,650.00		0.00	0.00	0.00	\$ -	0.00%
CO1.3	Long Side Service Lead (\$2,225 EA) 6 approved on CH 2 (CO 4 + 11)	EA	17	\$ 2,225.00		0.00	0.00	12.00	\$ 26,700.00	70.59%
CO1.4	20 additional days for moving mailboxes	LS	1	\$ -		0.00	0.00	0.00	\$ -	0.00%
CO2-1	Replace 62 meter boxes, add valves	LS	1	\$ 16,554.00		0.00	0.00	1.00	\$ 16,554.00	100.00%
CO2-2	Additional survey	LS	1	\$ 5,650.25		0.00	0.00	1.00	\$ 5,650.25	100.00%
CO2-3	Lower storm sewer, extra excavation	LS	1	\$ 25,688.70		0.00	0.00	1.00	\$ 25,688.70	100.00%
CO3-1	Cured-in-Place Storm Sewer	LS	1	\$ 42,628.00	1.00	42,628.00	0.00	1.00	\$ 42,628.00	100.00%
CO4-1	Line existing sanitary sewer manhole	VH	56	\$ 300.00		0.00	0.00	0.00	\$ -	0.00%
CO4-2	Replace water meters with new plastic box	EA	16	\$ 267.00		0.00	0.00	0.00	\$ -	0.00%
CO4-3	Purchase and Installation of 6-Inch Wet Connection, Complete in Place	EA	2	\$ 5,000.00		0.00	0.00	0.00	\$ -	0.00%
CO4-4	Pipe burst existing 8-inch sanitary sewer	LF	495	\$ 250.00		0.00	0.00	0.00	\$ -	0.00%
CO4-5	Concrete junction box for storm sewer	EA	3	\$ 30,000.00		0.00	0.00	0.00	\$ -	0.00%
CO4-6	6'x3' RCB storm sewer	LF	255	\$ 895.00		0.00	0.00	0.00	\$ -	0.00%
CO4-7	6" high early strength concrete pavement	SY	300	\$ 90.00		0.00	0.00	0.00	\$ -	0.00%

	Total	169,511.25	Total	72,532.83
	Retainer 10%	16,951.12	Retainer 5%	3,626.64
Original Contract Amount: \$ 6,250,674.50	Total	152,560.12	Total	68,906.19
Number of requested Rain Days:		0		3

Percent Complete Color Code:
In progress, under 100%
Complete, 100%
Over 100%



Spring Valley Village City Council Agenda Item Data Sheet

MEETING DATE: January 27, 2026
SUBMITTING STAFF: Kristina Watson, Public Works Director
SUBJECT: **CONSIDERATION AND POSSIBLE ACTION**
CONCERNING: Approval of Pay Estimate No. 12, Water Plant Improvement Project

BACKGROUND: This is the 12th pay estimate to be submitted by McDonald Municipal and Industrial, a division of C.F. McDonald Electric Inc., for the Water Plant Electrical Improvement Project (2024-05-01) for work completed from December 1, 2025, to December 31, 2025, **in the amount of \$27,090.**

Pay Estimate No. 12 brings the Water Plant Electrical Improvement Project to 80% paid of the total contract amount of \$1,433,699.

ATTACHMENTS: Pay Estimate No. 12

FUNDING:

Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description

RECOMMENDATION: Both IDS Engineering and City Staff have reviewed Pay Application No. 12 and recommend approval.



January 13, 2026

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

Attention: Ms. Kristina Watson

Reference: Water Plant Electrical Project; Competitive Sealed Bid #2024-05-101;
City of Spring Valley Village; IDS Project No. 2316-008-00, Contract No. 1

Dear Ms. Watson:

Enclosed is Application and Certificate for Payment No. 12 for the above referenced project for the period of **December 1, 2025**, to **December 31, 2025**. As itemized in this estimate, we recommend payment to **McDonald Municipal and Industrial A division of C.F. McDonald Electric Inc.** in the amount of **\$27,090.00** at this time.

As of December 31, 2025, the project was approximately 80% complete of the contract sum to date. A qualified project representative was assigned to the project to observe the work as it was being performed. To the best of my knowledge, all work has been performed in accordance with the construction plans and contract specifications.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marcel Khouw".

Marcel Khouw, P.E.
Senior Project Manager

MK/kip \\idseg.com\fs\Projects\2300\231600800 CoSVV Water Plant Electrical Project\CPS\110 Pay Req\Pay Estimate No. 12.docx

cc: Wayne Berkenmeier, McDonald Municipal & Industrial—A Division of C.F. McDonald Electric, Inc.
Todd Laird, McDonald Municipal & Industrial—A Division of C.F. McDonald Electric, Inc.
Adam Cook, P.E. / Jim Angelo

APPLICATION AND CERTIFICATE FOR PAYMENT

Project: Water Plant Electrical Project
Competitive Sealed Bid #2024-05-101

Project Manager: Marcel Khouw, P.E.
Engineer: IDS Engineering Group

IDS Project No.: 2316-008-00

Contractor: McDonald Municipal and Industrial A division of C.F. McDonald Electric Inc.

Owner: City of Spring Valley Village

Application Date: 12/17/2025 Application No.: 12

Notice to Proceed Date: 12/11/2024 Contract Duration: 420 Calendar Days

Period From: 12/1/2025 To: 12/31/2025

CHANGE ORDER SUMMARY

Change Orders approved in previous months by Owner		Additions \$	Deletions \$
Subsequent Change Orders Number	Approved (date)		
1	Aug-25	\$110,230.00	
2	1/13/2026		

Net Change by Change Orders \$110,230.00

Weather Days Requested To Date: 4 Weather Days Granted: 4
Liquidated Damages Assessed: None

Application is made for Payment, as shown below, in connection with the attached Contract Continuation Sheet(s).

The present status of the account for this Contract is as follows:

Original Contract Sum	<u>\$ 1,323,469.00</u>
Net Changes by Change Order	<u>\$110,230.00</u>
Contract sum to Date	<u>\$ 1,433,699.00</u>
Total Completed to Date	<u>\$ 1,141,850.00</u>
Retainage <u>10</u> %	<u>\$ 114,185.00</u>
Total Earned Less Retainage	<u>\$ 1,027,665.00</u>
Less Previous Certificates for Payment	<u>\$ 1,000,575.00</u>
Current Payment Due	<u>\$ 27,090.00</u>

The undersigned Contractor certifies that the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by him for Work for which previous Certificates for Payment were issued and payment received from the Owner and that the current payment shown herein is now due.

In accordance with the Contract and this Application for Payment, the Contractor is entitled to payment in the amount shown above.

Contractor: McDonald Municipal and Industrial A division of C.F. McDonald

Engineer: IDS Engineering Group

Signed by:  Date: 12/17/2025

Signed By:  Date: 1/13/2026

This Certificate is not negotiable. It is payable only to the payee named herein and its issuance, payment and acceptance are without prejudice to any rights of the Owner or Contractor under their Contract.

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached
 In tabulations below, amounts are stated to the nearest dollar,
 Use Column 1 on Contracts where variable retainage for line items may apply

Application No: 12
 Application Date: 12/17/25
 Period To: 12/31/25
 Project No: 2024-05-101

A ITEM NO.	B DESCRIPTION OF WORK 0.00	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED	G		H BALANCE TO FINISH	I RETAINAGE 10%
			FROM PREVIOUS APPLICATIONS	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE	PERCENT %		
BASE CONTRACT									
GENERAL ITEMS									
1	Mobilization	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00	100%	\$ -	\$ 10,000.00
2	Storm Water Pollution Preventative Plan	\$ 100.00	\$ 20.00	\$ -	\$ -	\$ 20.00	20%	\$ 80.00	\$ 2.00
BOOSTER PUMP STATION IMPROVEMENTS									
3a	Furnish and install new pumps	\$ 60,000.00	\$ 36,000.00	\$ 6,000.00	\$ -	\$ 42,000.00	70%	\$ 18,000.00	\$ 4,200.00
3b	Furnish and install new motors	\$ 60,000.00	\$ 36,000.00	\$ -	\$ -	\$ 36,000.00	60%	\$ 24,000.00	\$ 3,600.00
3c	Furnish and install new power	\$ 30,000.00	\$ 15,000.00	\$ 7,500.00	\$ -	\$ 22,500.00	75%	\$ 7,500.00	\$ 2,250.00
3d	Furnish and install new controls	\$ 50,000.00	\$ 37,500.00	\$ 7,500.00	\$ -	\$ 45,000.00	90%	\$ 5,000.00	\$ 4,500.00
3e	Furnish and install new valves and piping	\$ 50,000.00	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00	60%	\$ 20,000.00	\$ 3,000.00
CONTROL BUILDING #1									
4a	Removal and replacement of 2 doors, 3 vents and CD vent	\$ 25,000.00	\$ 22,500.00	\$ -	\$ -	\$ 22,500.00	90%	\$ 2,500.00	\$ 2,250.00
4b	Removal and replacement of 1 A/C unit	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	100%	\$ -	\$ 500.00
4c	Repair of CMU walls, painting of interior and exterior walls	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	100%	\$ -	\$ 1,500.00
4d	Relocation of existing air compressor	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	100%	\$ -	\$ 1,000.00
4e	Demolition and construction of sidewalk, installation of inlet	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	100%	\$ -	\$ 2,500.00
4f	Installation of PVC storm sewer	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	100%	\$ -	\$ 2,000.00
5a	Electrical instrumentation and control- removal of existing and complete replacement of utility main, automatic transfer switch and power distribution switchboard	\$ 200,000.00	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00	100%	\$ -	\$ 20,000.00
5b	Removal of existing MCC and replacement with a RVSS and variable speed drives of equipment	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00	100%	\$ -	\$ 10,000.00
5c	Misc. electrical and control improvements including new panel board, air compressor relocation, ventilation, new A/C power and devices	\$ 50,000.00	\$ 45,000.00	\$ -	\$ -	\$ 45,000.00	90%	\$ 5,000.00	\$ 4,500.00
5d	Two phase of complete temporary facilities	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00	100%	\$ -	\$ 4,000.00
5e	Removal of existing and complete replacement of Well #1 and pump station control system with PLC system	\$ 150,000.00	\$ 135,000.00	\$ -	\$ -	\$ 135,000.00	90%	\$ 15,000.00	\$ 13,500.00
5f	Existing surface water connection PLC and HMI replacement	\$ 50,000.00	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00	80%	\$ 10,000.00	\$ 4,000.00
5g	Control bldg. #2 industrial PC and HMI replacement	\$ 49,369.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 49,369.00	\$ -
5h	Bond & Insurance	\$ 79,000.00	\$ 79,000.00	\$ -	\$ -	\$ 79,000.00	100%	\$ -	\$ 7,900.00
EXTRA WORK ITEMS									
6	3/4" rigid aluminum conduit installed aboveground	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 1,500.00	\$ -
7	1" rigid aluminum conduit installed aboveground	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,000.00	\$ -
8	1" PVC schedule 40 conduit installed underground	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 10,000.00	\$ -
9	Copper No. 14 AWG conductor with XHHW-2 insulation in conduit	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 1,000.00	\$ -
10	Copper No. 12 AWG conductor with XHHW-2 insulation in conduit	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 1,000.00	\$ -
11	Copper No. 2 AWG conductor with XHHW-2 insulation in conduit	\$ 500.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 500.00	\$ -
12	2/c or 3/c #16 AWG twisted shielded instrument cable in conduit	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,000.00	\$ -
CASH ALLOWANCE									
13	Software engineering by Spring Valley Village service provider	\$ 45,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 45,000.00	\$ -
14	VT scada software license	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 15,000.00	\$ -

ADDITIVE ALTERNATE BID ITEMS									
15	Electrical instrumentation and controls: includes fiber optic cable installed from control bldg. #1 to the PW maintenance bldg., new PC work station	\$ 35,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 35,000.00	\$ -
16	Furnish all material, labor, equipment and appurtenances for the installation of booster pump #1	\$ 14,000.00	\$ 3,500.00	\$ -	\$ -	\$ 3,500.00	25%	\$ 10,500.00	\$ 350.00
17	Furnish all material, labor, equipment and appurtenances for the installation of booster pump #2	\$ 14,000.00	\$ 3,500.00	\$ -	\$ -	\$ 3,500.00	25%	\$ 10,500.00	\$ 350.00
18	Furnish all material, labor, equipment and appurtenances for the installation of booster pump #3	\$ 14,000.00	\$ 3,500.00	\$ 9,100.00	\$ -	\$ 12,600.00	90%	\$ 1,400.00	\$ 1,260.00
TOTAL BASE CONTRACT		\$ 1,323,469.00	\$ 1,001,520.00	\$ 30,100.00	\$ -	\$ 1,031,620.00	78%	\$ 291,849.00	\$ 103,162.00
Change Orders									
1		\$ 110,230.00	\$ 110,230.00	\$ -	\$ -	\$ 110,230.00	100%	\$ -	\$ 11,023.00
2		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
3		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
4		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
5		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -
Sub Total Change Orders		\$ 110,230.00	\$ 110,230.00	\$ -	\$ -	\$ 110,230.00	100%	\$ -	\$ 11,023.00
GRAND TOTAL		\$ 1,433,699.00	\$ 1,111,750.00	\$ 30,100.00	\$ -	\$ 1,141,850.00	80%	\$ 291,849.00	\$ 114,185.00

AFFIDAVIT OF BILLS PAID

THE STATE OF TEXAS
COUNTY OF HARRIS

Wayne Berkenmeier Being first duly sworn, state that he is VP Special Projects
of C.F. McDonald Electric, Inc. of Harris County of Texas, hereinafter call "Company", and
The said Company has performed work and/or furnished Water Plant Electrical
hereinafter called "Owner" pursuant to a contract, dated with Owner (hereinafter called "Contract") for
the construction of:

PROJECT: Water Plant Electrical for City of Spring Valley Village
PROJECT NO: 2024-05-101

That all just and lawful invoices against the Company for Labor, materials and expendable equipment
employed in the performance of the Contract and have been paid in full (with the exception of the
attached invoice) prior to acceptance of payments from the Owner, and

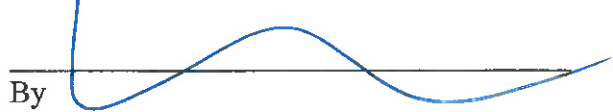
That the Company agrees to indemnify and hold the Owner and Engineers harmless from all liability
arising from claims by subcontractors, materialmen and suppliers under Contract, and

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

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

Executed this 17th day of December, 2025.

CONTRACTOR C.F. McDonald Electric, Inc.

By 


VP Special Projects
Title

THE STATE OF TEXAS
COUNTY OF HARRIS

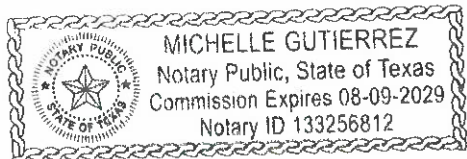
BEFORE ME, The undersigned authority, on this day personally appeared Wayne Berkenmeier
of C.F. McDonald Electric, Inc., a Texas Corporation, known to me
to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to
me that the executed the same as the act and deed of such corporation, for the purpose of consideration
therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th day of December 2025

MY COMMISSION EXPIRES: 8/9/29



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WAIVER AND LIEN RELEASE UPON PARTIAL PAYMENT

THE STATE OF TEXAS
COUNTY OF HARRIS

The undersigned contracted with C.F. McDonald Electric, Inc. to furnish Labor, Materials and Incidental Items in connection with certain improvements to real property located in Harris County, Texas, and owned by City of Spring Valley Village which improvements are described as follows:

Project Name: Water Plant Electrical

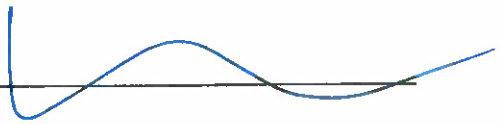
Project Number: 2024-05-101

In consideration of Pay Estimate No. 12 in the amount of Twenty Seven Thousand
Ninety Dollars and Zero (\$ 27,090.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned does hereby waive and release any mechanic's lien or materialmen's lien or claims of lien that the undersigned has or hereafter has on the above mentioned real property on account of any labor performed or materials furnished or to be furnished or labor performed and materials furnished by the undersigned pursuant to the above mentioned contract or any constitutional lien that the undersigned may have.

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

Executed this 17th day of December, 2025.

(Contractor) C.F. McDonald Electric, Inc.

By 

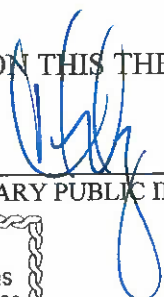
VP Special Projects
Title

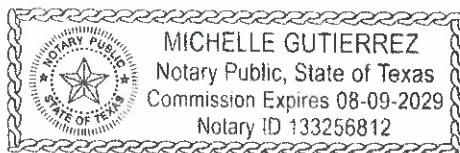
THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, The undersigned authority, on this day personally appeared Wayne Berkenmeier
of C.F. McDonald Electric, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the executed the same as the act and deed of such corporation, for the purpose of consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th day of December 20 25

MY COMMISSION EXPIRES: 8/9/29


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





REQUEST FOR EXTENSION OF TIME

PROJECT: Water Plant Electrical

OWNER: City of Spring Valley Village

ATTENTION: DATE: 12/17/25

PROJECT NUMBER: 2024-05-101

We request extension of completion time on our Contract in the amount of 0 Calendar Days specified as follows: (Please circle day of the month)

Month: December

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

Reasons for Request:

C.F. McDonald Electric, Inc. (Contractor)

By: [Signature]

Recommend approval for extension of calendar days.

Recommend disapproval. (See following comments)

IDS ENGINEERING GROUP

By: Date:

INVOICE

**C.F. McDONALD
 ELECTRIC, INC.**

CONTRACTORS • ENGINEERS

5044 Timber Creek • Houston, TX 77017 • (713) 921-1368

Sold To:

City of Spring Valley Village
 C/O IDS Engineering
 13430 NW Frwy, #700
 Houston, TX 77040

Date: 12/17/25

Invoice No.

W028321-12

P.O. NO.	PROJECT NAME AND / OR ADDRESS Water Plant Electrical	SUBCONTACT NO. 2024-05-101
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*NOTICE: Invoice due upon receipt. A Service charge equal to the maximum legal rate of interest allowable per month will be charged on any payment not received within 30 days after date of this invoice.
 "Regulated by The Texas Department of Licensing and Regulations, License #18339, P.O. Box 12157, Austin, TX 78711, 1-800-803-9202, 512-463-6599, website: www.license.state.tx.us/complaints"*

Base Contract Amount -----	\$1,323,469.00
Change Order #1 -----	\$110,230.00
	\$1,433,699.00

Progress Billing - Tax Exempt -	\$1,141,850.00
Less 10% Retained	\$114,185.00
	\$1,027,665.00
Less Previous Billings	\$1,000,575.00
	\$27,090.00

TOTAL THIS INVOICE ----- \$27,090.00



Spring Valley Village City Council Agenda Item Data Sheet

MEETING DATE: January 27, 2026
SUBMITTING STAFF: Jasmin Torres, City Secretary
SUBJECT: **CONSIDERATION AND POSSIBLE ACTION**
CONCERNING: Acceptance of the 2025 Racial Profiling Report presented by the Spring Valley Village Police Department.

BACKGROUND: Texas Occupations Code 1701.164 specifies that the Texas Commission on Law Enforcement (TCOLE) collect incident data in accordance with state requirements. Law enforcement agencies are required to submit their data to their governing body as well as the Texas Commission on Law Enforcement (TCOLE).

Attached is the required report as prepared by the Spring Valley Village Police Department. The totals reported are comparable to previous years.

ATTACHMENTS: 2026 Racial Profiling Letter SV, 2025 Racial Profiling Analysis, 2025 Racial Profiling TCOLE Report

FUNDING:

Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description

RECOMMENDATION: Staff recommends acceptance of the 2025 Racial Profiling Report.



City of Spring Valley Village
Police Department

1025 Campbell Road
Houston, TX 77055
713-465-8323
Fax: 713-465-3135
Mark Schulze – Chief of Police

Date: January 6, 2026

To: City Secretary Jasmin Torres

From: Chief M. Schulze

Reference: 2025 Racial Profiling Report

As required by Article 2.132 – 2.138 of the Texas Code of Criminal Procedure, please allow the attached document to serve as the annual submission to the governing body (City Council) of the City of Spring Valley Village, with the Spring Valley Village Police Department’s Racial Profiling Report for calendar year 2025.

The pages include a copy of the Spring Valley Village Police Department Senate Bill 1187 Racial Profiling Report. Additionally, we submitted the Law Enforcement Agency Minimum Standards Form in compliance with Texas Administrative Code 211.16. Both forms were electronically filed with the Texas Commission on Law Enforcement.

Texas Racial Profiling SB1187 Dashboard

Spring Valley Village, TX PD

January 1, 2025 - December 31, 2025

Type of Stop: All

Stop Result: All

Officer: All

Officer Troop or Unit:

Officer Agency: POLICE DEPARTMENT

01 Total Traffic Stops

8,510

02 Location of Stop

CITY STREET	98.85%	8,412
PRIVATE PROPERTY OR OTHER	1.02%	87
US HIGHWAY	0.13%	11
Grand Total	100.00%	8,510

03 Was Race Known Prior to Stop

NO	99.89%	8,501
YES	0.11%	9
Grand Total	100.00%	8,510

04 Race or Ethnicity

ALASKA NATIVE/AMERICAN INDIAN	1.93%	164
ASIAN/PACIFIC ISLANDER	7.54%	642
BLACK	17.87%	1,521
HISPANIC/LATINO	37.63%	3,202
WHITE	35.03%	2,981
Grand Total	100.00%	8,510

05 Gender

FEMALE			
ALASKA NATIVE/AMERICAN INDIAN	1.30%	43	
ASIAN/PACIFIC ISLANDER	7.36%	243	
BLACK	20.11%	664	
HISPANIC/LATINO	31.37%	1,036	
WHITE	39.85%	1,316	
Total	100.00%	3,302	
MALE			
ALASKA NATIVE/AMERICAN INDIAN	2.32%	121	
ASIAN/PACIFIC ISLANDER	7.66%	399	
BLACK	16.46%	857	
HISPANIC/LATINO	41.59%	2,166	
WHITE	31.97%	1,665	
Total	100.00%	5,208	
Grand Total	100.00%	8,510	

06 Reason for Stop

MOVING TRAFFIC VIOLATION	ALASKA NATIVE/AMERICAN INDIAN	1.91%	62
	ASIAN/PACIFIC ISLANDER	9.57%	310
	BLACK	17.63%	571
	HISPANIC/LATINO	19.30%	625
	WHITE	51.59%	1,671
	Total	100.00%	3,239
PRE EXISTING KNOWLEDGE	HISPANIC/LATINO	100.00%	1
	Total	100.00%	1
VEHICLE TRAFFIC VIOLATION	ALASKA NATIVE/AMERICAN INDIAN	1.79%	82
	ASIAN/PACIFIC ISLANDER	6.30%	288
	BLACK	17.94%	820
	HISPANIC/LATINO	48.67%	2,225
	WHITE	25.31%	1,157
	Total	100.00%	4,572
VIOLATION OF LAW	ALASKA NATIVE/AMERICAN INDIAN	2.87%	20
	ASIAN/PACIFIC ISLANDER	6.30%	44
	BLACK	18.62%	130
	HISPANIC/LATINO	50.29%	351
	WHITE	21.92%	153
	Total	100.00%	698
Grand Total		100.00%	8,510

07 Was a Search Conducted

NO	ALASKA NATIVE/AMERICAN INDIAN	1.92%	163
	ASIAN/PACIFIC ISLANDER	7.57%	642
	BLACK	17.85%	1,514
	HISPANIC/LATINO	37.55%	3,184
	WHITE	35.11%	2,977
	Total	100.00%	8,480
YES	ALASKA NATIVE/AMERICAN INDIAN	3.33%	1
	BLACK	23.33%	7
	HISPANIC/LATINO	60.00%	18
	WHITE	13.33%	4
	Total	100.00%	30
Grand Total		100.00%	8,510

08 Reason for Search

CONSENT	BLACK	50.00%	1
	WHITE	50.00%	1
	Total	100.00%	2
CONTRABAND IN PLAIN VIEW	HISPANIC/LATINO	100.00%	1
	Total	100.00%	1
INCIDENT TO ARREST	BLACK	50.00%	1
	WHITE	50.00%	1
	Total	100.00%	2
INVENTORY	HISPANIC/LATINO	100.00%	2
	Total	100.00%	2
PROBABLE CAUSE	ALASKA NATIVE/AMERICAN INDIAN	4.35%	1
	BLACK	21.74%	5
	HISPANIC/LATINO	65.22%	15
	WHITE	8.70%	2
	Total	100.00%	23
Grand Total		100.00%	30

09 Was Contraband Discovered

YES	ALASKA NATIVE/AMERICAN INDIAN	Finding Resulted in Arrest - No	4.35%	1
		Total	4.35%	1
	BLACK	Finding Resulted in Arrest - Yes	4.35%	1
		Finding Resulted in Arrest - No	13.04%	3
		Total	17.39%	4
	HISPANIC/LATINO	Finding Resulted in Arrest - Yes	13.04%	3
		Finding Resulted in Arrest - No	56.52%	13
		Total	69.57%	16
	WHITE	Finding Resulted in Arrest - Yes	4.35%	1
		Finding Resulted in Arrest - No	4.35%	1
		Total	8.70%	2
	Total		100.00%	23
NO	BLACK		42.86%	3
		Total	42.86%	3
	HISPANIC/LATINO		28.57%	2
		Total	28.57%	2
	WHITE		28.57%	2
		Total	28.57%	2
	Total		100.00%	7
	Grand Total		100.00%	30

10 Description of Contraband

ALCOHOL	HISPANIC/LATINO	83.33%	5
	WHITE	16.67%	1
	Total	100.00%	6
CURRENCY	HISPANIC/LATINO	100.00%	1
	Total	100.00%	1
DRUGS	ALASKA NATIVE/AMERICAN INDIAN	9.09%	1
	BLACK	27.27%	3
	HISPANIC/LATINO	54.55%	6
	WHITE	9.09%	1
	Total	100.00%	11
OTHER	BLACK	14.29%	1
	HISPANIC/LATINO	85.71%	6
	Total	100.00%	7
WEAPONS	BLACK	33.33%	1
	HISPANIC/LATINO	66.67%	2
	Total	100.00%	3
Grand Total		100.00%	28

11 Result of Stop

CITATION	ALASKA NATIVE/AMERICAN INDIAN	1.69%	75
	ASIAN/PACIFIC ISLANDER	6.17%	273
	BLACK	17.92%	793
	HISPANIC/LATINO	43.47%	1,924
	WHITE	30.75%	1,361
	Total	100.00%	4,426
CITATION AND ARREST	BLACK	7.69%	1
	HISPANIC/LATINO	53.85%	7
	WHITE	38.46%	5
	Total	100.00%	13
WRITTEN WARNING	ALASKA NATIVE/AMERICAN INDIAN	2.19%	89
	ASIAN/PACIFIC ISLANDER	9.07%	368
	BLACK	17.89%	726
	HISPANIC/LATINO	31.12%	1,263
	WHITE	39.72%	1,612
	Total	100.00%	4,058
WRITTEN WARNING AND ARREST	ASIAN/PACIFIC ISLANDER	7.69%	1
	BLACK	7.69%	1
	HISPANIC/LATINO	61.54%	8
	WHITE	23.08%	3
	Total	100.00%	13
Grand Total		100.00%	8,510

12 Arrest Based On

OUTSTANDING WARRANT	HISPANIC/LATINO	50.00%	4
	WHITE	50.00%	4
	Total	100.00%	8
VIOLATION OF PENAL CODE	ASIAN/PACIFIC ISLANDEP	9.09%	1
	BLACK	18.18%	2
	HISPANIC/LATINO	63.64%	7
	WHITE	9.09%	1
	Total	100.00%	11
VIOLATION OF TRAFFIC LAW	HISPANIC/LATINO	57.14%	4
	WHITE	42.86%	3
	Total	100.00%	7
Grand Total		100.00%	26

13 Was Physical Force Used

NO USE OF FORCE	ALASKA NATIVE/AMERICAN INDIAN	1.93%	164
	ASIAN/PACIFIC ISLANDER	7.55%	642
	BLACK	17.88%	1,521
	HISPANIC/LATINO	37.64%	3,202
	WHITE	35.01%	2,978
	Total	100.00%	8,507
USE OF FORCE - BODILY INJURY TO BOTH	WHITE	100.00%	3
	Total	100.00%	3
Grand Total		100.00%	8,510

Racial Profiling Report | Full

Agency Name: SPRING VALLEY POLICE DEPT.
Reporting Date: 01/06/2026
TCOLE Agency Number: 201226

Chief Administrator: MARK L SCHULZE

Agency Contact Information:
Phone: (713) 465-8323
Email: mschulze@springvalleytx.com

Mailing Address:
1025 CAMPBELL RD, HOUSTON, TX, 770557407

This Agency filed a full report

SPRING VALLEY POLICE DEPT. has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the SPRING VALLEY POLICE DEPT. from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the SPRING VALLEY POLICE DEPT. if the individual believes that a peace officer employed by the SPRING VALLEY POLICE DEPT. has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the SPRING VALLEY POLICE DEPT. who, after an investigation, is shown to have engaged in racial profiling in violation of the SPRING VALLEY POLICE DEPT. policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
 - a. the race or ethnicity of the individual detained;
 - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
 - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
 - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
 - e. the location of the stop;
 - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - a. the Commission on Law Enforcement; and
 - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The SPRING VALLEY POLICE DEPT. has satisfied the statutory data audit requirements as prescribed in Article 2.133(c), Code of Criminal Procedure during the reporting period.

Executed by: Mark Schulze
Chief of Police

Date: 01/06/2026

Total stops: 8510

Street address or approximate location of the stop

City street	8412
US highway	11
County road	0
State highway	0
Private property or other	87

Was race or ethnicity known prior to stop?

Yes	9
No	8501

Race / Ethnicity

Alaska Native / American Indian	164
Asian / Pacific Islander	642
Black	1521
White	2981
Hispanic / Latino	3202

Gender

Female	3302
Alaska Native / American Indian	43
Asian / Pacific Islander	243
Black	654
White	1316
Hispanic / Latino	1036
Male	5208
Alaska Native / American Indian	121
Asian / Pacific Islander	399
Black	857
White	1665
Hispanic / Latino	2166

Reason for stop?

Violation of law	698
Alaska Native / American Indian	20
Asian / Pacific Islander	44
Black	130
White	153

Hispanic / Latino	351
Preexisting knowledge	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1
Moving traffic violation	3239
Alaska Native / American Indian	62
Asian / Pacific Islander	310
Black	571
White	1671
Hispanic / Latino	625
Vehicle traffic violation	4572
Alaska Native / American Indian	82
Asian / Pacific Islander	288
Black	820
White	1157
Hispanic / Latino	2225
Was a search conducted?	
Yes	30
Alaska Native / American Indian	1
Asian / Pacific Islander	0
Black	7
White	4
Hispanic / Latino	18
No	8480
Alaska Native / American Indian	163
Asian / Pacific Islander	642
Black	1514
White	2977
Hispanic / Latino	3184
Reason for Search?	
Consent	2
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	1

Hispanic / Latino	0		
Contraband	1		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	0		
White	0		
Hispanic / Latino	1		
Probable	23		
Alaska Native / American Indian	1		
Asian / Pacific Islander	0		
Black	5		
White	2		
Hispanic / Latino	15		
Inventory	2		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	0		
White	0		
Hispanic / Latino	2		
Incident to arrest	2		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	1		
White	1		
Hispanic / Latino	0		
Was Contraband discovered?			
Yes	23	Did the finding result in arrest?	
		(total should equal previous column)	
Alaska Native / American Indian	1	Yes 0	No 1
Asian / Pacific Islander	0	Yes 0	No 0
Black	4	Yes 1	No 3
White	2	Yes 1	No 1
Hispanic / Latino	16	Yes 3	No 13
No	7		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	3		
White	2		
Hispanic / Latino	2		

Description of contraband

Drugs	11
Alaska Native / American Indian	1
Asian / Pacific Islander	0
Black	3
White	1
Hispanic / Latino	6
Weapons	3
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	0
Hispanic / Latino	2
Currency	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1
Alcohol	6
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	5
Stolen property	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Other	7
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	0
Hispanic / Latino	6

Result of the stop

Verbal warning	0
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Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Written warning	4058
Alaska Native / American Indian	89
Asian / Pacific Islander	368
Black	726
White	1612
Hispanic / Latino	1263
Citation	4426
Alaska Native / American Indian	75
Asian / Pacific Islander	273
Black	793
White	1361
Hispanic / Latino	1924
Written warning and arrest	13
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	1
White	3
Hispanic / Latino	8
Citation and arrest	13
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	5
Hispanic / Latino	7
Arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Arrest based on	
Violation of Penal Code	11
Alaska Native / American Indian	0
Asian / Pacific Islander	1

Black	2
White	1
Hispanic / Latino	7
Violation of Traffic Law	7
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	3
Hispanic / Latino	4
Violation of City Ordinance	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	8
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	4
Hispanic / Latino	4

Was physical force resulting in bodily injury used during stop?

Yes	3
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	3
Hispanic / Latino	0
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	3
No	8507
Alaska Native / American Indian	164
Asian / Pacific Islander	642
Black	1521
White	2978
Hispanic / Latino	3202

Number of complaints of racial profiling

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

Comparative Analysis

Use TCOLE's auto generated analysis	<input type="checkbox"/>
Use Department's submitted analysis	<input checked="" type="checkbox"/>

Optional Narrative

N/A

Submitted electronically to the



The Texas Commission on Law Enforcement

LEA Questionnaire Form 2025
SPRING VALLEY POLICE DEPT.

TCOLE records indicate your agency Chief Administrator is: MARK L. SCHULZE Is this correct?

Yes

Outside of agency Peace Officer Work

Does your agency employ any peace officer who is assigned as a **school resource officer**?

No

"**School resource officer**" means a peace officer who is assigned by the officer's employing political subdivision to provide a police presence at a public school, safety or drug education to students of a public school, or other similar services. The term does not include a peace officer who provides law enforcement at:

- (1) a public school only for extracurricular activities; or
- (2) a public school event only for extracurricular activities

Do any of the officers appointed by your agency work extra jobs, contract work, or other forms of off-duty employment in which they act as a school resource officer? No

Submitted by Mark Schulze on 2026-01-01

Submitted electronically to the





Spring Valley Village City Council Agenda Item Data Sheet

MEETING DATE:	January 27, 2026
SUBMITTING STAFF:	Kristina Watson, Public Works Director
SUBJECT:	<p>CONSIDERATION AND POSSIBLE ACTION</p> <p>CONCERNING: Resolution Number 26-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 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.</p>

BACKGROUND:	<p>The City of Spring Valley Village entered into a construction contract with McDonald Municipal and Industrial, a Division of C.F. McDonald Electric, Inc., for the Water Plant Electrical Improvement Project (CSB# 2024-05-101) in the amount of \$1,323,469. The project includes electrical improvements necessary to support the City's water plant operations and infrastructure reliability.</p> <p>Change order No. 2 is a no-cost change order requested to modify the contract schedule by adding 60 calendar days to the project completion time. The requested time extension is based on additional and modified work that was required during construction, including:</p> <ul style="list-style-type: none"> • replacement of the existing duct bank serving the booster pumps, • addition of the sidewalk at the new transfer switch, • and relocation of a well control panel. <p>In addition, replacement of the booster pumps, valves, pipes and fittings was delayed due to high seasonal water demand, requiring this portion of the work to be put off until summer demand decreased.</p>
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The proposed change order does not increase the contract amount. Approval of Change Order No. 2 allows sufficient time for completion of the additional work while maintaining uninterrupted service to the community and ensuring the project is completed in accordance with contractual and operational requirements.

ATTACHMENTS: Resolution 26-XX Change Order No 2, Change Order No. 2 - For Owner Execution, Change Order 2 Cover Letter_signed

FUNDING:

Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description
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RECOMMENDATION: City staff and IDS Engineering have reviewed Change Order No. 2 and recommend approval.

RESOLUTION NUMBER 26-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF CHANGE ORDER NUMBER 2 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 (CSB 2024-05-101); 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 CHANGE ORDER NUMBER 2 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 Improvements Project (CSB# 2024-05-101) (“CHANGE ORDER NUMBER 2”), a copy of which is attached hereto as Exhibit “A” and incorporated herein by reference; and

WHEREAS, upon full review and consideration of CHANGE ORDER NUMBER 2 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 CHANGE ORDER NUMBER 2 and any and all documents necessary to effectuate such CHANGE ORDER NUMBER 2 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 CHANGE ORDER NUMBER 2, having been reviewed by the City Council of the City of Spring Valley Village is 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 CHANGE ORDER NUMBER 2 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 CHANGE ORDER NUMBER 2 as shall in the judgment of the Mayor be appropriate in order to effect the purposes of the foregoing resolution and CHANGE ORDER NUMBER 2.

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

DULY PASSED AND APPROVED on this the 27th day of January 2026.

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

Jasmin Torres, City Secretary
City of Spring Valley Village, Texas



CONTRACT CHANGE ORDER

Project: Water Plant Electrical Project Competitive Sealed Bid #2024-05-101

Date: 1/13/2026
 Change Order No.: 2
 Project No.: 2316-008-00
 Contract No.: 1

Owner: City of Spring Valley Village

Contractor: McDonald Municipal and Industrial A Division of C.F. McDonald Electric, Inc.

Notice to Proceed	12/11/2024	REVISED CONTRACT AMOUNT	
Duration	420	Original Contract Amount:	\$1,323,469.00
Completion Date	2/4/2026	Previous Contract Amount:	\$1,323,469.00
Time added by Change Order	60	Amount This Change Order:	\$0.00
Time Previously Added Via Pay Estimate	4	Revised Contract Amount:	\$1,323,469.00
Revised Completion Date	4/9/2026		

1. GENERAL STATEMENT OF CHANGE:

This order covers the contract modification as follows:
 See attachment.

2. TIME: 60 Days

The work covered by this change order shall be performed under the same terms and conditions as included in the original construction contract.

Changes Approved:

Changes Recommended:


City of Spring Valley Village

IDS Engineering Group

Owner

Engineer

By:  1-14-2026
 (Date)

By:  1/13/2026
 (Date)

McDonald Municipal and Industrial A
 Division of C.F. McDonald Electric, Inc.

Contractor

By:  1/13/26
 (Date)

CONTRACT CHANGE ORDER

Project: Water Plant Electrical Project Competitive Sealed Bid #2024-05-101

Date: 1/13/2026
Change Order No.: 2
Project No.: 2316-008-00
Contract No.: 1

Owner: City of Spring Valley Village

Contractor: McDonald Municipal and Industrial A Division of C.F. McDonald Electric, Inc.

ADDITIONAL ITEMS

3. CONTRACT DRAWING REVISIONS:

None

4. CONTRACT DOCUMENTS REVISIONS:

None

5. CONTRACT PRICE REVISIONS:

None

TOTAL AMOUNT OF CHANGE ORDER NO. 2

\$0.00



January 9, 2026
Spring Valley Village
1025B Campbell Road
Houston, TX 77055
Attention Adam Cook
RE: Added Days to Completion

Please accept this as a formal no-cost change order request to add 60 additional days to the contract timeline due to the additional work performed for this project.

1. Replacement of the existing duct bank feeding the Booster pumps.
2. Addition of the Sidewalk at the New Transfer Switch.
3. Relocate the Panel for Well Control
4. Due to water usage demand the replacement of Pipe, Valves, Fittings and Booster pumps was delayed until the summer demand dropped.

Sincerely,
Todd D. Laird
Project Manager
McDonald Municipal & Industrial

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2026-1408015

Date Filed:
01/13/2026

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

C.F. McDonald Electric, Inc.
Houston, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City Of Spring Valley Village, TX

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2316-008-00
Water Plant Electrical Project - Change Order #2

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Dollar, Diane	Houston, TX United States	X	
	Berkenmeier, Wayne	Houston, TX United States	X	
	Keller, Harry	Houston, TX United States	X	
	Stephenson, Larry	Houston, TX United States	X	

5 Check only if there is NO Interested Party.


6 UNSWORN DECLARATION

My name is Wayne Berkenmeier, and my date of birth is 05/15/1970.

My address is 5044 Timber Creek Dr., Houston, TX, 77017, USA.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Harris County, State of Texas, on the 13th day of January, 2026.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)



January 14, 2026

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

Attention: Ms. Kristina Watson


Reference: Water Plant Electrical Project Change Order #2,
City of Spring Valley Village; Competitive Sealed Bid #2024-05-101

Dear Ms. Watson:

The Contractor submitted Change Order No. 2 to extend the Contract Duration by 60 days. Due to high water system demand (summer demand), the City requested the Contractor delay the demolition and replacement of booster pumps, piping, valves, and fittings until the water system demand decreased.

IDS has reviewed the time extension request and agrees that it is reasonable. Therefore, IDS recommends the approval of Change Order #2 for the extension of the Contract Duration by 60 days.

Sincerely,



Marcel Khouw, P.E.
Director



Spring Valley Village City Council Agenda Item Data Sheet

MEETING DATE:	January 27, 2026
SUBMITTING STAFF:	Kristina Watson, Public Works Director
SUBJECT:	<p>CONSIDERATION AND POSSIBLE ACTION</p> <p>CONCERNING: Approval of Amendment No. 2 to the Professional Engineering Services Agreement with Cobb, Fendley & Associates, Inc. for the Croes Drive Pavement and Utility Improvement Project.</p>

BACKGROUND:	<p>On November 19, 2024, City Council approved a Professional Engineering Services Agreement with Cobb, Fendley & Associates, Inc. (CobbFendley) in the amount of \$276,530 for the design and engineering of the Croes Drive Reconstruction Project. The project includes:</p> <ul style="list-style-type: none"> • the reconstruction of approximately 1,500 feet of residential roadway, • replacement of roadside ditches with storm sewer, • and associated water and sanitary sewer improvements. <p>At the April 22, 2025 Council meeting, Council approved Amendment No. 1 to the original agreement in the amount of \$21,000. This amendment was requested to address additional services beyond the original scope, including:</p> <ul style="list-style-type: none"> • Council-requested review of existing roadway conditions to evaluate cul-de-sac sizing and roadway alignment options; and • Additional surveying to collect finished floor elevations and face-of-house elevations for residences along the project area.
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City Council requested additional design analysis and exhibits related to cul-de-sac sizing, roadway alignment alternatives, and vehicle turning movements throughout the fall. In response, CobbFendley prepared multiple council and workshop exhibits, conducted AutoTurn analyses for proposed design alternatives, reviewed a resident-submitted engineering letter, and provided a written technical response. These services were requested by Council and were not included in the original scope of work.

Amendment No. 2 authorizes additional compensation for these Council Exhibit and meeting support services, which were performed on an hourly basis. The amendment does not modify the overall project limits, design scope, or schedule, and all other terms of the agreement remain unchanged. The requested amendment amount is **\$12,500**, increasing the total contract amount to **\$310,030**.

ATTACHMENTS: Project Area 1 Roadway Amendment No. 2

FUNDING:

Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description

RECOMMENDATION: City staff has reviewed amendment No. 2 and recommends approval.

January 12, 2026

Mr. John McDonald
Spring Valley Village
1025 Campbell Road
Houston, Texas 77055

Re: Amendment No. 1 for Professional Engineering Services
Spring Valley Village - Croes Drive Reconstruction
CobbFendley Project No. 2412-063-01

Dear Mr. McDonald:

Cobb, Fendley & Associates, Inc. (CobbFendley) is pleased to submit this Amendment No. 2 for the Croes Drive Reconstruction in Spring Valley Village, Harris County, Texas. Amendment No. 2 was requested during the City Council meeting on October 28. CobbFendley proposes to provide the Scope of Services and Compensation as outlined in Attachments A and B, respectively.

Thank you for the opportunity to submit this proposal. Please advise if you have any questions or require additional information.

Sincerely yours,

COBB, FENDLEY & ASSOCIATES, INC.



Amber Hurd, PE
Vice President, Department Manager

Scope of Service accepted by:

Spring Valley Village

Signature

Date of Authorization

ATTACHMENT A
SCOPE OF SERVICES

Cobb, Fendley & Associates, Inc.
Amendment No. 2 for Professional Engineering Services
Croes Drive Reconstruction

PROJECT DESCRIPTION AND LIMITS

CobbFendley shall provide engineering services required for the preparation of plans,

- 1 PRELIMINARY ENGINEERING 30% (Lump Sum)
Amendment No. 1 increase of \$15,000
- 2 DRAINAGE ANALYSIS (Lump Sum)
- 3 FINAL DESIGN (Lump Sum)
- 4 BID PHASE SERVICES (Lump Sum)
- 5 CONSTRUCTION ADMINISTRATION (Lump Sum)
- 6 SURVEY (Lump Sum)
Amendment No. 1 increase of \$6,000
- 7 URBAN FORESTRY SERVICES (cost + 10%)
- 8 GEOTECHNICAL SERVICES (cost + 10%)
- 9 COUNCIL EXHIBITS (HOURLY)
Amendment No.2 increase of \$12,500

The design will consist of replacing approximately 1,500 feet of an existing residential asphalt roadway including 1,500-feet of water, and 400-feet of sanitary sewer. The existing roadway includes road side ditches. The ditches will be replaced with storm sewer. The asphalt road will be replaced with a concrete curb and gutter street. These services include preliminary engineering report (PER), surveying, preparing roadway design, hydrologic and hydraulic analysis, signing and pavement markings design, traffic control plans, tree protection plans, storm water pollution prevention plans, utility design, geotechnical study, utility coordination and engineering, bid phase services, and construction phase services necessary to support the design process.

SUB CONSULTANTS

CobbFendley shall subcontract the urban forestry and geotechnical services. Below is a list of the
Urban Forestry Services - C.N. Koehl Urban Forestry, Inc
Geotechnical Services – QC Labs

Proposals for each service are attached to this document.

GENERAL REQUIREMENTS

CobbFendley shall prepare all work in accordance with the latest version of applicable City's procedures, specifications, manuals, guidelines, standard drawings, and standard specifications or previously approved special provisions and special specifications. When design criteria are not identified in City manuals, CobbFendley shall notify the City and refer to State approved manuals, which include: Roadway Design Manual, Hydraulic Design Manual, the Texas Manual on Uniform Traffic Control Devices (TMUTCD), Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges (latest Edition), and other State approved manuals.

CobbFendley shall notify the City when entering private property to perform any surveying, engineering or geotechnical activities needed outside of current right-of-way. City will contact each property owner prior to any entry onto the owner's property and will notify CobbFendley when Right of Entry (ROE) is obtained.

The Engineer shall coordinate through the City's Project Manager or Designee for the PS&E development with any local entity having jurisdiction or interest in the project (e.g. HCFCD, TxDOT, City, etc.).

The Engineer shall coordinate issues and communications through the City's Project Manager or Designee.

The Engineer shall invoice according to Descriptions shown in Attachment "B" of the Contract for Professional Services. The Engineer shall submit each invoice in a format acceptable to the City.

The Engineer shall submit invoice packages:

City of Spring Valley Village
Attention: Kristina Watson
1025 Campbell Road
Houston, Texas 77055

PRELIMINARY ENGINEERING 30% (Lump Sum)Amendment No. 1 increase of \$15,000

I. DATA COLLECTION AND FIELD RECONNAISSANCE

CobbFendley will review existing conditions and provide exhibits for staff review and decision. CobbFendley will present the proposed options and recommendations to Council for approval. Exhibits will includes requested cul-de-sac sizing and roadway alignment options.

II. PRELIMINARY ROADWAY DESIGN

No amendment revisions to scope.

III. PRELIMINARY DRAINAGE DESIGN

No amendment revisions to scope.

IV. UTILITY COORDINATION

No amendment revisions to scope.

IV. PRELIMINARY WATER AND SANITARY SEWER LAYOUT

No amendment revisions to scope.

V. PROJECT MANAGEMENT

No amendment revisions to scope.

DRAINAGE ANALYSIS (Lump Sum)

No amendment revisions to scope.

FINAL DESIGN (Lump Sum)

I. ROADWAY DESIGN

No amendment revisions to scope.

II. FINAL DRAINAGE DESIGN

No amendment revisions to scope.

III. STORMWATER POLLUTION PREVENTION PLAN (SW3P)

No amendment revisions to scope.

IV. PERMANENT SIGNING AND PAVEMENT MARKING PLAN

No amendment revisions to scope.

V. TRAFFIC CONTROL PLAN

No amendment revisions to scope.

VI. WATERLINE AND SANITARY SEWER MAIN DESIGN

No amendment revisions to scope.

VII. PROJECT MANUAL, SPECIFICATIONS AND GENERAL NOTES

No amendment revisions to scope.

VIII. PROJECT MANAGEMENT

No amendment revisions to scope.

BID PHASE SERVICES (Lump Sum)

No amendment revisions to scope.

CONSTRUCTION ADMINISTRATION (Lump Sum)

No amendment revisions to scope.

SURVEY (Lump Sum) Amendment No. 1 increase of \$6,000

CobbFendley will collect finished floor elevations and face of house for specific residents along the roadway.

I. ESTABLISH PROJECT CONTROL

No amendment revisions to scope.

II. TOPOGRAPHIC SURVEY

No amendment revisions to scope.

III. RIGHT-OF-WAY RETRACEMENT

No amendment revisions to scope.

IV. SURVEY CONTROL SHEET

No amendment revisions to scope.

URBAN FORESTRY SERVICES (cost + 10%)

The Urban Forestry Services will be performed by C.N. Koehl Urban Forestry, Inc. in accordance with the attached proposal.

No amendment revisions to scope.

GEOTECHNICAL SERVICES (cost + 10%)

The geotechnical investigation will be performed by QC Labs, Inc. in accordance with the attached proposal.

No amendment revisions to scope.

COUNCIL EXHIBITS (HOURLY) Amendment No.2 increase of \$12,500

CobbFendley attended a city council meeting on 10/28/25, a public workshop meeting on 11/18/25 and a city council meeting on 12/16/25. CobbFendley prepared multiple cul-de-sac exhibits for the council and workshop meetings. The exhibits included design options for the end of Croes Drive (west of Fries). Exhibits of other cul-de-sacs were provided for reference. CobbFendley used AutoTurn on the proposed design alternatives.

CobbFendley reviewed a letter submitted by a resident and written by an engineer. CobbFendley provided a written response to the letter.

EXCLUSIONS FROM THE SCOPE OF SERVICES

The services described above are the identified Basic and Additional Services for this assignment. Other items that may arise during the course of the project that the City may wish to add to the scope of services shall be deemed as ADDITIONAL SERVICES. CobbFendley shall undertake such additional services as assigned by the City upon written direction from the City. Examples of such items are as follows.

- a. Reconstruction of Outfalls into Spring Branch Creek
- b. Environmental Services, including but not limited to, Phase 1 ESA
- c. Bidding Project more than once
- d. Obtaining Construction Permits
- e. Construction Staking
- f. Quality Control (QC) inspections, full or part time, during the construction phase of the project.
- g. Any other services not specifically included within the description of the Basic or Additional Services described above.

ATTACHMENT B
BASIS OF COMPENSATION

Cobb, Fendley & Associates, Inc.
Amendment No. 2 for Professional Engineering Services
Croes Drive Reconstruction

A. BASIC SERVICES

The Compensation to be paid to CobbFendley for providing the BASIC SERVICES rendered under this agreement shall be based on Lump Sum fees for overall phases of the work as shown below. Reimbursable items and subconsultants will be subject to a 10% administration charge.

1	PRELIMINARY ENGINEERING 30% (Lump Sum) Amendment No. 1 increase of \$15,000	\$ 75,000.00
2	DRAINAGE ANALYSIS (Lump Sum)	\$ 35,000.00
3	FINAL DESIGN (Lump Sum)	\$ 95,000.00
4	BID PHASE SERVICES (Lump Sum)	\$ 9,600.00
5	CONSTRUCTION ADMINISTRATION (Lump Sum)	\$ 38,400.00
6	SURVEY (Lump Sum) Amendment No. 1 increase of \$6,000	\$ 29,578.00
7	URBAN FORESTRY SERVICES (cost + 10%)	\$ 6,072.00
8	GEOTECHNICAL SERVICES (cost + 10%)	\$ 6,380.00
9	COUNCIL EXHIBITS (HOURLY) Amendment No.2 increase of \$12,500	\$ 12,500.00

Reimbursable Expenses

1	Reproduction, mileage, delivery charges, etc. (cost plus)	\$ 2,500.00
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TOTAL (basic and additional services including reimbursables) \$ 310,030.00

Amendment No. 2 Total = \$ 12,500.00

The Compensation for any other Additional Services which the County desires to be added to the scope of work shall be negotiated. Reimbursable items are included. Subconsultant invoices will be subject to a 10% administration charge. Services will be charged according to those personnel directly involved in providing the services, and will be rounded to the nearest half hour.

EXHIBIT C

SCHEDULE																																				
	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27				
PRELIMINARY ENGINEERING 30% (Lump Sum)Amendment No. 1 increase of \$15,000																																				
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IV. UTILITY COORDINATION																																				
V. PROJECT MANAGEMENT																																				
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I. ROADWAY DESIGN																																				
VII. PROJECT MANUAL, SPECIFICATIONS AND GENERAL NOTES																																				
VIII. PROJECT MANAGEMENT																																				
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III. RIGHT-OF-WAY RETRACEMENT																																				
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COUNCIL WORKSHOP																																				
PREPARE EXHIBITS																																				



Spring Valley Village City Council Agenda Item Data Sheet

MEETING DATE:	January 27, 2026
SUBMITTING STAFF:	Kristina Watson, Public Works Director
SUBJECT:	CONSIDERATION AND POSSIBLE ACTION CONCERNING: Approval of Amendment No. 1 to the Professional Engineering Services Agreement with Cobb, Fendley & Associates, Inc. for the Tamy Lane Pedestrian Bridge Proposal

BACKGROUND:	<p>At the May 27, 2025 Council meeting, Council approved a professional engineering services agreement with Cobb, Fendley & Associates, Inc. (CobbFendley) in the amount of \$34, 400 for the Landscaping and Pedestrian Bridge Improvements Project located near Randy Drive and Village Oaks Lane. The original scope of work included engineering design, limited surveying, bid phase services, and construction administration associated with improvements to an existing pedestrian bridge and surrounding landscaped areas.</p> <p>The Pedestrian Improvement Project Includes:</p> <ul style="list-style-type: none"> • Installation of pedestrian hand railing along the existing bridge • Installation of bollards at each end of the pedestrian bridge • Repair of existing concrete bridge approaches and adjacent roadway • Landscaping improvements on both the north and south sides of the pedestrian bridge • Installation of irrigation improvements and site furnishings, including a park bench <p>Following further review and City comments, additional services were required beyond the original scope. Amendment No. 1 is requested to account for additional site visits, design revisions, and expanded bid phase and</p>
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construction administration services necessary to address City comments and support implementation of the project. These additional services include a site visit during the bidding phase and attendance at up to four construction-related field meetings.

Amendment No. 1 increases the professional services contract by **\$10,600**, resulting in a revised total contract amount of **\$45,000**. The amendment does not change the overall project limits or intent.

The amendment package also includes an updated preliminary construction cost estimate. The project is anticipated to be released for competitive bidding in February 2026.

ATTACHMENTS: Pedestrian Bridge Amendment No. 1

FUNDING:					
Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description

RECOMMENDATION: Staff has reviewed Amendment No. 1 and recommends approval.

November 11, 2025

Mr. John McDonald
Spring Valley Village
1025 Campbell Road
Houston, Texas 77055

Re: Amendment No. 1 for Professional Engineering Services
Spring Valley Village - Landscaping and Pedestrian Bridge Improvements
CobbFendley Project No. 2512-040-01

Dear Mr. McDonald:

Cobb, Fendley & Associates, Inc. (CobbFendley) is pleased to submit this Amendment No. 1 for the Landscaping and Pedestrian Bridge Improvements project for the area near Randy Drive and Village Oaks Lane in Spring Valley Village, Harris County, Texas. Amendment No. 2 includes the additional site visits and revised design plans per City comments. CobbFendley proposes to provide the Scope of Services, Compensation, and Schedule as outlined in Attachments A, B and C, respectively.

Thank you for the opportunity to submit this proposal. Please advise if you have any questions or require additional information.

Sincerely yours,

COBB, FENDLEY & ASSOCIATES, INC.



Amber Hurd, PE
Vice President, Department Manager

Scope of Service accepted by:

Spring Valley Village

Signature

Date of Authorization

ATTACHMENT A
SCOPE OF SERVICES

Cobb, Fendley & Associates, Inc.
Amendment No. 1 for Professional Engineering Services
Landscaping and Pedestrian Bridge Improvements

PROJECT DESCRIPTION AND LIMITS

CobbFendley shall provide engineering services required for the preparation of plans, specifications and estimates (PS&E) and related documents for Croes Drive.

- 1 ENGINEERING (LUMP SUM)
Amendment No. 1 increase of \$7,000.
- 2 BID PHASE SERVICES (LUMP SUM)
Amendment No. 1 increase of \$1,000.
- 3 CONSTRUCTION ADMINISTRATION (LUMP SUM)
Amendment No. 1 increase of \$2,600.
- 4 SURVEY (TIME AND MATERIALS)
- 5 LANDSCAPE DESIGN (COST PLUS 10%)

The design will consist of bridge improvements including pedestrian hand railing, pipe bollards on each end of the bridge, and repair of concrete abutments on each side of the bridge.

Landscaping design will include north and south of the pedestrian bridge. CobbFendley will coordinate with the landscape architect for preparation of design drawings for the modifications. The Landscaping plans for the south side of the pedestrian bridge will be included and bid with the pedestrian bridge improvements. The landscaping plans for the north side of the pedestrian bridge will be included in the future Randy Drive roadway project.

CobbFendley will deliver a 60% and Final Set of plans. CobbFendley will perform topographic survey services. CobbFendley will also conduct bidding phase services by soliciting bids on CivCast and provide a recommendation based off the bids. Furthermore, CobbFendley will provide limited construction observation during the construction of the project.

SUB CONSULTANTS

CobbFendley shall subcontract the landscape architect services. Below is a list of the consultants
Landscape Architect - M2L Associates Inc.

Proposals for each service are attached to this document.

GENERAL REQUIREMENTS

CobbFendley shall prepare all work in accordance with the latest version of applicable City's procedures, specifications, manuals, guidelines, standard drawings, and standard specifications or previously approved special provisions and special specifications. When design criteria are not identified in City manuals, CobbFendley shall notify the City and refer to State approved manuals, which include: Roadway Design Manual, the Texas Manual on Uniform Traffic Control Devices (TMUTCD), Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges (latest Edition), and other State approved manuals.

It is not anticipated that CobbFendley shall need access to any private property.

The Engineer shall coordinate through the City's Project Manager or Designee for the PS&E development with any local entity having jurisdiction or interest in the project (e.g. HCFCD, TxDOT, City, etc.).

The Engineer shall coordinate issues and communications through the City's Project Manager or Designee.

The Engineer shall invoice according to Descriptions shown in Attachment "B" of the Contract for Professional Services. The Engineer shall submit each invoice in a format acceptable to the City.

The Engineer shall submit invoice packages:

City of Spring Valley Village
Attention: Kristina Watson
1025 Campbell Road
Houston, Texas 77055

ENGINEERING (LUMP SUM)

Amendment No. 1 is to cover the extra site visits and design revisions due to city comments.

BID PHASE SERVICES (LUMP SUM)

Amendment No. 1 is to include a site visit during bidding.

CONSTRUCTION ADMINISTRATION (LUMP SUM)

Amendment No. 1 is for CobbFendley to attend up to 4 field meetings and make visits to site

SURVEY (TIME AND MATERIALS)

No changes to scope

Landscape Architect

No changes to scope

EXCLUSIONS FROM THE SCOPE OF SERVICES

The services described above are the identified Basic and Additional Services for this assignment. Other items that may arise during the course of the project that the City may wish to add to the scope of services shall be deemed as ADDITIONAL SERVICES. CobbFendley shall undertake such additional services as assigned by the City upon written direction from the City. Examples of such items are as follows.

- a. Detailed roadway or paving design
- b. Traffic signal timing or modifications
- c. Bidding Project more than once
- d. Obtaining Construction Permits
- e. Construction Staking
- f. Structural Bridge Design
- g. Drainage Calculations and Design
- h. Quality Control (QC) inspections, full or part time, during the construction phase of the project.
- i. Any other services not specifically included within the description of the Basic or Additional Services described above.

ATTACHMENT B
BASIS OF COMPENSATION

Cobb, Fendley & Associates, Inc.
Proposal for Professional Engineering Services
Landscaping and Pedestrian Bridge Improvements

A. BASIC SERVICES

The Compensation to be paid to CobbFendley for providing the BASIC SERVICES rendered under this agreement shall be based on Lump Sum fees for overall phases of the work as shown below. Reimbursable items and subconsultants will be subject to a 10% administration charge.

1	ENGINEERING (LUMP SUM)	\$ 15,500.00
	Amendment No. 1 increase of \$7,000.	
2	BID PHASE SERVICES (LUMP SUM)	\$ 5,000.00
	Amendment No. 1 increase of \$1,000.	
3	CONSTRUCTION ADMINISTRATION (LUMP SUM)	\$ 5,000.00
	Amendment No. 1 increase of \$2,600.	
4	SURVEY (TIME AND MATERIALS)	\$ 6,000.00
5	LANDSCAPE DESIGN (COST PLUS 10%)	\$ 12,000.00

Reimbursable Expenses

95	REPRODUCTION, MILAGE, DELIVERY CHARGES, ETC. (TIME AND MATERIALS)	\$ 1,500.00
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TOTAL (basic and additional services including reimbursables) \$ 45,000.00

The Compensation for any other Additional Services which the City desires to be added to the scope of work shall be negotiated. Reimbursable items are included. Subconsultant invoices will be subject to a 10% administration charge. Services will be charged according to those personnel directly involved in providing the services, and will be rounded to the nearest half hour.

CobbFendley’s services are to be performed for the sole benefit of Spring Valley Village, who shall be responsible for payment of those services. A copy of the General Terms and Conditions of the Authorization for Professional Services is attached and constitutes a part of this agreement. When accepted by the signature of Spring Valley Village’s authorized representative, the authorization and the documents referenced herein shall constitute the entire agreement between Spring Valley Village and CobbFendley with respect to this project.

EXHIBIT C

SCHEDULE														
	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
ENGINEERING (LUMP SUM)														
I. BRIDGE MODIFICATION AND SITE DESIGN														
II. PROJECT MANAGEMENT														
III. HARRIS COUNTY SUBMITTAL														
BID PHASE SERVICES (LUMP SUM)														
PRE-BID MEETING														
BID OPENING, LETTER OF RECOMMENDATION														
CONSTRUCTION ADMINISTRATION (LUMP SUM)														
PRE-CONSTRUCTION MEETING														
MONTHLY REVIEW MEETINGS														
FINAL WALK-THROUGH														
SURVEY (TIME AND MATERIALS)														
SITE VISIT														
PREPARE DRAWINGS														

Spring Valley Village
Landscaping and Pedestrian Bridge Improvements
Preliminary Construction Cost Estimate
November 11, 2025

Item	Description	Unit	Quantity	Unit Price	Total
1	Mobilization, Bonds, Insurance, Construction Staking, etc. (10% Max)	LS	1	\$ 7,100.00	\$ 7,100.00
2	Installation of Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
3	Construction Material Testing	LS	1	\$ 2,500.00	\$ 2,500.00
4	Trail Bollards	EA	2	\$ 500.00	\$ 1,000.00
5	Pedestrian Rail	LF	90	\$ 100.00	\$ 9,000.00
6	Install "Pedestrian Access Only" Sign	EA	2	\$ 500.00	\$ 1,000.00
7	Demo Existing Asphalt and treated subgrade (minimum 8-inches thick)	SY	487	\$ 10.00	\$ 4,870.00
8	Demo Existing Landscaping	LS	1	\$ 5,000.00	\$ 5,000.00
9	Remove and Dispose Existing Guardrail	LF	90	\$ 10.00	\$ 900.00
10	Utilize Existing Aggregate & Install Per Drawings (Retain and Protect Existing Black Gravel Rocks)	SF	558	\$ 5.00	\$ 2,790.00
11	Install Slatted Steel Cast Iron Bench	EA	1	\$ 3,500.00	\$ 3,500.00
12	Trash Receptacle	EA	1	\$ 1,500.00	\$ 1,500.00
13	Pet Waste Station	EA	1	\$ 500.00	\$ 500.00
14	Unit Paves on Cement Stabilized Base	SF	58	\$ 25.00	\$ 1,450.00
15	Concrete Paver Edge @ 8" wide	LF	36	\$ 40.00	\$ 1,440.00
16	6-inch Concrete Pavement	SY	199	\$ 75.00	\$ 14,925.00
17	8-inch Cement Stabilized Subgrade for Concrete	SY	277	\$ 15.00	\$ 4,155.00
18	6-inch Concrete Curb	LF	284	\$ 8.00	\$ 2,272.00
19	Concrete Pad With Detectable Warning Surface	EA	2	\$ 2,000.00	\$ 4,000.00

Item	Description	Unit	Quantity	Unit Price	Total
20	Gray Concrete Polymer	SF	16	\$ 15.00	\$ 240.00
21	Purchase and Installation of Concrete Irrigation Water Meter. Complete in Place	EA	2	\$ 500.00	\$ 1,000.00
22	Irrigation Zones (For new plantings only)	ZONE	5	\$ 3,000.00	\$ 15,000.00
23	Irrigation Tap (Meter Controller Backflow)	EA	2	\$ 6,500.00	\$ 13,000.00
24	1" Irrigation Main Line	LF	200	\$ 10.00	\$ 2,000.00
25	Irrigation Bores	LF	75	\$ 30.00	\$ 2,250.00
26	Ornamental Trees (65 Gallon)	EA	3	\$ 750.00	\$ 2,250.00
27	Shrub (3 Gallon @ 24"-30" o.c)	EA	33	\$ 25.00	\$ 825.00
28	Ground Covers (1 Gallon @ 18" o.c)	EA	896	\$ 15.00	\$ 13,440.00
29	Mulch (4" Hardwood Bark)	CY	28	\$ 85.00	\$ 2,380.00
30	St. Augustine Sod	SF	390	\$ 2.50	\$ 975.00
31	Planting Mix	CY	83	\$ 95.00	\$ 7,885.00
32	Retaining Wall	LF	78	\$ 200.00	\$ 15,600.00
Bid Items Total					\$ 147,800.00
Contingency (15%)					\$ 22,200.00

This Document is released for the purpose of general planning under the authority of Engineer: Jacob Escobedo, PE License No. 144764

Construction Total \$ 170,000.00

Basic Services

Basic Services Breakdown per Phase:					Amend. No. 1	Total
Task 1	Engineering (LS)	\$	8,500.00	\$	7,000.00	\$ 15,500.00
Task 2	Bidding (LS)	\$	4,000.00	\$	1,000.00	\$ 5,000.00
Task 3	Construction Admin. (LS)	\$	2,400.00	\$	2,600.00	\$ 5,000.00

Additional Services

Task 4	Topographic Survey (TM)	\$	6,000.00			\$ 6,000.00
Task 5	Landscape Architect (cost +)	\$	12,000.00			\$ 12,000.00
Task 95	Reimbursable Exp. (TM)	\$	1,500.00			\$ 1,500.00

Engineering and Surveying Total \$ 34,400.00 \$ 10,600.00 \$ 45,000.00

NOTES:

- This estimate represents my best judgement as a design professional familiar with the construction industry; however, we cannot guarantee that bids will not vary from this cost estimate.



Spring Valley Village City Council Agenda Item Data Sheet

MEETING DATE:	January 27, 2026
SUBMITTING STAFF:	Kristina Watson, Public Works Director
SUBJECT:	CONSIDERATION AND POSSIBLE ACTION CONCERNING: Resolution Number 26-XX – A resolution of the City Council of the City of Spring Valley Village, Texas, rescinding prior authorization approving an agreement for professional services with ATSER, LP for Construction Management & Inspection Services; providing for the incorporation of preamble; and providing an effective date.

BACKGROUND:	<p>On October 1, 2025, the City of Spring Valley Village issued Request for Proposal (RFP) #2025-10-501 for Construction Management & Inspection Services. The RFP sought proposals from qualified firms to provide professional inspection and construction management support for the City’s capital improvement and infrastructure projects, including streets, drainage, and utilities.</p> <p>The proposal period closed on November 3, 2025, and three (3) proposals were received from the following firms:</p> <ul style="list-style-type: none">• ATSER, LP• Project Surveillance, Inc.• Aurora Technical Services, LLC <p>Following staff evaluation and scoring, ATSER, LP was ranked as the highest-scoring firm and was recommended for award based on qualifications, experience, references, and proposed pricing. On November 18, 2025, City Council approved a resolution authorizing the execution of a professional services agreement with ATSER, LP.</p> <p>Following Council approval, the City transmitted the proposed</p>
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agreement to ATSER, LP for execution; however, the agreement was never executed by ATSER, LP or by the Mayor.

During the contract execution process, ATSER, LP notified City staff that the hourly rates submitted in its proposal were incorrect and advised that the firm was not willing to perform services at the rates submitted in its proposal. ATSER, LP requested that the City modify the pricing structure to incorporate higher rates based on a TxDOT multiplier methodology.

After review by staff and the City Administrator, it was determined that modifying ATSER's pricing after Council authorization would constitute a material change to the proposal and would not be permissible under Texas procurement laws, as pricing was a key factor in the evaluation process and other proposers were not afforded an opportunity to revise their pricing. ATSER, LP subsequently confirmed that it would not execute the agreement under the originally submitted proposal rates.

As no fully executed contract exists between the City and ATSER, LP, staff recommends rescinding the prior authorization approving the agreement.

ATTACHMENTS: None

FUNDING:

Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description
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RECOMMENDATION: Staff recommends that City Council rescind the prior authorization approving an agreement with ATSER, LP for Construction Management & Inspection Services.



Spring Valley Village City Council Agenda Item Data Sheet

MEETING DATE:	January 27, 2026
SUBMITTING STAFF:	Jasmin Torres, City Secretary
SUBJECT:	Police Department

BACKGROUND:

ATTACHMENTS:	Calls by Type, Violations, Stats By Year, Stats By Month/Year
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FUNDING:					
Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description

RECOMMENDATION:

SPRING VALLEY POLICE DEPARTMENT

Calls - By Type

12\01\2025
thru 12\31\2025
Zone is: SPRING VALLEY

Type	Description	# Of Calls
6	ACCIDENT	18
145	ACCIDENT - FSGI	3
22	ALARM	25
23	AMBULANCE CALL	21
24	ANIMAL CALL	6
43	ASSIST OUTSIDE AGENCY	1
135	BUSINESS CHECK	2,337
48	CITY CREW REPAIRS	2
53	DEBRIS IN ROADWAY	4
60	FIRE CALL	3
68	HOUSE CHECK	370
70	INFORMATION	37
71	INVESTIGATION	13
76	LOUD NOISE	3
159	MOTORIST ASSIST	4
162	PARKING VIOLATION	1
86	PUBLIC RELATIONS	153
96	SOLICITOR	10
97	SPECIAL ASSIGNMENT	2
99	STALLED VEHICLE	28
103	SUSPICIOUS ACTIVITY	8
104	SUSPICIOUS PERSON	10
105	SUSPICIOUS VEHICLE	16
108	TRAFFIC CONTROL	2
109	TRAFFIC LIGHT REPAIR	1
11	TRAFFIC STOP	338
111	VEHICLE BLOCKING ROADWAY	4
112	VEHICLE CHECK	14
163	VIOLATION OF CITY ORDINANCE	3
42	WARRANT SERVICE	1
117	WELFARE CONCERN	6
	Total	3,444

Spring Valley Village, TX PD Citation Violation Audit by Offense

Violation Count

December 1, 2025 - December 31, 2025

Official: All
 Official Assignment:
 Type of Stop: All
 Stop Result: All
 STEP: NONE

CHANGE NAME/MAILING ADDRESS LATER THAN 30 DAYS (CDL)	1
CHANGED LANE WHEN UNSAFE	3
CITY ORDINANCE - SOLICITING WITHOUT A PERMIT - PEDDLER	1
CRIMINAL TRESPASSING	4
DEFECTIVE EQUIPMENT - WHITE LIGHT TO THE REAR	1
DEFECTIVE EQUIPMENT / NO LICENSE PLATE LIGHT	21
DEFECTIVE HEAD LAMPS	14
DEFECTIVE HEAD LIGHTS	19
DEFECTIVE STOP LAMP(S)	9
DEFECTIVE STOP LIGHTS-TRAILER	1
DEFECTIVE TAIL LAMP(S)	14
DEFECTIVE- WHITE LIGHT TO THE REAR	1
DISPLAY FICTITIOUS/WRONG/UNCLEAN LICENSE PLATES	6
DISPLAY/ EXPIRED REGISTRATION	168
DISREGARD LANE CONTROL SIGNAL/DEVICE	1
DISREGARD TRAFFIC CONTROL SIGN-BARRICADE	12
DISREGARDED WARNING SIGN AT CONSTRUCTION	1
DRIVING WHILE LICENSE INVALID UNDER PROVISIONS OF DL LAWS	1
DROVE ON WRONG SIDE OF ROAD/INTERSECTION	1
DROVE WITHOUT LIGHTS (WHEN REQUIRED)	25
DROVE WRONG WAY ON ONE-WAY ROADWAY	1
EXPIRED BUYER TAG	4
EXPIRED DEALER TAG	1
EXPIRED DRIVERS LICENSE	6
FAIL TO CONTROL SPEED	2
FAIL TO DISPLAY DRIVERS LICENSE	5
FAIL TO GET A TEXAS DRIVERS LICENSE AFTER 90 DAYS OF RESIDENCE IN THI..	1
FAIL TO MAINTAIN FINANCIAL RESPONSIBILITY	74
FAIL TO OBEY TRAFFIC CONTROL DEVICE-MUST TURN RIGHT OR LEFT	2
FAIL TO REPORT CHANGE OF ADDRESS	8
FAILED TO SIGNAL INTENT TO TURN	2
FAILED TO SIGNAL TURN	1
FAILED TO SIGNAL TURN / LANE CHANGE	4

Spring Valley Village, TX PD Citation Violation Audit by Offense

Violation Count

December 1, 2025 - December 31, 2025

Official: All

Official Assignment:

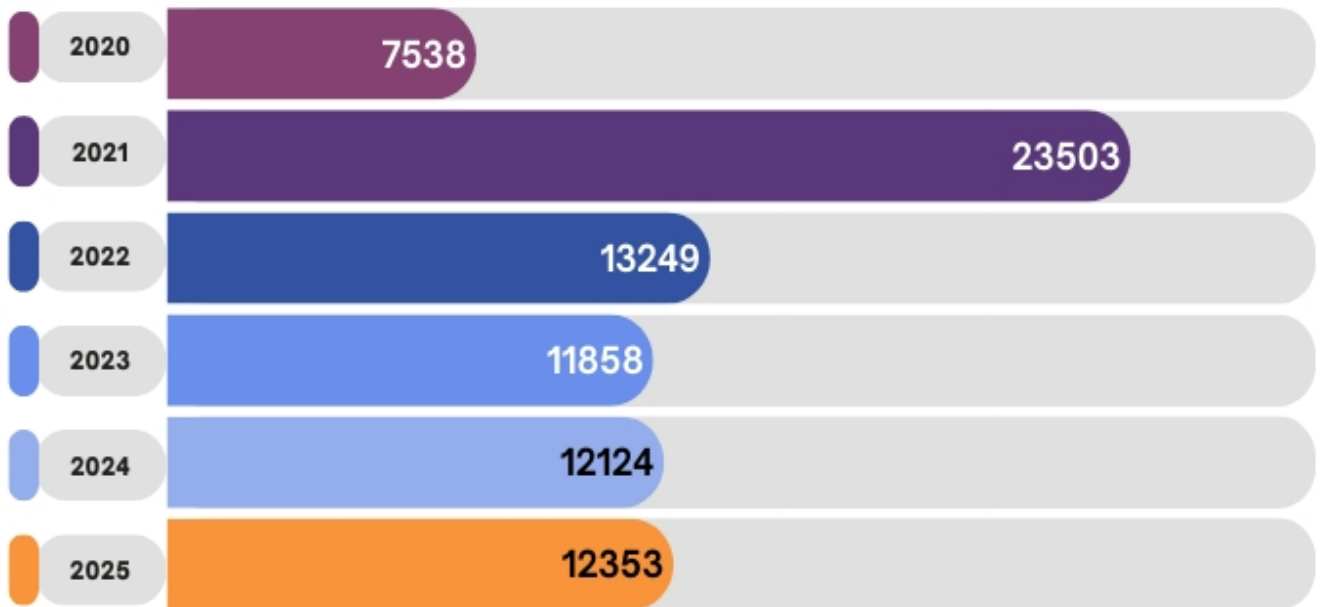
Type of Stop: All

Stop Result: All

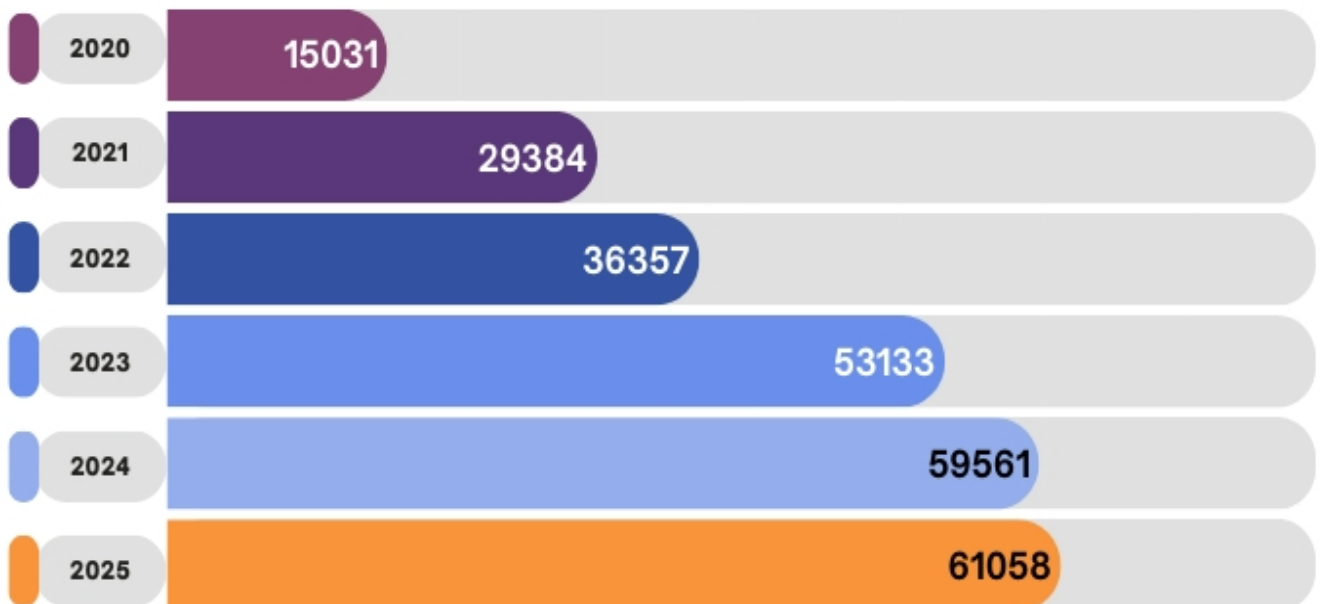
STEP: NONE

FAILED TO STOP AT DESIGNATED POINT (STOP SIGN)	11
FAILED TO STOP AT PROPER PLACE (TRAFFIC LIGHT)	1
FAILED TO STOP FOR SCHOOL BUS (OP REMAIN STOPPED)	2
FAILED TO YIELD POW TO EMERGENCY VEHICLE	2
FAILED TO YIELD ROW TURNING LEFT	1
FOLLOWING TOO CLOSELY	2
ILLEGAL PARKING - BLOCKING FIPE PLUG	2
ILLEGAL PARKING - NO PARKING ANY TIME	3
ILLEGAL PASSING - LEFT TURN ONLY LANE	1
ILLEGAL WINDOW TINT	4
IMPEDING TPAFFIC	1
IMPPOPER PIGHT HAND TURN	2
IMPROPER TUPN	6
NO DRIVERS LICENSE	37
NO FRONT LICENSE PLATE	14
NO LICENSE NUMBER PLATES-TRALEP	2
OPERATE MOTOR VEHICLE WITHOUT LICENSE PLATES OR WITH ONE LICENSE	3
OPERATE UNREGISTERED MOTOP VEHICLE	2
PARKED IN PPOHIBITED AREA	15
PARKING ON POADWAY	1
RAN RED LIGHT	8
RAN STOP SIGN	10
SPEEDING >10% ABOVE POSTED LIMIT	90
SPEEDING IN SCHOOL ZONE	15
UNREGISTEPED MOTOR VEHICLE TRALEP	1
UNRESTRAINED CHILD YOUNGEP THAN 5 OR UNDEP 36 INCHES	1
WRONG/ALTEPED/OBSCUPED LICENSE PLATE	9
Grand Total	661

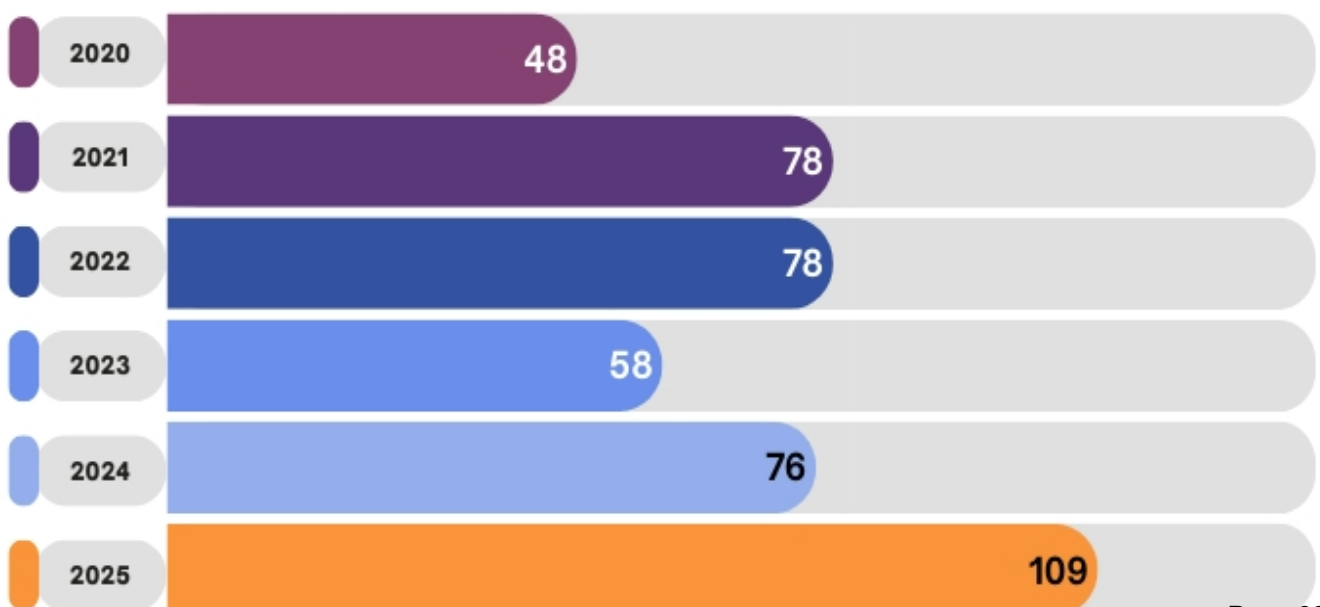
Total Citations by Year



Total Calls by Year



Total Arrests by Year



Calls By Month/Year



Citations By Month/Year



Arrests By Month/Year



Reports By Month/Year





Spring Valley Village City Council Agenda Item Data Sheet

MEETING DATE:	January 27, 2026
SUBMITTING STAFF:	Kristina Watson, Public Works Director
SUBJECT:	CONSIDERATION AND POSSIBLE ACTION CONCERNING: A request from GFL Environmental for a CPI-based adjustment to solid waste and recycling service rates pursuant to the existing contract.

BACKGROUND:	<p>The City's solid waste and recycling services are provided by GFL Environmental ("GFL") under a contract for Services for Removal of Garbage, Rubbish, and Recyclable Materials. The current contract term began on February 1, 2024, and expires on January 31, 2029.</p> <p>Section 5.5 of the contract allows the contractor to request an annual adjustment to the monthly residential rate after the first year of the contract term. Any requested adjustment must be based on changes in the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W), Houston area, initiated by the contractor, reviewed by City Staff, and approved by City Council.</p> <p>On May 30, 2025, GFL submitted a formal request for a rate adjustment in accordance with Sections 5.5.2 through 5.5.4 of the contract. The request is based on a comparison of CPI-W data for April 2024 and April 2025 and reflects a net increase of 0.72 percent. Based on this calculation, GFL is requesting an increase to the residential service rate from \$22.95 to \$23.11 or \$0.16 per household per month.</p> <p>The City bills residents for solid waste and recycling services and includes a monthly administrative fee of \$0.50 to offset administrative costs associated with the service. The rates presented below reflect the contractors' requested rate adjustment plus the City's administrative fee.</p> <p>GFL's request identifies a proposed effective date of January 1, 2026; however, any rate adjustment approved by City</p>
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Council cannot take effect until the first full billing cycle following Council approval. If approved, the rate adjustment would take effect beginning with the February 2026 billing cycle. All other terms and service levels under the existing contract would remain unchanged.

Year	Monthly Rate (Includes admin fee)
2026 (proposed)	\$23.61
2025 (current)	\$23.45
2024	\$23.45
2023	\$21.92
2022	\$20.19
2018-2021	\$19.22
2014-2017	\$19.76

The proposed 2026 rate reflects GFL's requested residential rate of \$23.11 plus the City's \$0.50 administrative fee.

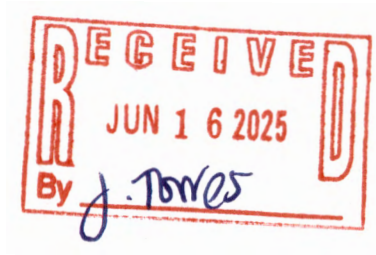
If approved, the requested adjustment would increase the total residential rate by \$0.16 per month, or a .68% increase.

ATTACHMENTS: Rate Increase request 2026

FUNDING:

Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description

RECOMMENDATION: Staff recommends City Council consider approval of the requested CPI-based adjustment in accordance with the terms of the contract.



May 30, 2025

City of Spring Valley Village, Texas
City Administrator
Julie Robinson
1025 Campbell Road
Houston, Texas 77055

RE: Rate Adjustment Request Pursuant to Section 5.5.2-5.5.4 of the Contract for Services for Removal of Garbage, Rubbish, and Recyclable Materials

Dear Julie:

In accordance with Sections 5.5.2 through 5.5.4 of the current Contract for Services for Removal of Garbage, Rubbish, and Recyclable Materials, GFL Environmental respectfully submits this formal request for a rate adjustment to become effective **January 1, 2025**.

As required by Section 5.5.3, we have calculated the rate adjustment based on changes in the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W), all items, Houston area, as published by the U.S. Department of Labor, Bureau of Labor Statistics. While the contract specifies the use of May data, the May 2024 CPI was not available prior to the June 15 submission deadline. Therefore, in accordance with precedent and practicality, the April CPI data has been used.

The following information supports our rate modification request:

CPI Data & Rate Calculation:

1. **Index value for April 2025:** 272.791
2. **Index value for April 2024:** 270.846
3. **Net percentage change in CPI:**

$$(272.791-270.846)/270.846 * 100 = 0.72\%$$



4. Increase in Rates:

- 1. Current Residential Rate per Household: **\$22.95**
New Residential Rate: **\$23.11**
- 2. Current Commercial Pick-Up Rate: **\$75.86**
New Commercial Rate: **\$76.41**

In accordance with Section 5.5.4, GFL formally petitions the City for approval of this rate adjustment and will present the justification at a duly scheduled City Council meeting. All supporting documentation and calculations are attached for review. We are prepared to provide any additional information requested by City staff or Council.

We appreciate your continued partnership and thank you in advance for your consideration of this matter. Please contact me directly if you would like to discuss this request further.

Sincerely,

Suzanne Haboush
 Government Contracts Manager
 GFL Environmental
 832-954-8211
shaboush@gflenv.com

Comparative Statement - Index

**Consumer Price Index for Urban Wage Earners and Clerical
 Original Data Value**

Series Id: CWURS37BSA0,CWUSS37BSA0
 Not Seasonally Adjusted
 Series Title: All items in Houston-The Woodlands-Sugar Land, TX,
 Area: Houston-The Woodlands-Sugar Land, TX
 Item: All items
 Base Period: 1982-84=100
 Years: 2015 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
2015		206.448		208.610		210.261		210.819		210.250
2016		209.049		210.981		212.758		212.129		213.534
2017		214.667		215.313		215.829		216.384		218.752
2018		220.882		221.383		223.561		222.481		224.175
2019		221.664		225.023		224.306		224.664		224.596
2020		224.841		220.461		223.512		223.672		224.743
2021		227.056		231.886		235.084		237.097		239.911
2022		246.511		252.269		260.075		260.238		257.622
2023		259.675		262.721		263.447		267.684		266.614
2024		268.902		270.846		269.917		271.429		272.074
2025		270.750		272.791						



Spring Valley Village City Council Agenda Item Data Sheet

MEETING DATE:	January 27, 2026
SUBMITTING STAFF:	Jasmin Torres, City Secretary
SUBJECT:	<p>CONSIDERATION AND POSSIBLE ACTION</p> <p>CONCERNING: Ordinance No. 2026-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 2, 2026; AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A JOINT ELECTION AGREEMENT WITH SPRING BRANCH INDEPENDENT SCHOOL DISTRICT TO CONDUCT THE GENERAL MUNICIPAL ELECTION ON BEHALF OF THE CITY OF SPRING VALLEY VILLAGE; DESIGNATING THE PLACES AND MANNER OF HOLDING THE ELECTION; PROVIDING FOR THE POSTING AND PUBLICATION OF NOTICE; PROVIDING FOR A RUNOFF ELECTION IF REQUIRED; PROVIDING A SAVINGS CLAUSE; PROVIDING AN OPEN MEETINGS CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.</p>

BACKGROUND:	<p>Three positions are up for election this year:</p> <ul style="list-style-type: none"> • Council Member – Allen Carpenter (Incumbent) • Council Member – Joy McCormack (Incumbent) • Mayor – Marcus Vajdos (Incumbent) <p>Filing for the May 2nd election opened on January 14, 2026, and closes on February 13, 2026. The candidate packet was posted on the City website on January 6, 2026. If a paper packet is preferred, a candidate may obtain one in person at City Hall.</p> <p>The Early Voting period will run from April 20 to April 28, 2026, at any one of the Early Voting Joint Polling Locations as established by Spring Branch Independent School District. On December 2, 2021, a legislative change went into effect that no longer requires early voting to be held on two separate days for twelve (12) hours. Therefore, early voting</p>
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will be held for at least nine (9) hours on each of the seven (7) days of Early Voting.

Voting on Election Day, Saturday, May 2, 2026, will be from 7:00 a.m. to 7:00 p.m. at Spring Branch Middle School, 1000 Piney Point Rd, Houston, TX 77024.

This Ordinance calls the May General Election and authorizes the City Administrator to execute a Joint Election Agreement with Spring Branch Independent School District (SBISD). Harris County has again notified the City that it will not provide election services in even-numbered years; however, SBISD has agreed to administer the election. The estimated cost for this service is \$250.00.

ATTACHMENTS: Ordinance No. 2026-XX Calling of General Election, SBISD Interlocal Agreement for 2026 Gen Election - SVV

FUNDING:					
Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description

RECOMMENDATION: Staff recommends approval of the Ordinance.

ORDINANCE NUMBER 2026-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 2, 2026; AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A JOINT ELECTION AGREEMENT WITH SPRING BRANCH INDEPENDENT SCHOOL DISTRICT TO CONDUCT THE GENERAL MUNICIPAL ELECTION ON BEHALF OF THE CITY OF SPRING VALLEY VILLAGE; DESIGNATING THE PLACES AND MANNER OF HOLDING THE ELECTION; PROVIDING FOR THE POSTING AND PUBLICATION OF NOTICE; PROVIDING FOR A RUNOFF ELECTION IF REQUIRED; PROVIDING A SAVINGS CLAUSE; PROVIDING AN OPEN MEETINGS CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Spring Valley Village (the “City”) will hold a General Municipal Election for the purpose of electing three (3) City Council Member positions on May 2, 2026 (the “General Election”); and

WHEREAS, the City Council of the City (the “Council”) finds that it is in the public interest that the City enter into a joint election agreement and election services contract with Spring Branch Independent School District in order to provide the most efficient and convenient voting opportunities for the City’s General Election. **NOW THEREFORE**,

* * * * *

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

Section 1. That the recitals to this Ordinance are true and correct and are hereby incorporated into this Ordinance for all intents and purposes.

Section 2. That the general municipal election (the “General Election”) of the City of Spring Valley Village, Texas (the “City”), for election of members of the City Council of the City (the “Council”) shall be held between seven o’clock (7:00) a.m. and seven o’clock (7:00) p.m. on the 2nd day of May 2026, in the corporate limits of the City. A runoff election will be held, if necessary, between seven o’clock (7:00) a.m. and seven o’clock (7:00) p.m. on Saturday, June 13, 2026, as established with Spring Branch Independent School District and in accordance with the election laws of the State of Texas, all such arrangements for which are authorized by the adoption of this Ordinance and the executed joint election agreement and election services contract with Spring Branch Independent School District.

Section 3. That the present boundaries of the City constitute one (1) election precinct. The polling places for this election precinct shall be as designated by Spring Branch Independent School District.

Section 4. That the General Election shall be held in accordance with, and shall

be governed by, the election laws of the State of Texas. The Council, pursuant to Chapter 271 of the Texas Election Code, authorizes the City Administrator to enter into a joint election agreement with Spring Branch Independent School District and other participating political subdivisions for this election. The City Administrator is hereby authorized to perform all duties and take all actions as required by any election services contracts or joint election agreements related to the General Election.

Section 5. That any eligible and qualified person may have his or her name placed upon the official ballot of the General Election as a candidate by submitting an application in accordance with Section 141.031 of the Texas Election Code (the "Application"). The Application must be in writing, signed, and sworn to by the candidate and it must indicate that the candidate swears to the Application. The Application may be filed with the City Secretary beginning on January 14, 2026, but not later than 5:00 p.m. on February 13, 2026. Candidate filings will be accepted in person from 7:30 a.m. to 4:30 p.m. Monday through Friday at the Office of the City Secretary, 1025 Campbell Road, Houston, Texas 77055; by mail at the Office of the City Secretary, 1025 Campbell Road, Houston, Texas 77055; or by email at jtorres@springvalleytx.com.

Section 6. Spring Branch Independent School District shall designate the Main Early Voting Location for early voting for the General Election and shall appoint the Early Voting Clerk and Deputy Early Voting Clerk for early voting in person and voting by mail, who shall, upon approval of an application for ballot by mail related to the General Election, provide balloting materials to the voter in accordance with the election laws of the State of Texas. Applications for ballot by mail (the "ABBM") shall be mailed or delivered by common or contract carrier within twenty-four (24) hours of receipt to:

By Regular Mail:
City of Spring Valley Village
Attn: City Secretary / Elections
1025 Campbell Road
Houston, TX 77055

By Phone:
(713) 465-8308

By Fax:
(713) 461-7969

By Email:
jtorres@springvalleytx.com

Section 7. That the deadline to hand-deliver an ABBM is Monday, April 21, 2026. The last day for the early voting clerk to receive applications for a ballot to be voted by mail via mail (regardless of postmarked date), common or contract carrier, is Monday, April 21, 2026, in accordance with Section 84.007(c) of the Texas Election Code. If a voter submits an ABBM via fax or email, the Early Voting Clerk must receive an original or a copy with a wet signature via mail within four (4) business days of the submission of the fax or email, in accordance with Section 84.007(b-1) of the Texas Election Code.

Section 8. That the places at which Early Voting by personal appearance shall be conducted shall be designated by the Spring Branch Independent School District. During the lawful early voting period, the Early Voting Clerk shall keep such locations for early voting open for early voting as required by the Texas Election Code, at a minimum.

Section 9. That voting at the General Election, including early voting, shall be by

the use of voting machines; and the ballots of the General Election shall conform to the election laws of the State of Texas, as amended. Spring Branch Independent School District, via a joint election agreement or election services contract with the City shall obtain, or cause to be obtained, the necessary electronic tabulating equipment, to arrange for the testing thereof as provided by law and to employ a duly qualified manager and a duly qualified tabulation supervisor to perform the duties respectively imposed on them by law with respect to the processing and tabulation of ballots at the Central Counting Station.

Section 10. That the *Memorial Examiner*, is hereby found and declared to be a newspaper of general circulation in the City; that the City Secretary shall issue a notice of the General Election to be published one time in the *Memorial Examiner* not less than ten (10) days, but no more than thirty (30) days, prior to the date of the General Election; and, that in addition to posting in the *Memorial Examiner*, a notice of the General Election shall be posted on the bulletin board at the City Hall of the City not later than the twenty-first (21st) day before the date of the General Election and remain continuously posted until the end of the day on the date of the General Election.

Section 11. That the Mayor and the City Secretary are hereby authorized to execute and issue, for and on behalf of the City, such orders, documents, and forms as may, from time to time, be promulgated by the Secretary of State of the State of Texas in conjunction with the General Election.

Section 12. That each and every provision, paragraph, sentence, and clause of this Ordinance has been separately considered and passed by the Council, and each provision would have been separately passed without any other provision; and, if any provision hereof shall be ineffective, invalid, or unconstitutional, for any cause, it shall not impair or affect the remaining portion, or any part thereof, but the valid portion shall be in force just as if it had been passed alone.

Section 13. That the Council officially finds, determines, recites, and declares that sufficient written notice of the date, hour, place, and subject of the meeting of the Council during which it considered this Ordinance was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by Chapter 551 of the Texas Government Code; and, that said meeting was open to the public as required by law at all times during which this Ordinance and the subject matter thereof was discussed, considered, and formally acted upon. The Council further ratifies, approves, and confirms the contents and posting of such written notice.

DULY PASSED, APPROVED, AND ADOPTED this the 27th day of January 2026.

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

Jasmin Torres, City Secretary
City of Spring Valley Village, Texas

Interlocal Cooperation Agreement for Joint Elections

Pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, this Interlocal Agreement (the "Agreement") is made and entered into between Spring Branch Independent School District ("SBISD") and City of Spring Valley Village ("Spring Valley"), together, the "Entities," for the purpose of the Parties conducting joint elections pursuant to Texas Election Code, Chapter 271, and Texas Education Code, Section 11.0581.

Preamble

WHEREAS, SBISD is a political subdivision and independent school district of the State of Texas on May 2, 2026;

WHEREAS, Spring Valley is a municipality of the State of Texas located partially in SBISD and will conduct a mayoral and/or city council election on May 2, 2026;

WHEREAS, Chapter 271 of the Texas Election Code authorizes joint elections if the elections ordered by two or more political subdivisions are to be held on the same day in all or part of the same territory;

WHEREAS, Section 11.0581 requires that an election of trustees of an independent school district shall be held on the same date as the election for the members of the governing body of the municipality located in the school district as a joint election; the voters of a joint election shall be served by common polling places consistent with Section 271.003(b);

WHEREAS, SBISD and Spring Valley have determined that it is in the best interests of SBISD, Spring Valley, and the citizens thereof, to enter into a joint election agreement for the purpose of sharing election equipment, election supplies, election workers, tabulation services, polling locations, and electronic voting equipment; and

WHEREAS, SBISD and Spring Valley shall each order their elections for May 2, 2026 and each shall pass a resolution agreeing to a joint election.

THEREFORE, BE IT RESOLVED THAT SBISD and the City of Spring Valley Village agree as follows:

1. Chief Election Official. Each Entity agrees to appoint a Chief Election Official who shall coordinate, supervise, and handle all aspects of administering the Joint Election as provided in this Agreement.
2. Conduct of Election. Although the Entities may share election responsibilities, judges, clerks and other election workers as part of the Joint Election covered by this Agreement, each Entity shall remain responsible for the lawful conduct of its election. The Entities acknowledge and agree that any election duty related to the lawful conduct of an election not expressly provided for in this Agreement is retained by each Entity. Responsibilities retained by each Entity include, but are not limited to, receipt of applications for a position on the ballot, ballot position drawings, correspondence with candidates concerning ballot applications and/or

candidate unopposed status, campaign finance reporting, and posting and publication of required election notices.

3. Legal Documents. Each Entity shall be responsible for the preparation, adoption, posting and publication of all required election orders, resolutions, and notices required by the Texas Election Code and/or other applicable law. Preparation of the necessary materials for notices and official ballot language shall be the responsibility of each Entity, including translation to languages other than English. Each Entity shall prepare its own submission, if required, to the United States Department of Justice for preclearance of its election, pursuant to the Voting Rights Act of 1965, as amended.
4. Early Voting by Personal Appearance. The Entities agree to conduct joint early voting by personal appearance. Early voting by personal appearance will be held at the locations, dates, and times authorized and ordered by the governing body of each party to this Agreement. Any qualified voter of the Joint Election may vote early by personal appearance at any one of the joint early voting location(s) as established by SBISD.
5. Early Voting by Mail. The Entities shall conduct joint early voting by mail. SBISD's Early Voting Clerk shall serve as the Early Voting Clerk for the joint election. SBISD shall be responsible for mail ballots and any other supplies required by the Early Voting Clerk and shall be responsible for all other aspects of early voting by mail, including but not limited to, receiving applications for ballots by mail and mailing and receiving ballots by mail. Spring Valley shall be responsible for forwarding any applications for ballots by mail it receives to SBISD's Early Voting Clerk within 24 hours of receipt.
6. Polling Places. The Entities shall have one common polling places on Saturday, May 2, 2026, Election Day, at Spring Branch Middle School, 1000 Piney Point, Houston, Texas 77024 (the "Common Polling Place").
7. Joint Ballot. The Entities agree to a joint ballot. Preparation of the necessary materials for each Entity's official ballot shall be the responsibility of each Entity, including translation to languages other than English. Spring Valley shall furnish SBISD a list of candidates and/or propositions showing the order and the exact manner in which the candidate names and/or proposition(s) are to appear on the official ballot (including titles and text in each language in which the Entity's ballot is to be printed). This list shall be delivered to SBISD as soon as possible following Spring Valley's candidate position drawing and in accordance with any timetables provided by SBISD. Spring Valley agrees that SBISD shall not be responsible for the wording of the ballot language provided by Spring Valley. SBISD shall provide Spring Valley with a ballot proof prior to finalizing the ballot for the joint election. Spring Valley shall be responsible for proofreading and approving the ballot insofar as it pertains to Spring Valley's candidates and/or propositions. Spring Valley shall provide written notice of approval of the ballot to SBISD not later than a reasonable deadline to be set by SBISD and

communicated to Spring Valley in writing.

8. Election Judges and Clerks. SBISD shall be responsible for the appointment, compensation and training of all election officials for each election-day and early voting polling location, except as provided in paragraphs 4 and 5 of this Agreement, including the appointment of all judges, clerks and central counting station and early voting ballot board personnel. SBISD shall make emergency appointments of election officials if necessary. SBISD also shall notify all election judges of their appointment. Pay rates for election workers shall comply with the hourly rates required by the Texas Election and Administrative Codes for election judges and clerks. Judges and alternate judges shall also be compensated \$35.00 to attend election training. All joint polling place election workers shall receive these standardized rates of pay.
9. Voting Equipment and Election Supplies. The Entities agree to use electronic voting equipment and supplies approved by the Texas Secretary of State for the polling locations and central counting station covered by this Agreement. SBISD shall arrange for and order all equipment and supplies (i.e. election kits, official ballots, sample ballots, tabulation equipment, voter registration lists, and all forms, signs, and maps) and shall arrange delivery of the equipment and supplies to all polling places covered by this Agreement, including the central counting station. Paper ballots will not be used by SBISD or by Spring Valley for voting on election-day, except for provisional ballots or in the instance of electrical outages or electronic equipment failure. Spring Valley acknowledges that the electronic voting system is highly technical and that it is conceivable that, despite the efforts of the Entities, it might fail during the election. Spring Valley agrees that should the electronic voting system fail, it will not make any claim against SBISD for damages of any kind, including but not limited to, damages incurred by Spring Valley for having to conduct a second election as a result of such failure.
10. Early Voting Ballot Board. SBISD shall appoint an Early Voting Ballot Board (EVBB) to process early voting mail ballots received by the Entities. The EVBB shall consist of a presiding judge and at least two other members. Upon recommendation by the presiding judge, SBISD shall appoint any additional EVBB members needed. Tabulation of each Entity's mail ballots shall be conducted separately by the Early Voting Ballot Board at the central counting station on election night, at no cost to Spring Valley. A signature verification committee may be appointed in any election under this Agreement. SBISD's early voting clerk shall be responsible for determining whether a signature verification committee is to be appointed for a particular election. If the clerk determines that a committee is to be appointed, the clerk shall issue a written order calling for the appointment in accordance with the requirements of the Election Code. Appointment to the Committee shall be made by the Board of Trustees of SBISD

in accordance with the requirements of the Election Code.

11. Central Counting Station. SBISD shall be responsible for establishing and operating the central counting station to receive and tabulate the voted ballots in accordance with the provisions of Chapter 127 of the Texas Election Code. SBISD also shall be responsible for conducting any post-election manual recounts required by Section 127.201 of the Texas Election Code. Spring Valley may provide a representative at the Central Counting Station on election night to receive the unofficial tabulation of the election. Alternatively, Spring Valley may request that SBISD provide the election results via another means such as email. However, if an alternative means is used, SBISD shall not be responsible for technical problems with transmission. Each Entity shall be responsible for canvassing its own election returns. Central counting station personnel will be provided at no cost to Spring Valley.
12. Logic & Accuracy Tests. SBISD shall arrange and schedule the logic and accuracy testing for the tabulation equipment prior to its use in the election as required by Chapter 127 of the Texas Election Code and shall be responsible for publishing the required public notice of the date, time, and place of the logic and accuracy testing. The Entities agree and acknowledge that it shall be the responsibility of the electronic voting equipment manufacturer to program and test all election equipment in accordance with the requirements of the Texas Election Code, and it is further agreed and understood that by entering into this Agreement, SBISD does not assume any responsibility for the programming or testing of the electronic voting equipment used in the election. SBISD shall be responsible for conducting the logic and accuracy tests for the tabulation equipment required by Chapter 127 of the Texas Election Code.
13. Cancellation of Election. Either Entity may withdraw from this Agreement and the Joint Election should it cancel its election in accordance with Sections 2.051 - 2.053 of the Texas Election Code. If an Entity cancels its election, it shall promptly notify the other Entity in writing and shall be responsible only for its share of prorated costs and expenses through the date of cancellation. The Entity remaining in the election shall then assume full responsibility and expense for conducting its own election. The Entity cancelling its election shall be responsible for preparing all orders, resolutions, and certifications associated with canceling its election pursuant to Chapter 2 of the Texas Election Code. In the event that other entities have joined in the Joint Election, and SBISD cancels its election, each remaining entity shall assume full responsibility and expense for conducting its own election. In the event that SBISD cancels its election, any remaining entity desiring SBISD to conduct its election shall make its request in writing. Should SBISD accept the entity's request, the Entity shall assume full responsibility for costs/expenses associated with the election, including, without limitation, costs/expenses of SBISD personnel. In that event, polling locations (early and election-day) shall be determined by SBISD.

14. Expenses of Joint Election. Services provided to Spring Valley under this Agreement shall be a flat fee of \$250, unless Spring Valley cancels their election and timely notifies SBISD, SBISD cancels its election and Spring Valley does not, or Spring Valley requires a runoff election. In those instances, SBISD shall prepare and submit an invoice to Spring Valley for Spring Valley's expenses of conducting its election, which invoice shall be due and payable within thirty (30) days of receipt thereof. The Entities shall meet, if necessary, following the Joint Election to review administration and/or the expenses of the Joint Election. Spring Valley agrees and acknowledges that SBISD may from time to time invite other entities who serve voters within the same boundaries to join the Joint Election. Under such circumstances, election expenses allocated under this Agreement shall be borne proportionately by all Entities participating in the Joint Election.
15. Election Records. Each Entity hereby appoints its Chief Election Official as the general custodian of the voted ballots and **all** records of the Joint Election as authorized by Section 271.010 of the Texas Election Code. The Chief Election Officials shall work cooperatively with one another, sharing records and materials as needed. Access to each Entity's election records shall be available to that Entity upon request as well as to the public in accordance with applicable provisions of the Texas Election Code and the Texas Public Information Act. The election records for the electronically voted ballots shall be stored by the Chief Election Official of each Entity. Each Chief Election Official shall ensure that the records are maintained in an orderly manner so that the records are clearly identifiable and retrievable. Records of the election shall be retained and disposed of in accordance with the provisions of Section 66.058 of the Texas Election Code. If records of the election are involved in any pending election contest, investigation, litigation, or open records request, each Entity shall maintain the records until final resolution or until final judgment, whichever is applicable. It is the responsibility of each Entity to bring to the attention of its records custodian notice of any pending election contest, investigation, litigation or open records request which may be filed with the Entity.
16. Joint Election Preserved. This joint election agreement shall be preserved for the period for preserving the precinct election records.
17. Recounts. A recount may be obtained as provided by Title 13 of the Texas Election Code. If either Entity requires a recount, it is understood and agreed that SBISD shall be responsible for the supervision of the recount and shall appoint all personnel for the recount. The Entities agree to work cooperatively with one another, promptly making available all election records, equipment, and supplies (including ballots, ballot boxes, and voting equipment) requested by the Entity conducting the recount. All costs of the recount shall be borne by the Entity requiring the recount.
18. Entire Agreement/Amending This Agreement. The Parties agree that this Agreement is the entire agreement between SBISD and Spring Valley and supersedes any previous

oral or written agreements. This Agreement may be amended only by the mutual agreement of the Parties, in a writing to be attached to and incorporated in this Agreement.

19. Source of Payment. Local funds expended under this Agreement will be from current revenues available to the paying party.
20. Term of Agreement. The term of this Agreement shall be for a period of one (1) year, commencing on the effective date hereof. Provided, however, this Agreement shall be automatically extended for additional one-year terms unless either party notifies the other in writing of non-renewal not less than 90 days prior to the expiration of the primary or any renewal term hereof. Provided further, either party to this Agreement shall be entitled to terminate same upon 90 days advance written notice.
21. No Assignment. This Agreement may not be assigned.
22. Construction and Venue. This Agreement shall be construed under the laws of the State of Texas; mandatory and exclusive venue in any action arising out of this Agreement shall be in Harris County, Texas.
23. Authorized by Governing Body. Each party acknowledges that this Agreement has been authorized by the governing bodies of both SBISD and Spring Valley.
24. No Third Party Beneficiary. Neither this Agreement, nor any term or provision hereof, nor any inclusion by reference, shall be construed as being for the benefit of any party not a signatory hereto.
25. Notice. Notice under this Agreement must be in writing and may be delivered by hand delivery, fax or by certified mail to each Entity's Chief Election Official at the addresses listed on their respective signature blocks below.

CHIEF ELECTION OFFICIALS:

DATE

Signature: _____
Printed Name: Christine A. Porter
Political Subdivision: Spring Branch Independent School District
Address: 955 Campbell Road
City, State Zip: Houston, Texas 77024
Telephone: (713) 251-2213
Fax: (713) 251-9185
Email: christine.porter@springbranchisd.com

DATE

Signature: _____
Printed Name: _____
Political Subdivision: City of Spring Valley Village
Address: 1025 Campbell Rd.
City, State Zip: Houston, Texas 77055
Telephone: _____
Fax: _____
Email: _____

Agreed this ___ day of _____, 202__

Agreed this ___ day of _____, 202__

President
Board of Trustees of
Spring Branch Independent
School District

Mayor
City of Spring Valley Village



Spring Valley Village City Council Agenda Item Data Sheet

MEETING DATE:	January 27, 2026
SUBMITTING STAFF:	Kristina Watson, Public Works Director
SUBJECT:	CONSIDERATION AND POSSIBLE ACTION CONCERNING: Resolution Number 26-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 Project Surveillance, Inc. for Construction Management & Inspection Services; authorizing the Mayor to execute any and all documents necessary to effectuate such agreement; providing for the incorporation of preamble; and providing an effective date.

BACKGROUND:	<p>On October 1, 2025, the City of Spring Valley Village issued Request for Proposal (RFP) #2025-10-501 for Construction Management & Inspection Services. The RFP sought proposals from qualified firms to provide professional inspection and construction management support for the City's capital improvement and infrastructure projects, including streets, drainage, and utilities.</p> <p>The proposal period closed on November 3, 2025, and three (3) proposals were received from the following firms:</p> <ul style="list-style-type: none">• ATSER, LP• Project Surveillance, Inc.• Aurora Technical Services, LLC <p>Proposals were reviewed and scored by staff based on qualifications, experience, references, and pricing. While ATSER, LP was initially ranked highest, the City subsequently rescinded authorization to execute an agreement with ATSER, LP after the firm advised it would not</p>
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perform services at the rates submitted in its proposal and no fully executed contract was ever completed.

Following that action, staff reviewed the remaining proposals submitted under RFP #2025-10-501. Project Surveillance, Inc. was the next highest-ranked firm and provided the next lowest pricing among the remaining qualified proposers.

Project Surveillance, Inc. has extensive experience providing construction management and inspection services for the City of Spring Valley Village and has successfully supported multiple City paving, drainage, and utility improvement projects. The firm's references were verified and found to be satisfactory. Project Surveillance, Inc. has an established working relationship with the City and has consistently demonstrated professionalism, responsiveness, and quality service delivery.

Project Surveillance, Inc.'s proposed hourly rates are \$190 for the Construction Manager and \$95 for the Inspector. These rates were evaluated as part of the original RFP process and, when considered alongside the firm's experience, qualifications, performance history, and references, represent the best overall value to the City among the remaining qualified proposers.

The proposed agreement includes an initial two-year term with the option for one (1) additional two-year renewal. The City may terminate the agreement with thirty (30) days' written notice. Fees are fixed as proposed, with any future increases subject to City review and approval.

ATTACHMENTS: City of Spring Valley Village - PSI Experience SOQ

FUNDING:					
Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description

RECOMMENDATION: Staff recommends that City Council approve a professional services agreement with Project Surveillance, Inc. for Construction Management & Inspection Services



Spring Valley Village

RFP #2025-10-501

Construction
Management & Inspection
Services

Project Surveillance, Inc.

Statement of Qualifications

1023 N. Houston Ave.
Humble, TX 77338

Troy Anthony
troy@projectsurveillance.com
281-856-0700
www.projectsurveillance.com

a. About PSI



>>> MBE | DBE | SBE | HUB | NMSDC

Project Surveillance, Inc. (PSI) was established in 1990 and has then evolved into a distinguished engineering and construction management firm, bringing over three decades of industry experience and a combined team expertise surpassing 45 years. Specializing in a myriad of capital project solutions across diverse industries, PSI excels in project controls, engineering design, risk management, construction field observation, and comprehensive construction project management. Our approach integrates these services to optimize project performance and secure successful outcomes consistently.

As a minority-owned business, PSI is proud to be a certified Historically Underutilized Business (HUB) and holds Minority/Disadvantaged Business Enterprise (M/DBE) certifications with the City of Houston, also recognized by the National Minority Supplier Development Council (NMSDC). Certified in Texas as an engineering firm, we are proficient in conducting constructability reviews during the design phase and delivering top-tier construction management and inspection services across all project stages.

Our team comprises highly skilled professionals with diverse backgrounds in engineering, construction management, and quality assurance, among other related domains. This diversity not only fuels our capability to provide customized, comprehensive solutions but also enhances our adaptability to meet distinct client requirements. PSI's rich portfolio features collaborations with prominent entities such as TxDOT, Harris County Engineering Department, METRO, Harris County Toll Road Authority, and the City of Houston Public Works and Engineering Department, alongside numerous water authorities such as the West Harris County Regional Water Authority (WHCRWA), North Harris County Regional Water Authority (NHCRWA), MUDs, private engineering firms, and developers.

PSI operates from our office located in Humble, Texas, although most of our staff will be found in the field in and around the Houston area. Our staff is comprised of professionals certified in their respective fields, including:

- Professional Engineers (PE)
- Certified Construction Manager (CCM)
- Project Management Institute Scheduling Professional (PMI-SP)
- Project Management Professional (PMP)
- Project Scheduling Professional (PSP)

Over 35 + Years of Experience

1023 N. Houston Ave.
Humble, TX 77338

Contact:

Troy Anthony

troy@projectsurveillance.com

281-856-0700

www.projectsurveillance.com

Legal Structure: C-Corp
State of Incorporation: Texas

MBE | DBE | SBE | HUB |
NMSDC



Program Management



Construction
Management &
Inspection

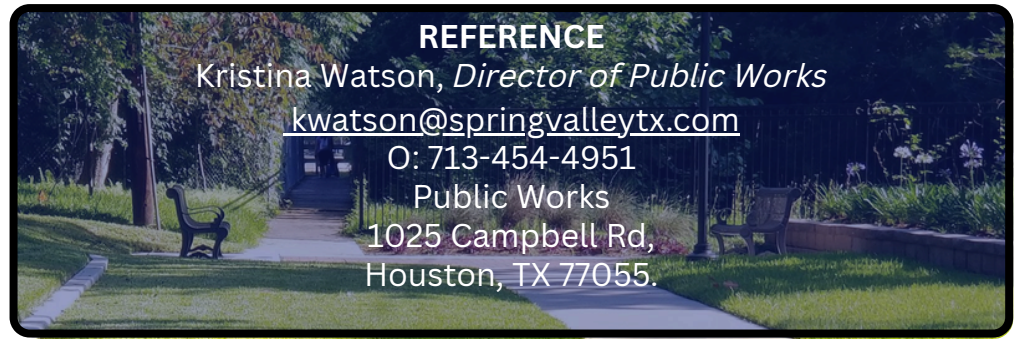


Project Controls



Engineering Design

Project Experience



Spring Valley Village Cedarspur, Burkhart and Winningham (East of Voss Road)

Paving and Utility Improvements Project

Project Owner: City of Spring Valley

1025 Campbell Road

Houston, Texas 77055

Location: City of Spring Valley

Services Provided: Field observation and Inspection Services

Status: Complete (Feb 2022 - March 2023) | **Estimated Project Cost:** ~ \$1.5M

About the Project: The project consisted of approximately 5,320 square yards of 6-inch concrete pavement, 870 square yards of concrete driveways and sidewalks, and 610 linear feet of sanitary sewer replacement by CIPP. Work also included the replacement of 47 sanitary service lines, 630 linear feet of 6-inch water line, 49 water service connections, and 9 sanitary sewer mainline point repairs. Additional improvements included manhole lid replacements, hydrant nozzle replacements, installation of new fire hydrants, and replacement of sanitary cleanouts, as required. The project also incorporated stormwater pollution prevention (SWPPP) measures, traffic control, tree protection, and site restoration in accordance with project specifications. Project Surveillance, Inc. (PSI) provided field observation and inspection services throughout construction to verify compliance with project plans, specifications, and quality standards. PSI's team monitored daily activities, documented progress, and coordinated with the contractor and City representatives to ensure that roadway, drainage, and utility improvements were completed safely and in accordance with contract requirements.

Green Valley Drive and Winningham Lane Roadway, Drainage, and Utility Improvements 2020

Project Owner: City of Spring Valley

1025 Campbell Road

Houston, Texas 77055

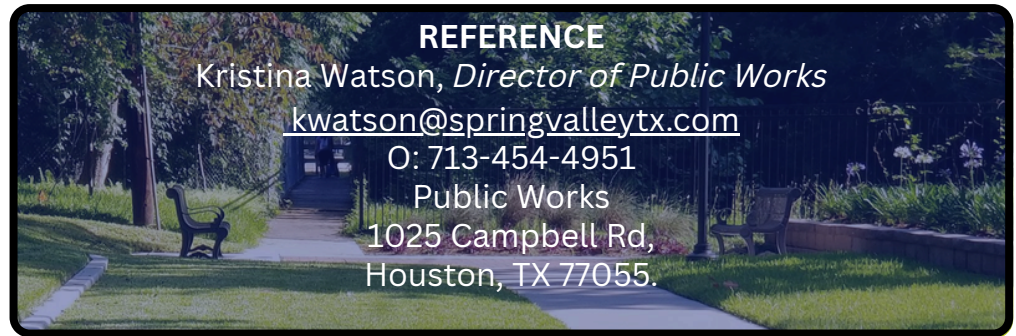
Location: City of Spring Valley

Services Provided: Field observation and Inspection Services

Status: Complete (July 2020 - Aug. 2020) | **Estimated Project Cost:** ~ \$1M

About the Project: The project consisted of roadway, drainage, and utility improvements, including roadway demolition and reconstruction, installation of storm sewer piping and curb inlets, replacement of existing water lines, rehabilitation of existing sanitary sewer systems, and landscaping enhancements to restore the project area upon completion. PSI provided field observation and inspection services throughout construction to verify compliance with project plans, specifications, and quality standards. PSI's team monitored daily activities, documented progress, and coordinated with the contractor and City representatives to ensure that roadway, drainage, and utility improvements were completed safely and in accordance with contract requirements.

Project Experience



Paving and Utility Improvements to Serve Lone Star Dr, Loeser Dr, Traweek Dr, West Tex Dr and Lariat Dr

Project Owner: City of Spring Valley

1025 Campbell Road

Houston, Texas 77055

Location: City of Spring Valley

Services Provided: Field observation and Inspection Services

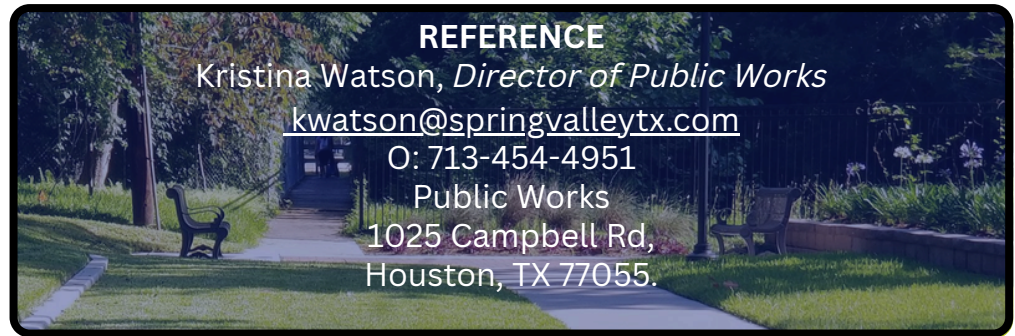
Status: Complete (Nov. 2020 - Jan. 2021) | **Estimated Project Cost:** ~ \$2.7M

About the Project: The project included the construction of paving and utility improvements along Lone Star Drive, Loeser Drive, Traweek Drive, West Tex Drive, and Lariat Drive.

- **Lone Star Drive (Bace Drive to West Tex Drive):** Approximately 935 linear feet in length and 27 feet wide, consisting of 2,802 square yards of 6-inch concrete pavement with curb, 690 linear feet of storm sewer with manholes, inlets, and leads; 742 linear feet of sanitary sewer with manholes and service leads; and 890 linear feet of water line with appurtenances and service leads.
- **Loeser Drive (Bace Drive to West Tex Drive):** Approximately 850 linear feet in length and 27 feet wide, consisting of 2,389 square yards of 6-inch concrete pavement with curb, 36 linear feet of storm sewer with manholes, inlets, and leads; and 10 linear feet of water line with appurtenances and service leads.
- **Traweek Drive (Bace Drive to West Tex Drive):** Approximately 1,150 linear feet in length and 27 feet wide, consisting of 3,032 square yards of 6-inch concrete pavement with curb, 680 linear feet of storm sewer with manholes, inlets, and leads; 888 linear feet of sanitary sewer with manholes and service leads; and 1,003 linear feet of water line with appurtenances and service leads.
- **West Tex Drive (Bace Drive to West Tex Drive):** Approximately 870 linear feet in length and 27 feet wide, consisting of 2,657 square yards of 6-inch concrete pavement with curb, 626 linear feet of storm sewer with manholes, inlets, and leads; and 925 linear feet of water line with appurtenances and service leads.
- **Lariat Drive (Bace Drive to West Tex Drive):** Approximately 250 linear feet in length and 27 feet wide, consisting of 280 square yards of 6-inch concrete pavement with curb, 242 linear feet of storm sewer with manholes, inlets, and leads; sanitary service leads; and 110 linear feet of water line with appurtenances and service leads.

PSI provided field observation and inspection services to monitor daily construction activities, verify compliance with project plans and specifications, and ensure that all paving and utility improvements were completed safely, efficiently, and to the highest quality standards.

Project Experience



REFERENCE

Kristina Watson, *Director of Public Works*

kwatson@springvalleytx.com

O: 713-454-4951

Public Works

1025 Campbell Rd,
Houston, TX 77055.

Brighton Place Reconstruction

Project Owner: City of Spring Valley

1025 Campbell Road

Houston, Texas 77055

Location: City of Spring Valley

Services Provided: Field observation and Inspection Services

Status: Complete (Feb. 2024 - March 2025) | **Estimated Project Cost:** \$7M

About the Project: The project involved the replacement of approximately 5,600 linear feet of existing residential concrete roadway within the Brighton Place Subdivision. Work included the installation of approximately 6,000 linear feet of new water lines, new storm sewer systems ranging in size from 24-inch to 10'x6' box culverts, and new gravity sanitary sewer improvements. Additional components included stormwater pollution prevention measures, traffic control, and pavement striping. PSI provided field observation and inspection services to monitor daily construction activities, verify compliance with project plans and specifications, and ensure that all improvements were completed safely and to the highest quality standards.

REFERENCE

Tim Nguyen, *Department of Public Works*

City of Jersey Village

tnguyen@jerseyvillagetx.com

O: 713-466-2148

16327 Lakeview Drive

Houston, TX 77040

**Australia Street and Soloman Street Reconstruction**

Project Owner: City of Jersey Village

16327 Lakeview Drive

Houston, TX 77040

Location: City of Jersey Village

Services Provided: Field observation and Inspection Services

Status: Complete | **Estimated Project Cost :** ~ \$5M

This reconstruction and expansion project includes pedestrian-friendly sidewalks and reconstruction of street crossings. Contract work for this project included the complete street reconstruction of selected Capital Improvement Projects and improvements, including hardscape surfaces; landscape plantings and trees; irrigation; trellis structure; fencing enclosures; electrical service and site lighting; site and building utilities. PSI provided field observation and inspection services to ensure all construction activities were completed in accordance with project plans, specifications, and quality standards.

Charles Troy Anthony, P.E., CCM

Industry Experience: 30+ years

Licenses and Certifications

- Professional Engineer (P.E.) No. 91676
- Certified Construction Manager (CCM), Construction Management Association of America

Education

- Bachelor of Science – Civil Engineering, University of Houston



Experience

Mr. Anthony is a civil engineering professional with a career spanning over two decades. He is renowned for his expertise in construction management, water infrastructure, and project management. He holds a Bachelor of Science in Civil Engineering from the University of Houston, complemented by licenses as a Professional Engineer and certification as a Certified Construction Manager from the Construction Management Association of America (CMAA).

Mr. Anthony has excelled in various capacities, including serving as the Construction Program Manager and Principal in Charge of the Surface Water Supply Project and City of Houston initiatives. He also played a pivotal role in the City of Houston's Surface Water Transmission Program, managing the planning, engineering, and construction of over 200,000 linear feet of water mains and pump station expansions. His responsibilities included overseeing pipe design, conducting geotechnical assessments, evaluating environmental impacts, implementing drainage improvements, and coordinating utilities, among other tasks.

Upon transitioning into the role of Construction Manager, Mr. Anthony now spearheads key initiatives for the West Harris County Regional Water Authority (WHCRWA), serving as the Construction Program Manager for a projected \$1.2 billion construction effort aimed at enhancing the surface water system and meeting water demands for 2025 and beyond. His leadership is instrumental in driving a 40% increase in surface water conversion, mitigating subsidence, and ensuring the delivery of high-quality infrastructure solutions to the region. Mr. Anthony's career is marked by his exceptional project management skills, technical proficiency, and ability to navigate complex construction challenges. His strategic vision and hands-on approach ensure that projects are completed on time, within budget, and to the highest standards of quality. His unwavering commitment to excellence and dedication to delivering impactful results make him a vital asset in the field of civil engineering and construction management. By continuously advancing industry standards and driving innovative solutions, Mr. Anthony has made significant contributions to the advancement of infrastructure and water management systems, benefiting both the local community and the broader field of engineering.

Detailed Project Involvement

City of Houston (COH) – Construction Management Services for Easthaven to Southeast Wastewater Treatment Plant - Package 1, \$33.7M, Houston, Texas | Ongoing

This project is part of the City's ongoing program to improve and expand the major wastewater treatment plants. It involves constructing 54-inch and 60-inch gravity wastewater lines using the microtunnel construction method, which includes installing valves, connections, and appurtenances. Mr. Anthony oversees the construction management of the entire project team, ensuring that all phases are executed according to design specifications, budget, and schedule. His responsibilities include coordinating with contractors, engineers, and inspectors to ensure seamless communication and effective problem-solving.

City of Houston (COH) – Construction Management Services for 72-Inch Water Line from Mt. Vernon to Richmond, \$31M, Houston, Texas | Ongoing

The project consists of a proposed 72-inch water line along Kipling, Woodhead, and Branard from Mt. Vernon to Greenbriar, constructed using open-cut and trenchless methods. The scope includes rehabilitation, replacement, and/or adjustments to water, sanitary sewer, and storm sewer utilities; replacement of traffic signals; reconstruction of roadways, sidewalks, and wheelchair ramps; and development of traffic control plans, stormwater pollution prevention plans, and tree protection measures. A condition assessment of the existing 66-inch water line along Richmond from the Southwest Pump Station to Hazard is also included. The work comprises approximately 4,200 linear feet of storm sewer, 2,300 linear feet of sanitary sewer, and 16,200 linear feet of water lines. PSI provided comprehensive construction management services, overseeing project execution in accordance with design specifications, budget, and schedule. Mr. Anthony serves as the construction manager for the entire project team. His responsibilities include coordinating with contractors, engineers, and inspectors; ensuring compliance with design and regulatory standards; facilitating effective communication; and addressing field issues to maintain project continuity and quality.

West Harris County Regional Water Authority (WHCRWA) – Surface Water Supply Project (SWSP) System Planning Phase 2025, \$1.2B, Houston, Texas | Ongoing

The contract is for a \$1.2B construction effort over the next five years, including two high-service pump stations at approximately 60 million each and approximately 80 miles of water transmission mains 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. PSI provides program and construction management services for the SWSP on behalf of WHCRWA. Mr. Anthony serves as the program and construction manager for the SWSP and WHCRWA and is responsible for resource/budget management, quality control, stakeholder communications, safety management and compliance and regulatory management.

City of Houston (COH) – Surface Water Transmission Program (SWTP), \$660M, Houston, Texas | Ongoing

The purpose of this program is to transmit water from Houston's surface water purification plants, as the use of surface water is necessary for Houston to convert from groundwater to reduce the effects of subsidence. The \$660 million Program has delivered more than 300 miles of transmission and distribution mains of up to 108 inches in diameter. Mr. Anthony's responsibilities included coordinating the project and serving as a liaison between the owner and sub-consultants. He was responsible for the technical quality of the design, identifying design conflicts, communicating with local civic associations, and incorporating appropriate design measures to minimize construction impacts. Mr. Anthony developed technical specifications, provided design alternatives, and maintained project cost control and schedule. His design experience included calculating thrust restraint requirements to prevent movement of the pressurized water main, verifying surge analysis results were incorporated into the contract documents, and performing design reviews of utilities (water, sanitary, and storm), paving plans, and traffic control. Mr. Anthony oversees the construction management of the entire project team, ensuring that all phases are executed according to design specifications, budget, and schedule. His responsibilities include coordinating with contractors, engineers, and inspectors to ensure seamless communication and effective problem-solving.

City of Houston (COH) – Construction Management Services for 72-Inch Water Line from Emancipation to Tuam, \$48.7M, Houston, Texas | Complete

The 72-inch water transmission main will carry potable water to the City's Southwest Pump Station to increase the overall capacity of the region's drinking water. Mr. Anthony provided comprehensive construction management services, which included the condition assessment of 10,000 linear feet of 60-inch pre-stressed concrete cylinder pipe (PCCP) along Polk and Hutchins. These assessments require in-depth knowledge of water line design, installation, and their long-term interaction with surrounding soil conditions. With extensive hands-on experience, Mr. Anthony possesses the expertise to inspect and manage such work effectively. He has personally crawled, walked, and maneuvered through hundreds of miles of installed water lines, ranging in size from 24 inches to 108 inches, gaining invaluable insights into pipelines of varying ages and conditions.

City of Houston (COH) – Construction Management Services for 72-Inch Water Line from Crawford to Mt. Vernon, \$48.8M, Houston, Texas | Complete

The project provided for the following upgrades: waterlines, sanitary and storm systems, and new concrete pavements. The 72-Inch water transmission main will carry potable water to the City's Southwest Pump Station to increase the overall capacity in the region's drinking water. The project consisted of 9,051 linear feet of storm sewer, 7,138 feet of water lines, and 4,539 feet of gravity sanitary sewer. Mr. Anthony oversaw the construction management of the entire project team, ensuring that all phases were executed according to design specifications, budget, and schedule. His responsibilities included coordinating with contractors, engineers, and inspectors to ensure seamless communication and effective problem-solving.

North Harris County Regional Water Authority (NHCRWA) – Advanced Metering Infrastructure (AMI) Project, \$3.5M, Houston, Texas | Complete

This project involved the design and construction of an automated meter reading system, integrating it with the existing SCADA system to enhance the Authority's operational efficiencies and data management capabilities. PSI's role encompassed the comprehensive planning and execution of system integration, ensuring seamless communication technology from existing meters to the Authority's central command. The team managed all phases of the project, from initial design and integration through to field implementation, emphasizing timely and budget-aligned execution to meet the Authority's strategic objectives. Mr. Anthony oversaw the meter installations and project management, ensuring that all phases were executed according to design specifications, budget, and schedule.

West Harris County Regional Water Authority (WHCRWA) – Surface Water Supply Project (SWSP) System Planning Phase 2010, \$100M, Houston, Texas | Complete

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, Mr. Anthony has 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. Mr. Anthony serves as the Construction Manager for the WHCRWA, and during this phase, he serves as the liaison between WHCRWA, contractors, public, and municipality districts.

Houston Downtown Management District – Cotswold 2000 Downtown Revitalization Project, ~\$10M, Houston, Texas | Complete

The Cotswold 2000 Downtown Revitalization Project included improving sidewalks and streetscapes, resurfacing roadways, repairing and upgrading utilities, and adding hundreds of additional parking spaces with head-in parking. The project connects Minute Maid Park, the Market Square Historic District, the Theater District, Buffalo Bayou, and the Harris County courthouse complex. As a construction manager,

Mr. Anthony performed construction management services for the Houston Downtown Management District. He maintained a staff of two construction managers and one assistant construction manager to handle project deliverables. His duties included managing inspectors, solving field problems, coordinating with lab testing, addressing public concerns, running progress meetings to keep the client informed, and cooperating with others, including construction projects, government entities, and private utility companies. Mr. Anthony performed construction management services, constructability reviews, and construction inspection on LaBranch and Commerce Streets, which totaled approximately \$10 million of the \$35 million Cotswold Project.

City of Houston (COH) – Construction Phase Services and Engineering Support, Surface Water Construction Management, \$42.8M, Houston, Texas | Complete

Mr. Anthony reviewed and prepared responses for shop drawings and contractor's requests for information (RFI). He compared the 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. Mr. Anthony provided support for Contract 23, 9,300 LF of 48-inch PCCP Water Main, with a construction cost of \$6.7 million; Contract 2B-1, 4,100 LF of 84-inch Steel Water Main, with a construction cost of \$7.7 million; Contract 2B-2, 4,700 LF of 84-inch Steel Water Main, with a construction cost of \$6.4 million; Contract 2C, 9,400 LF of 84-inch Steel Water Main, with a construction cost of \$7.8 million; and the Southwest Water Plant Expansion, which included a 180 million gallons per day (MGD) surface water pump station with chlorine and ammonia injection, storage, and distribution facilities, with a construction cost of \$14.2 million.

Lucio Vasquez

Inspector

Industry Experience: 28+ years

Education

Completed ~50 college credit hours from the following universities:

- University of Houston
- Houston Community College
- San Jacinto College



***Fluent in Spanish**

Experience

Mr. Vasquez has more than 28 years of experience in construction inspection and project representation. Mr. Vasquez is experienced with inspecting road and bridge construction and has a history of field positions in civil engineering and construction management. Mr. Vasquez has been a part of Project Surveillance, Inc. as an Inspector since 2020. In this role, he ensures conformity to contract documents on construction projects; maintains project document files; regulates testing lab activities; answers citizen complaints and inquiries; provides written daily reports and photos; coordinates contractor activity with various city departments; and oversees various water plant projects and line work.

Detailed Project Involvement

Benjamin Richter – 111 Hickory Ridge Tennis Court Expansion & Drainage, Texas

Expansion of tennis court facilities at 111 Hickory Ridge including court surface improvements and new drainage systems to mitigate stormwater impacts on the site.

City of Spring Valley Village – Gessner Engineering, Green Valley & Winningham Road, Harris County, Texas

Paving and Utility Improvements. Work involves the inspection of storm utilities installation and testing. Inspector observes cement forms, pours, cement quality, and sealing. Work as Inspector includes providing daily reports, which are used to compile Monthly Pay Estimates for the Contractor. Field work involves verifying safety procedures are followed on Projects. Visit and discuss Project Activities with the Senior Inspector and Construction Manager on a routine basis. Ensure the Work meets Specifications, Plans, and Details per the Contract. Interpretation of Technical problems, assist with monitoring Testing Lab Activities, participate in Substantial and Final Completion Inspections.

City of Spring Valley Village – Paving & Utility Improvements: Lone Star, Loeser Dr., Traweek Dr., West Tex Dr. and Lariat Dr., Harris County, Texas

Paving and Utility Improvements. Work involves the inspection of storm utilities installation and testing. Inspector observes cement forms, pours, cement quality, and sealing. Work as Inspector includes providing daily reports, which are used to compile Monthly Pay Estimates for the Contractor. Field work

involves verifying safety procedures are followed on Projects. Visit and discuss Project Activities with the Senior Inspector and Construction Manager on a routine basis. Ensure the Work meets Specifications, Plans, and Details per the Contract. Interpretation of Technical problems, assist with monitoring Testing Lab Activities, participate in Substantial and Final Completion Inspections.

Fort Bend County Levee Improvement District No. 2 (FBCLID 2) – AECOM – Storm Water Lift Station, Levee Improvement District #2, \$33,712,000 Fort Bend County, Texas

The project consists of (7) Vertical Pumps designed to remove 1.3 million gallons per minute with a Bentley Nevada Vibration Monitoring System, (28) Generators to provide 4160V secondary power to the pump station for plant reliability. Construction includes an inlet structure with 37' concrete sidewalls and a total of 14,000 cubic yards of concrete. It also provides installation of (2) 38Kv Transformers/Breakers and 4160V/440V Switchgear and Controls System Integration. Additionally, Flintco Industrial is a self-performing installation of the Structural Steel, Equipment including Vertical Pumps, Bar Screens, Slide Gates, and Process Piping.

Jones & Carter – Marvida Sec 20 WS&D / Paving, Harris County, Texas

Work involves the inspection of water, sewer, storm utilities installation and testing. Inspector observes cement forms, pours, cement quality, and sealing. Work as Inspector includes providing daily reports, which are used to compile Monthly Pay Estimates for the Contractor. Field work involves verifying safety procedures are followed on Projects. Visit and discuss Project Activities with the Senior Inspector and Construction Manager on a routine basis. Ensure the Work meets Specifications, Plans, and Details per the Contract. Interpretation of Technical problems, assist with monitoring Testing Lab Activities, participate in Substantial and Final Completion Inspections. Investigate and Report Citizen Complaints and provide resolutions.

APPLICATION

City of Spring Valley Village Request for Proposals #2025-10-501
Construction Management & Inspection Services

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

PRINCIPAL ADDRESS: 1023 N. Houston Ave.

CITY: Humble STATE: TX ZIP: 77338

TELEPHONE NO. 281-856-0700 FAX NO. n/a

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: Troy Anthony, P.E., CCM

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

NAME: Troy Anthony, P.E., CCM

ADDRESS: 1023 N. Houston Ave.

CITY: Humble STATE: TX ZIP: 77338

TELEPHONE NO. 713-412-0268 FAX NO. n/a

EMAIL ADDRESS: troy@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: Troy Anthony, P.E., CCM

Title: Principal

Date: 10/30/2025

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 #2025-10-501
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
Project Representative	\$95.00
Construction Manager	\$190.00

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: Jesse Olivo
Title/Company: Assistant Director of Public Works, City of Seabrook
Telephone: 281-291-5725
Project Association: Seascape Water Line Project

2. Name: Tim Nguyen
Title/Company: Project Manager, City of Jersey Village
Telephone: 713-466-2148
Project Association: Australia Street and Soloman Street Reconstruction

3. Name: Brett DeBord
Title/Company: Director of Operations, Downtown Redevelopment Authority
Telephone: 713-223-2003
Project Association: Trebly Park

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:
1023 N. Houston Ave., Humble, TX 77338
281-856-0700

2. Name and address of principal place of business, and phone number of your company’s majority owner:
Jonathan S. Marks
1023 N. Houston Ave., Humble, TX 77338
832-347-3915

3. Name and address of principal place of business, and phone number of your company’s ultimate parent company:
n/a

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
n/a		

CONTRACT DEVELOPMENT INFORMATION

Please provide the following information for contract development.

Is your firm?

- 1. Sole Proprietorship YES X NO
- 2. Partnership YES X NO
- 3. Corporation X 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 X YES If yes, specify (X) MBE () WBE

Has this firm been certified as a minority/woman-owned business enterprise by any governmental agency?

NO X YES

If yes, specify governmental agency: City of Houston

Date of certification: May 27, 2025



ADDITIONAL REMARKS SCHEDULE

AGENCY Higginbotham Insurance Agency, Inc.		NAMED INSURED Project Surveillance, Inc. 8524 Highway 6 N #279 Houston TX 77095-2103	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

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

GENERAL LIABILITY:

The General Liability policy include a blanket automatic additional insured endorsement that provides additional insured status (General Liability additional insured status includes ongoing and completed ops) to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such status.

The General Liability policy include a blanket Primary & Non-Contributory endorsement that applies to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such provision.

The General Liability policy include a blanket automatic waiver of subrogation endorsement that provides this feature to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such provision.

The contractual liability coverage provided by the policies is standard and may not cover all liabilities assumed by the named insured under its contract with the certificate holder.

COMMERCIAL AUTOMOBILE:

The Automobile Liability policy include a blanket automatic additional insured endorsement that provides additional insured status to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such status.

The Automobile Liability policy include a blanket Primary & Non-Contributory endorsement that applies to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such provision.

The Automobile Liability policy include a blanket automatic waiver of subrogation endorsement that provides this feature to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such provision.

WORKERS COMPENSATION:

The Workers' Compensation policy include a blanket automatic waiver of subrogation endorsement that provides this feature to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such provision.

PROFESSIONAL LIABILITY:

The Professional Liability Policy includes an Automatic Waiver of Subrogation as defined by Form Number 05 AEP0055 00 05 15 titled "Architects and Engineers Professional Liability Insurance" to the extend prior to such claim, is required by a written agreement subject to policy terms, conditions, and exclusions.