

**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.

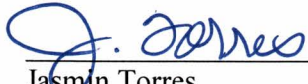
### 8.2 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of the City Council Meeting Dates for Calendar Year 2026.

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

