

**MINUTES OF THE CITY COUNCIL REGULAR MEETING  
CITY OF SPRING VALLEY VILLAGE, TEXAS  
TUESDAY, FEBRUARY 24, 2026 AT 6:00 PM  
IN THE COUNCIL CHAMBERS OF CITY HALL  
1025 CAMPBELL ROAD, HOUSTON, TEXAS**

**1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT**

With a quorum of the Council Members present, the Regular Meeting of the Spring Valley Village City Council was called to order by Mayor Vajdos at 6:00 p.m.

Members Present:

Mayor Marcus Vajdos  
Mayor ProTem Allen Carpenter  
Council Member David Dominy  
Council Member John Lisenby  
Council Member Joy McCormack

Members Absent:

Council Member Steve Bass

**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  
Justin Lane, Assistant Chief of Police

**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.

None.

5.1 PERSONAL APPEARANCES (Public Comments)

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

5.1 Bridgett Tims Pracht, 8526 Merlin Drive, Expressing concern about the Bingle Road Diet plans and excessive traffic build-up along Merlin Drive, which this plan will surely create.

Mrs. Tims Pracht addressed the City Council to express concerns regarding the proposed Bingle Road Diet and its impact on traffic conditions, particularly along Old Voss Road. She noted safety concerns for residents attempting to enter and exit their driveways and highlighted an increase in delivery drivers utilizing private driveways for parking while making nearby stops, contributing to additional traffic congestion. Mrs. Tims Pracht stated that these changes have created confusion and increased congestion in the area and reiterated her concerns regarding the overall safety of residents and commuters.

Following Ms. Tims Pracht's comments, Council Member McCormack thanked her for addressing safety concerns, noting that safety was the primary focus of her remarks to the City Council. Council Member McCormack emphasized that the safety of Spring Valley Village residents has been a top priority for both herself and the Council in all decision-making. She stated that when the City was initially approached by the City of Houston regarding the Bingle Road Diet, there were concerns about the proposed changes; however, following the completion of construction at Burkhart Road, it became evident that the modifications could positively impact traffic conditions. She noted that traffic patterns have adjusted and speeds have decreased. Council Member McCormack further clarified that the changes are not structural in nature, but rather consist of striping and other process improvements intended to enhance safety for residents at a minimal cost.

5.2 William Featherston, 8515 Cedarbreak Drive, On behalf of the 8500 Cedarbrake Drive neighbors, to thank Council for advancing the Bingle Road project and to discuss the January 30, 2026, crash that demonstrates the importance of the improvements.

Mr. Featherston provided a brief overview of his tenure as a resident of the City and described the changes and improvements he and his family have observed along Bingle Road during that time. He presented photographs to the City Council and to those in attendance of the vehicle accident that occurred on January 30, 2026, to illustrate the importance of the proposed improvements to Bingle Road. Mr. Featherston expressed his appreciation to the City Council for the efforts made and stated that these improvements will enhance the overall safety of

residents and commuters.

5.3 Peggy Schwabenland, 8445 Merlin Dr, Expressing concerns related to electric scooter usage and potential City ordinance considerations.

Mrs. Schwabenland did not appear or speak during the meeting.

## **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 January 27, 2026.
- 6.2 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Pay Estimate No. 22 Brighton Place Pavement & Utility Improvement Project in the amount of \$273,992.57
- 6.3 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Pay Estimate No. 13, Water Plant Improvement Project, in the amount of \$19,512
- 6.4 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of proposal from KNB for landscape services along the West Tex portion of the soundwall in the amount of \$27,551
- 6.5 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance No. 2026-XX — AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, AMENDING THE CITY PERSONNEL MANUAL, AS ADOPTED BY ORDINANCE NO. 95-05, DULY PASSED AND APPROVED ON MARCH 29, 1995, BEING AMENDMENT NO. 26 TO THE PERSONNEL MANUAL, TO UPDATE AND ADDRESS POLICIES, INCLUDING AN OUTSIDE EMPLOYMENT POLICY; PROVIDING FOR THE INCORPORATION OF PREAMBLE; PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.
- 6.6 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Village Fire Department FY 26 Budget Amendment
- 6.7 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 26-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING AN INTERLOCAL AGREEMENT BETWEEN HARRIS COUNTY, TEXAS, AND THE CITY OF SPRING VALLEY VILLAGE, TEXAS, TO HOUSE, SUPPORT, MAINTAIN, AND CONFINE MUNICIPAL PRISONERS IN HARRIS COUNTY JAILS; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING EXECUTION OF

## THE AGREEMENT BY THE MAYOR; AND PROVIDING AN EFFECTIVE DATE.

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

### 7. DEPARTMENT REPORTS

#### 7.1 City Administration

- Planning and Zoning Commission
- Parks and Greenspace Board

At this time, City Administrator John McDonald briefed the Council about a few items. He noted that the Federal Emergency Management Association (FEMA) is in the process of updating its floodplain maps. For a reason that has not been explained, in that transition, they placed a substantial part of the western part of the City in the one hundred (100) year flood plain and five hundred (500) year flood plain that was not previously. It will take about two (2) years for the maps to become final, but the City has already begun meeting with City engineers to look at the same data that FEMA looked at to work on an appeal of that. City staff does not see that the numbers that FEMA is recommending meet what the City experiences during storms. City staff will continue to work on that to take the appeal as far as it can go.

Mr. McDonald then briefed the Council on the Planning and Zoning Commission, and that they have been working on updating the City's tree ordinance because of the City's shrinking tree canopy due to continued development. This updated ordinance would focus on ways to protect trees and incentivize keeping more trees as homes turn over.

At this time, Assistant to the City Administrator Abbey Anderson gave a summary of the upcoming Spring / Summer Movie and Music in the Park events for the Parks and Greenspace Board. While there are no musical acts currently booked, the dates are set. March 20th will be a movie night with The Goonies showing, April 24th will be Zootopia 2, and ending with National Treasure on May 15th.

#### 7.2 Public Works Project Updates

At this time, Public Works Director Kristina Watson briefed the Council on the following projects: Merlin Court and Spring Oaks Circle, the Water Plant Electrical Improvement Project, and the Bingle Road Restripping. Director Watson's updates were as follows:

- Merlin Ct and Spring Oak Cir: The new water line has been installed on Merlin Court completely, and they have started the connections for individual services. A large portion of the water line on Spring Oaks Circle has been installed. Essentially, they have installed what they could bore, and they started the open-cut portion, which is going to be around the cul-de-sac. The roadway pavement on Merlin Court is almost complete. They have about sixty (60) linear feet left to do on the north side coming off of Fries into the cul-de-sac, and the concrete roadway pavement will be done. They have started on the driveways on Merlin Court and are forming them up. Only a

couple of driveways at a time are being done because of the restriction on parking in the area. The contractor's goal is to keep as many residents in their driveways while the concrete is curing on the ones that they've done. When the pavement has been completed on Merlin and the water line, they will then move to Spring Oaks Circle and start on demolition work on the pavement.

- **Water Plant Electrical Improvement Project:** The booster pumps are still in the process of being installed, as well as the new controls and new gauges on the pneumatic and storage tanks. Currently, the City is waiting for the SCADA contractor to come out and reprogram things, but is waiting for all of the new items to be installed before having the contractor come out to complete the programming. That way, once all the new items have been installed, when Baird and Gilroy, the SCADA contractor, are on-site, they can test everything at the same time.
- **Bingle Road Restripping:** While the contractor has made headway with the amount of work that they have completed so far, there is signage that will be going up. They just received the signage today so those signs will be up soon. They estimate that they will have all the signage and restripping completed by Tuesday of next week. The signs will be going up two-hundred (200) feet before every intersection. After continued discussion, City Council gave City staff direction to take the restripping further south.

### 7.3 Finance Department, to include Quarterly Investment Report

Finance Director Harrison Nicholson provided the Quarterly Investment Report for the fourth quarter calendar year investment report, which is the City's first quarter Fiscal Year 2026 report and goes through December 31, 2025.

### 7.4 Police Department

Police Chief Mark Schulze provided the January Police Department Staff Report to the City Council and presented new officer, Officer Abraham Hernandez, to the City Council.

### 7.5 Village Fire Department and activities of the VFD Board of Commissioners

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

## 8. NEW BUSINESS

### 8.1 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Gessner Engineering's proposal to provide Professional Engineering Services for the Wild Oak Circle, Cavell Street, and Echo Valley Drive (east and west of Fries Road) Pavement and Utility Improvement Project for a total amount of \$262,925

Council Member Dominy made a motion to approve Gessner Engineering's proposal to provide Professional Engineering Services for the Wild Oak Circle, Cavell Street, and Echo Valley Drive (east and west of Fries Road) Pavement and Utility Improvement Project for a total amount of \$262,925.00, and Council Member Lisenby seconded the motion. Motion carried 4-0.

### 8.2 **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 BETWEEN THE CITY OF SPRING VALLEY VILLAGE AND PROJECT LUONG ARCHITECTS, LLC FOR PROFESSIONAL ARCHITECTURAL DESIGN SERVICES FOR THE NEW PUBLIC WORKS FACILITY; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

No action.

**8.3 CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance No. 2026-XX - AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, DECLARING UNOPPOSED CANDIDATES IN THE MAY 2, 2026, GENERAL CITY ELECTION ELECTED TO OFFICE; PROVIDING FOR THE INCORPORATION OF PREAMBLE; CANCELING THE MAY 2, 2026, GENERAL CITY ELECTION; PROVIDING A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

Mayor Vajdos read the Ordinance by caption only. Council Member Dominy motioned to approve Ordinance 2026-03, canceling the May 2, 2026, General Election and declaration of unopposed candidates, and Council Member Lisenby seconded the motion. Motion carried 4-0.

## 9. EXECUTIVE SESSION

The City Council Will Now Hold A Closed Executive Meeting Pursuant To The Provision Of Chapter 551, Government Code, Vernon's Texas Codes Annotated, In Accordance With The Authority Contained In:

9.1 Section 551.074 – Personnel Matters to deliberate the duties of the City Administrator

9.2 Section 551.074 – Personnel Matters to deliberate the duties of the Chief of Police

9.3 Section 551.071 – Consultation with the City Attorney

City Council adjourned into the Executive Session at 7:34 p.m.

## 10. RECONVENE

The City Council meeting reconvened at 8:16 p.m.

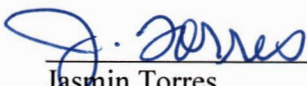
**10.1 CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Matters discussed in Executive Session.

None.

## 11. ADJOURNMENT

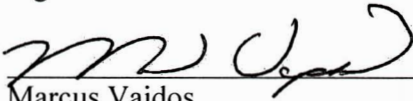
Council Member Carpenter made a motion to adjourn the meeting at 8:16 p.m., and Council Member Lisenby seconded the motion. Motion carried 4-0.

Attest:

  
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Jasmin Torres  
City Secretary



Signed:

  
\_\_\_\_\_  
Marcus Vajdos  
Mayor