

**MINUTES OF THE CITY COUNCIL REGULAR MEETING
CITY OF SPRING VALLEY VILLAGE, TEXAS
TUESDAY, AUGUST 26, 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 6:07 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, City Treasurer
Susan Thornhill, Assistant City Treasurer
Kristina Watson, Public Works Director
Abbey Anderson, Assistant to the City Administrator
Jose Gomez, Development Services Manager
Mark Schulze, Chief of Police
Justin Lane, Assistant Chief of Police
David Dixon, Police Commissioner

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 Brad Walsen, who lives at 8949 Croes Drive, addressed the City Council, representing himself and other Croes Drive neighbors, with their concerns about the proposed street improvements and the design of those improvements to Croes Drive. The specific concerns addressed were regarding the west side of Croes Drive, south of the dead end.

5.1.2 Ethan Kirk, who lives at 8313 Winningham, presented concerns to the City Council about the deteriorating condition of Spring Branch Creek, requesting city assistance with cleanup and maintenance.

5.1 PERSONAL APPEARANCES (Public Comments)

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

5.1(a) Ted Tredennick, 8942 Croes Drive, The proposed cul-de-sac and the disproportionate use of the green space by homeowners on the west side of the street to widen Croes Drive.

Mr. Tredennick addressed the City Council, presenting concerns about the planned improvements to Croes Drive, particularly regarding the design options, specifically the conversion of the north end of Croes Drive from a dead end to a cul-de-sac. He presented with exhibits the resident's concerns about the Croes Drive Reconstruction – North Cul-de-sac (Options 1–3), and expressed how this option illustrates the extent of the proposed paved circle relative to the right-of-way at the north end of Croes Drive. He also presented an email excerpt re: alternatives and minimum radius regarding a hammerhead option that was evaluated, and that the Fire Marshal stated “30 ft minimum, 40 ft preferred,” which is relevant to whether less-intrusive alternatives remain on the table.

Following Mr. Tredennick's concerns and presentation, Jennifer Steen, of CobbFendley explained to the Croes Drive residents that the 30-foot radius was the minimum required by the fire marshal, reduced from the city's standard 40-foot radius. Fire Chief Howard Miller then clarified that the turning radius is necessary not just for getting to emergencies but for getting out quickly and Mayor Vajdos suggested staking out the proposed design so residents could physically see the impact. At the conclusion of the continued discussion, the City Council agreed to have engineers stake out the proposed design to help visualize the impact and work

with residents to find a compromise that meets safety requirements while minimizing impact on properties.

6. CONSENT AGENDA

All matters listed under consent agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

6.1 Approval of Minutes for Special Called Meeting of the City Council on June 24, 2025.

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

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

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

6.5 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of a Resolution of the City Council of the City of Spring Valley Village, Texas, Ratifying the Actions of the City Administrator in Executing Pay Estimate Number 15, Brighton Place Pavement and Utility Improvement Project; Providing for Incorporation of Preamble; and Providing for an Effective Date.

6.6 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Pay Estimate No. 16 Brighton Place Pavement & Utility Improvement Project

6.7 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Pay Estimate No. 7, Water Plant Electrical Improvement Project.

6.8 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** The Approval of the Participation of the City of Spring Valley Village, Texas, in the Purdue Direct Settlement for States and Local Governments

6.9 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of a Renewal Agreement with BrightArrow Technologies for Communication Services by Text, Phone, and Email.

6.10 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A proposal by IDS Engineering to perform a complete design and topographic survey of the Spring

Valley Village Water Plant in an amount not to exceed \$32,600.00.

6.11 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Resolution Number 25-XX – A resolution of the City Council of the City of Spring Valley Village, Texas, approving the terms and conditions of Change Order No. 1 to the agreement by and between the City of Spring Valley Village, Texas, and McDonald Municipal and Industrial, a Division of C.F. McDonald Electric, Inc., for the Water Plant Electrical Improvement Project; providing for the incorporation of the preamble; authorizing the Mayor to execute any and all documents necessary to effectuate such agreement; and providing an effective date.

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

7. DEPARTMENT REPORTS

7.1 City Administration

City Administrator John McDonald briefed the Council on a few items. Mr. McDonald first pointed out to the City Council the updates that had been completed in the Council Chambers, including the dais, to provide a better workspace area for sharing presentations. He introduced the City's new treasurer, Harrison Nicholson, and gave a brief synopsis of his background and the contributions and improvements he has already made to the budget process. Lastly, he mentioned the City's emergency notification system, Bright Arrow, and the work that has been done to get residents signed up and familiar with the system. Following Administrator McDonald, Assistant to the City Administrator Abbey Anderson provided her report regarding the Parks and Greenspace Board, which included details about the two upcoming movie nights in the park this fall: October 3rd (The Sandlot) and October 18th (Hocus Pocus). There will be a Music in the Park event on November 7th featuring Java 5. And, the Holiday tree lighting is scheduled for December 2nd from 6:00 to 8:00 PM, featuring Santa Claus, a coloring contest, and possibly school choirs. The Parks and Greenspace Board is actively planning community events for the fall and holiday season.

7.2 Public Works Department

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

- **Brighton Place:** All storm sewers have been completed for the project and are now down to pavement and restoration work. The small, approximately two-hundred (200) foot section of two (2) lanes on the Northside of Winningham at Bingle has been paved and driveways restored. West of Pech, approximately one thousand (1,000) feet of the north side of Winningham Lane is finished, with all but two (2) driveways poured. Curb installation in this area is scheduled for Thursday, after which traffic will shift to the north side to allow removal of the south side. Conrad Construction anticipates pouring the south-side roadway in this section within the next three (3) weeks. The final work will then focus on the stretch from roughly 8436 Winningham to the end at Bingle. Weather remains a key factor, and we are monitoring rainfall closely in hopes of staying on

schedule.

- **Water Plant Electrical Improvement Project:** The Project is still proceeding on schedule. McDonald Municipal has completed the demo work of the Master Control Center in Control Building One (1), removed wire from the existing conduit, exposed the existing duct bank and conduit, and painted the interior of Control Building one. This upcoming month, they will be working on installing a new duct bank and conduit and installing the Variable Frequency Drives (VFD) for the booster pumps.

7.3 Finance Department, to include Quarterly Investment Report

At this time, Harrison Nicholson, the new Finance Director, presented the quarterly investment report. He explained that the total cash and investments balance as of June 30, 2025, was \$22,333,079.32, down from \$23,981,498.37 on March 31, 2025. The decrease of approximately \$1.6 million is typical as property tax payments are received primarily in the quarter ending March 31. TexPool is at 4.337%, Texas Class is at 4.45% and the interest earned for the quarter was \$240,401.48. He concluded that the financial position is normal for this time of year with expected seasonal fluctuations.

7.4 Police Department

Chief Schulze provided the July Police Department Staff Report to the City Council

1. Number of calls for service — 3,919
2. Number of traffic violations — 1,167

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

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

8. NEW BUSINESS

- 8.1 **CONDUCT A PUBLIC HEARING CONCERNING:** A PRELIMINARY REPLAT OF SPRING OAKS SECTION 3 PARTIAL REPLAT NO 2 A SUBDIVISION OF 0.2449 ACRES (10,666 SQUARE FEET) OF LAND BEING A REPLAT OF LOT 227, BLOCK 14 OF SPRING OAKS SECTION 3 VOL. 41 PG. 10 HARRIS COUNTY MAP RECORDS IN THE A. H. OSBORN SURVEY ABSTRACT NO. 610 HARRIS COUNTY, TEXAS, MORE COMMONLY KNOWN AS 1318 MODISTE ST.

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

Mayor Vajdos opened the Public Hearing at 7:15 p.m.

1. Presentation

Development Services Manager Jose Gomez gave a brief synopsis to the City Council regarding the replat presented for 1318 Modiste Street

2. Those In Favor

None.

3. Those Opposed

None.

4. Adjourn Public Hearing

The Public Hearing was adjourned at 7:18 p.m.

8.2 CONSIDERATION AND POSSIBLE ACTION CONCERNING: A PRELIMINARY REPLAT OF SPRING OAKS SECTION 3 PARTIAL REPLAT NO 2 A SUBDIVISION OF 0.2449 ACRES (10,666 SQUARE FEET) OF LAND BEING A REPLAT OF LOT 227, BLOCK 14 OF SPRING OAKS SECTION 3 VOL. 41 PG. 10 HARRIS COUNTY MAP RECORDS IN THE A. H. OSBORN SURVEY ABSTRACT NO. 610 HARRIS COUNTY, TEXAS, MORE COMMONLY KNOWN AS 1318 MODISTE ST.

Council Member Dominy made a motion approving the preliminary plat presented of Spring Oaks Circle Section 3 Partial Replat No 2, and Council Member Lisenby seconded the motion. Motion carried 4-0.

8.3 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Approval of the Proposed 2026 Village Fire Department Annual Budget in the Amount of \$10,587,801, with the City of Spring Valley Village's Annual Assessment being \$1,720,518.

Council Member Lisenby made a motion to approve the proposed 2026 Village Fire Department Annual Budget in the amount of \$10,587,801.00 with the City of Spring Valley Village's Annual Assessment being \$1 720 518.00, and Council Member Carpenter seconded the motion. Motion carried 4-0.

8.4 CONSIDERATION AND POSSIBLE ACTION CONCERNING: A Resolution of the City of Spring Valley Village, Approving and Adopting and Investment Policy for the City of Spring Valley Village and a List of Qualified Brokers/Dealers that are Authorized to Engage in Investment Transactions with the City; Providing for the Incorporation of Preamble; and Providing an Effective Date.

Mayor Vajdor read the Resolution by caption only. Council Member McCormack made a motion to approve Resolution 25-13 to approve and adopt the Investment Policy for the City of Spring Valley Village and a List of Qualified Brokers/Dealers, and Council Member Carpenter seconded the motion. Motion carried 4-0.

8.5 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Relocation of streetlight located at 1322 Fries Rd by Camron Builders, inc.

Council Member Dominy made a motion to approve the relocation of the streetlight located at 1322 Fries Road by Camreon Builders, Inc., and Council Member Carpenter seconded the motion. Motion carried 4-0.

8.6 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Resolution Number 25-XX - A RESOLUTION OF THE CITY OF SPRING VALLEY VILLAGE NOMINATING A CANDIDATE OR CANDIDATES TO BE PLACED ON THE BALLOT FOR A POSTION ON THE BOARD OF DIRECTORS OF THE HARRIS CENTRAL APPRAISAL DISTRICT.

No action.

9. EXECUTIVE SESSION

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

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

City Council adjourned into Executive Session at 7:25 p.m.

10. RECONVENE

The City Council meeting reconvened at 7:34 p.m.

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

Council Member Dominy made a motion to approve a Severance Agreement with the City Administrator, and Council Member Carpenter seconded the motion. Motion carried 4-0.

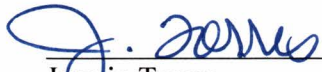
10.2 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Approving an updated employment contract with the City Administrator

Council Member Lisenby made a motion to approve the updated employment contract with the City Administrator, and Council Member Carpenter seconded the motion. Motion carried 4-0.

11. ADJOURNMENT

Council Member Carpenter made a motion to adjourn the City Council meeting at 7:35 p.m., and Council Member McCormack seconded the motion. Motion carried 4-0.

Attest:



Jasmin Torres
City Secretary

Signed:



Marcus Vajdos
Mayor

