

**MINUTES OF THE CITY COUNCIL REGULAR MEETING
CITY OF SPRING VALLEY VILLAGE, TEXAS
TUESDAY, OCTOBER 28, 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 6:02 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
Jose Gomez, Development Services Manager
Mark Schulze, Chief of Police
David Dixon, Police Commissioner

4. PROCLAMATIONS / ANNOUNCEMENTS / SWEARING-IN

4.1 Proclamation Honoring Chief Howard Miller

Mayor Vajdos read the proclamation aloud and declared October 28, 2025, Chief Howard Miller Day in Spring Valley Village. The proclamation presented expressed gratitude and appreciation from the City for his years of service to the Village Fire Department and all of the Memorial Villages.

4.2 Proclamation Honoring First Responders

Mayor Vajdos read the proclamation aloud and declared October 28, 2025, National First Responders Day in Spring Valley Village.

4.3 Proclamation for Municipal Courts Week — November 3-7, 2025

Mayor Vajdos read the proclamation aloud and declared November 3-7, 2025, Municipal Courts Week in Spring Valley Village.

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 Jennifer Finch, Branch Manager of the Spring Branch Memorial Library, spoke regarding upcoming events and the 70th/50th anniversary celebration.

5.1.2 Margie Meyer, who lives at 9166 Cardwell Drive, spoke regarding the landscaping along the soundwall.

5.1.3 Brad Walden, who lives at 8949 Croes Drive, spoke regarding the concerns he has as a Croes Drive resident and the proposed changes and his request of the City Council to continue to keep Croes Drive residents informed and kept up to date with changes.

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 (City Rights-of-way) by homeowners on the west side of the street to widen Croes Drive.

Mr. Tredennick addressed the City Council to present concerns regarding the planned improvements to Croes Drive, specifically focusing on the design options under consideration—particularly the proposed conversion of the north end of Croes Drive from a dead end to a cul-de-sac. At this time, Council Member Carpenter made a motion to extend Mr. Tredennick's time by 8 (eight) minutes to continue his discussion with the City Council, and Council Member McCormack seconded the motion. Motion carried 4-0. Using visual exhibits, he outlined residents' concerns related to the Croes Drive Reconstruction – North Cul-de-sac, highlighting how the proposed paved circle would extend within the existing right-of-way at the north end of the street.

Following Mr. Treddenick's presentation, Jennifer Steen of Cobb Fendley addressed the residents' concerns. The City Council noted that the project remains in the design phase and agreed to continue working with residents to identify a solution that meets public safety standards while minimizing impacts on adjacent 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 Regular Meeting of the City Council on September 23, 2025.
- 6.2 Approval of Minutes for Special City Council Meeting of the City Council on September 30, 2025.
- 6.3 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Pay Estimate No. 18 Brighton Place Pavement & Utility Improvement Project
- 6.4 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Pay Estimate No. 9, Water Plant Improvement Project
- 6.5 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approving a twelve (12) month Technology Support Agreement with BEMA Information Technologies LLC for the provision of Information Technology Services and Support and Authorizing the City Administrator to execute such agreement.
- 6.6 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A FINAL 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.
- 6.7 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2025-XX - AN ORDINANCE OF THE CITY OF SPRING VALLEY, TEXAS, PROVIDING FOR AN OFFICIAL NEWSPAPER FOR THE CITY; PROVIDING FOR THE REPEAL OF ORDINANCES, RESOLUTIONS, OR POLICIES INCONSISTENT HERewith; AND PROVIDING FOR SEVERABILITY.

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

7. DEPARTMENT REPORTS

- 7.1 City Administration

- Parks Board Update
- Planning and Zoning Commission

City Administrator John McDonald provided the City Administration update and briefed the Council on several ongoing matters and upcoming events. He noted that Harris County will conduct elections at City Hall on November 4, 2025. Additionally, the Village Mutual Insurance Group recently held its annual meeting to discuss the upcoming open enrollment period and potential changes to employee insurance coverage.

Administrator McDonald reported that the Planning and Zoning Commission met on October 14, 2025, to discuss the Dolphins Cove project and the City's tree canopy. He stated that the public hearing and Planned Area Development (PAD) Amendment related to Dolphins Cove, originally scheduled for this meeting, has been postponed to the November Regular City Council Meeting at the applicant's request. He also shared that he recently joined the ladies of Fries Road for an afternoon tea and concluded by reminding the Council that the November Council Meeting will be held earlier in the month, on November 18, 2025, due to the Thanksgiving holiday.

Assistant to the City Administrator Abbey Anderson provided an update on the most recent Parks and Greenspace Board meeting and previewed topics scheduled for discussion at the upcoming November meeting. She also highlighted recent and upcoming community events, including Movie Night held on October 17 featuring *Hocus Pocus*, and Music in the Park on November 7, featuring a performance by Java5.

7.2 Public Works Department

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 Texas Department of Transportation Soundwall Landscaping Improvements. Director Watson's updates were as follows:

- Brighton Place: The south side of Winningham from approximately 8439 to Bingle has been paved with curb installation planned for tomorrow. On Monday, November 3rd, Conrad will move all traffic on Winningham over to the south lanes so they can prepare and pour the last section of the north lanes. Restoration of the remaining ROW area will follow the installation of the new speed humps.
- Water Plant Electrical Improvement Project: The project is continuing as planned, with new equipment being installed.
- Other Project Status Updates: The stripping plans for Bingle Road are with LoneStar Paving, and we are awaiting their cost estimate and timeframe. Tamy Lane Pedestrian bridge improvement plans have been submitted to Harris County Flood Control for comments/approval. Once that is received, we will advertise the bid schedule. Home Depot's lift station plans are nearing completion, and we anticipate sending that project out for bid in the next couple of months as well.

7.3 Police Department

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

1. Number of calls for service — 3,483
2. Number of traffic violations — 907

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 September 2025, including updates on staffing, equipment, major calls, and ongoing projects.

8. NEW BUSINESS

8.1 **CONDUCT A PUBLIC HEARING CONCERNING:** AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING EXHIBIT A OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY, BY AMENDING AND RESTATING THE DOLPHIN'S COVE PLANNED AREA DEVELOPMENT (DOLPHIN'S COVE PAD) CREATED PURSUANT TO ORDINANCE NO 2018-30 CONTAINING APPROXIMATELY 2.639 ACRES OF LAND EAST OF VOSS ROAD AND NORTH OF INTERSTATE HIGHWAY 10 BY SUBSTITUTING THE DOLPHIN'S COVE PADD PROPERTY DESCRIPTION WITH A NEW PROPERTY DESCRIPTION; PERMITTING 4 SINGLE-FAMILY RESIDENCES SUBJECT TO THE PROVISIONS CONTAINED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION HEREOF, WITH EACH DAY CONSTITUTING A SEPARATE OFFENSE.

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

No action.

This item has been moved to the November City Council agenda at the request of the applicant.

8.2 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING EXHIBIT A OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY, BY AMENDING AND RESTATING THE DOLPHIN'S COVE PLANNED AREA DEVELOPMENT (DOLPHIN'S COVE PAD) CREATED PURSUANT TO ORDINANCE NO 2018-30 CONTAINING APPROXIMATELY 2.639 ACRES OF LAND EAST OF VOSS ROAD AND NORTH OF INTERSTATE HIGHWAY 10 BY SUBSTITUTING THE DOLPHIN'S COVE PADD PROPERTY DESCRIPTION WITH A NEW PROPERTY DESCRIPTION; PERMITTING 4 SINGLE-FAMILY RESIDENCES SUBJECT TO THE PROVISIONS CONTAINED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION HEREOF, WITH EACH DAY CONSTITUTING

A SEPARATE OFFENSE.

No action.

This item has been moved to the November City Council agenda at the request of the applicant.

- 8.3 **CONDUCT A PUBLIC HEARING CONCERNING:** Ordinance No. 2025-XX – AN ORDINANCE OF THE CITY COUNCIL OF SPRING VALLEY VILLAGE, TEXAS, AMENDING THE CITY PERSONNEL MANUAL, AS ADOPTED BY ORDINANCE NUMBER 95-05 DULY PASSED AND APPROVED ON MARCH 29, 1995, BEING AMENDMENT NO. 24 TO THE PERSONNEL MANUAL, WHICH REVISES TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS; AUTHORIZING 20-YEAR RETIREMENT ELIGIBILITY; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.
- A. Staff Presentation
 - B. Those in Favor
 - C. Those Opposed
 - D. Adjourn Public Hearing

The proposed Ordinance to be adopted is attached under the next item.

Mayor Vajdos opened the Public Hearing at 7:37 p.m.

1. Presentation

City Administrator John McDonald gave a brief synopsis to the City Council regarding the benefits of moving from a 25-year to a 20-year retirement plan and how it provides significant benefits to both City employees and the organization as a whole. He further explained that from a financial standpoint, the impact on the City's budget is minimal, with the change resulting in only a 0.68% increase to overall retirement contributions, but that this change and investment yields substantial returns in employee morale, recruitment, and retention.

2. Those In Favor

None.

3. Those Opposed

None.

4. Adjourn Public Hearing

The Public Hearing was adjourned at 7:40 p.m.

- 8.4 **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance No. 2025-XX –AN ORDINANCE OF THE CITY COUNCIL OF SPRING VALLEY VILLAGE, TEXAS, AMENDING THE CITY PERSONNEL MANUAL, AS ADOPTED BY ORDINANCE NUMBER 95-05 DULY PASSED AND APPROVED ON MARCH 29, 1995, BEING AMENDMENT NO. 24 TO THE PERSONNEL MANUAL, WHICH REVISES TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS; AUTHORIZING 20-YEAR RETIREMENT ELIGIBILITY; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

Mayor Vajdos read the Ordinance by caption only. Council Member Dominy made a motion to approve Ordinance 2025-16 to approve and adopt the revision of the Texas Municipal

Retirement System Benefit, authorizing a 20-year retirement eligibility for City employees, and Council Member Carpenter seconded the motion. Motion carried 4-0.

8.5 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. 4 TO THE AGREEMENT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND CONRAD CONSTRUCTION, LTD. FOR THE BRIGHTON PLACE PAVEMENT AND UTILITY IMPROVEMENT PROJECT; 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.

Mayor Vajdos read the Resolution by caption only. Council Member Dominy made a motion to approve Resolution 25-14 approving Change Order No. 4 for the Brighton Place Pavement and utility Improvement Project, and Council Member Lisenby seconded the motion. Motion carried 4-0.

8.6 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Resolution No. 2025-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS DESIGNATING A REPRESENTATIVE AND AN ALTERNATE TO THE HOUSTON - GALVESTON AREA COUNCIL 2026 GENERAL ASSEMBLY; AND PROVIDING AN EFFECTIVE DATE.

Mayor Vajdos read the Resolution by caption only. Council Member McCormack made a motion to approve Resolution 25-15 to appoint the designation of Council Member Bass as the representative to the Houston-Galveston Area Council and Mayor Vados as the alternate for 2026, and Council Member Dominy seconded the motion. Motion carried 4-0.

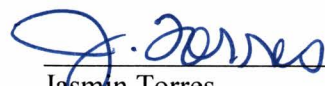
8.7 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Resolution No. 2025-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, CASTING A BALLOT FOR THE TEXAS MUNICIPAL LEAGUE REGION 14 DESIGNATING A REPRESENTATIVE TO THE TEXAS MUNICIPAL LEAGUE BOARD OF DIRECTORS; AND PROVIDING AN EFFECTIVE DATE.

No action.

9. ADJOURNMENT

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

Attest:



Jasmin Torres
City Secretary



Signed:



Marcus Vajdos
Mayor