

**MINUTES OF THE CITY COUNCIL SPECIAL MEETING
CITY OF SPRING VALLEY VILLAGE, TEXAS
TUESDAY, NOVEMBER 18, 2025 AT 5:00 PM
IN THE COUNCIL CHAMBERS OF CITY HALL
1025 CAMPBELL ROAD, HOUSTON, TEXAS**

1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT

Village City Council was called to order by Mayor Pro-Tem Carpenter at 5:05 p.m.

Members Present:

Mayor Marcus Vajdos Mayor

Pro-Tem Allen Carpenter

Council Member Steve Bass (via teleconference)

Council Member David Dominy

Council Member John Lisenby

Council Member Joy McCormack

Members Absent:

None.

2. NEW BUSINESS

**2.1 DISCUSSION AND DIRECTION CONCERNING: Public Infrastructure and Design
Manual as applied to the Replacement of Existing Infrastructure**

City Administrator John McDonald opened the discussion regarding the purpose of the meeting which was to finalize the design for Croes Drive and the questions and concerns the City has received regarding the cul-de-sac design. The discussion was then turned over to Public Works Director Kristina Watson and Jennifer Steen of CobbFendley to go over insights into the presented design options. Director Watson explained that currently, there is no standard in the adopted infrastructure and design manual that includes cul-de-sacs, but has looked at the fire code historically when referencing cul-de-sacs. Since the adoption of the manual in 2021, any projects that included cul-de-sacs were not comparable, as the cul-de-sacs in those projects either met or exceeded the required specifications. However, Spring Oaks Circle, which currently has and will remain a 25 (twenty-five) foot cul-de-sac because there is a 30 (thirty) foot right of way and the 5 (five) foot outside of the outerlay is

At this time, Jennifer Steen of CobbFendley presented exhibits explaining:

Merlin Court

Spiring Oaks Circle

Croes - South, keeping the right of way centered per the direction of Council

Croes- North explained why hammerhead wouldn't work and the 30 (thirty) foot radius recommendation of the Village Fire Department Fire Chief

Ted Trednick addressed the Council with a request to speak and make comments. Council Member Carpenter made a motion to allow the public to speak and make public comments; Council Member Dominy seconded the motion. Motion passed 5-0.

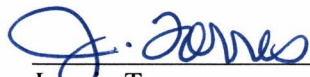
Mr. Tredennick submitted a memo prepared by an independent engineer, Mr. Qualls, and summarized the key findings of the analysis. According to Mr. Tredennick, the engineer's review concluded that the City's fire apparatus (2020 Spartan ERV Metro Star), using AutoTurn software, can complete a safe three-point turnaround fully within the existing right-of-way, additional pavement, as shown in the City's current concept design, is not required to achieve adequate fire access, and a smaller and less intrusive configuration within the existing right-of-way is feasible, and any expansion beyond that area would be optional rather than engineering-driven. In his opinion, there is no engineering justification for extending pavement into private property, and that any such design choice would be a policy decision rather than a technical requirement. He requested that the Council acknowledge and consider the independent engineer's analysis in future design discussions, direct staff to return with an alternative design that remains fully within the existing right-of-way, and include the submitted memo in the official record.

City staff and Council addressed and answered all concerns and points highlighted by Mr. Tredennick, but would not consider the independent study that was presented, and also informed Mr. Tredennick that the new fire truck that has been purchased is larger than the existing fire truck and would not be consistent with the study. After much discussion, the City Council informed Croes Drive residents that they would continue to be informed of the changes and that continued discussion and approval would be happening at the December City Council meeting.

3. ADJOURNMENT

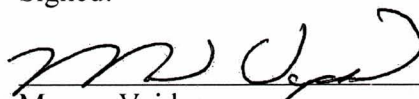
Council Member Dominy motioned to adjourn the meeting at 6:02 p.m., and Council Member Lisenby seconded the motion. Motion carried 5-0.

Attest:



Jasmin Torres
City Secretary

Signed:



Marcus Vajdos
Mayor

