

**MINUTES OF THE REGULAR COUNCIL MEETING  
CITY OF SPRING VALLEY VILLAGE, TEXAS  
TUESDAY, SEPTEMBER 20, 2016 AT 6:00 P.M.  
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 Ramsey at 6:02 p.m.

Members Present:

Mayor Tom Ramsey

Mayor Pro-Tem Allen Carpenter

Council Member Bo Bothe

Council Member Aaron Stai

Council Member Marcus Vajdos (arrived 6:19 p.m.)

Members Absent:

Council Member Trey Moeller

**2. INTRODUCTIONS**

Stephen Ashley, City Administrator

Loyd Evans, Asst. Chief of Police

David Dixon, Police Commissioner

Michelle Yi, Treasurer

Erik Tschanz, Public Works Director

Roxanne Benitez, City Secretary

Art Flores, Building Official

Loren Smith, City Attorney (arrived 6:07 p.m.)

Trey Hoffman, Planning & Zoning Chairman

Charles Calderwood, Planning & Zoning Member

Amy Winstead, Planning & Zoning Member

**3. PROCLAMATIONS / ANNOUNCEMENTS**

None

**4. PUBLIC COMMENTS**

None

Council Member Stai motioned, Council Member Carpenter seconded, to take item 13.2 out of order. Motion carried 3-0.

**13. DISCUSSION ITEMS/ACTION ITEMS**

13.2 Discussion and Possible Action on Location and Completion Date of New Water Well

John Seifert, with LBG-Guyton & Associates, spoke in regards to the installation of an additional water well.

Council Member Stai motioned, Council Member Carpenter seconded, to direct

LBG-Guyton & Associates to finalize the design and location of the new water well. Motion carried 4-0.

Council Member Stai motioned, Council Member Carpenter seconded, to take item 10.2 out of order. Motion carried 4-0.

**10. PRESENTATIONS / PERSONAL APPEARANCES**

**10.2 Appearance by Trey Hoffman, Chairman of the Planning & Zoning Commission in Regards to the Spring Valley Village Tree Ordinance**

Chairman Hoffman spoke in regards to proposed changes to the tree ordinance, including the list of approved trees. He asked the City Council for feedback. He also asked the Council if they felt the Commission should proceed.

The City Council stated that the Planning & Zoning Commission should proceed with updating the tree ordinance.

**5. PUBLIC HEARING – REPLAT OF 8807 WESTVIEW DRIVE**

**5.1 The Purpose of the Public Hearing is to Receive Input from the Public, either Oral or Written, in Regards to the Preliminary and Final Replat of Cedarwood Section 2, Lot 31, Block 3, a Plot containing 0.6606 Acres of Land, Situated in Dwelling District ‘A’, City of Spring Valley Village, Harris County, Texas, Bearing the Address of 8807 Westview Drive**

The public hearing was called to order at 6:32 p.m.

Charlie White, the owner of 8807 Westview Drive, spoke in regards to the proposed re-plat and stated that both lots would face Caudle.

Chairman Hoffman spoke in regards to the proposed re-plat.

Marguerite Nein, who lives at 1306 Caudle, spoke in opposition of the proposed re-plat.

Jared Troutner, who lives at 1340 Caudle, spoke in favor of the proposed re-plat.

Craig Moritz, who lives at 8706 Green Valley, spoke in favor of the proposed re-plat.

Tim DeSpain, who lives at 28 Inverness Parkway, spoke in favor of the proposed re-plat.

Stephen Landry, who lives at 8730 Winningham, spoke in favor of the proposed re-plat.

The City Secretary’s office received emails in favor of the proposed re-plat from:

Melanie Wheat Whatley, 8810 Heather Circle

Randy Owens, 1408 Beutel Drive

Tedd Hargett, 8624 Merlin Drive

Darrell Taylor, 8 North Creekside Court

George Carameros, 8701 Cedarspur Drive

Cliff McDaniel, 8914 Cardwell Drive

The City Secretary’s office received emails in opposition of the proposed re-plat from:

David Nino, 1310 Caudle Drive  
Deirdre Summers, 1401 Cedarbrook Drive

5.2 Close Public Hearing

The public hearing adjourned at 6:55 p.m.

5.3 Discussion and Possible Action on Variance for 8807 Westview Drive to Wit: 80 foot setback of a corner lot

Council Member Stai motioned, Council Member Vajdos seconded, to approve the variance for 8807 Westview Drive allowing for a lot with a width of 79.5 feet. Motion carried 4-0.

5.4 Discussion and Possible Action in Regards to the Preliminary and Final Replat of Cedarwood Section 2, Lot 31, Block 3, a Plot containing 0.6606 Acres of Land, Situated in Dwelling District 'A', City of Spring Valley Village, Harris County, Texas, Bearing the Address of 8807 Westview Drive

Council Member Stai motioned, Council Member Vajdos seconded, to approve the preliminary and final replat of Cedarwood Section 2, Lot 31, Block 3, a plot containing 0.6606 acres of land, situated in Dwelling District 'A', City of Spring Valley Village, Harris County, Texas, bearing the address of 8807 Westview Drive. Motion carried 4-0.

**6. PUBLIC HEARING – REPLAT OF 8829 BURKHART ROAD**

6.1 The Purpose of the Public Hearing is to Receive Input from the Public, either Oral or Written, in Regards to the Final Replat of Cedarwood Section 4, Lot 127, Block 15, a Plot Containing 0.5106 Acres of Land, Situated in Dwelling District 'A', City of Spring Valley Village, Harris County, Texas bearing the Address of 8829 Burkhardt Road

The public hearing was called to order at 7:10 p.m.

Charles Simpson, the owner of 8829 Burkhardt Road, spoke in regards to the proposed re-plat.

Building Official Flores spoke in regards to proposed re-plat.

Bill Smith, who lives at 1205 Ben Hur, asked if the curbing and street would be the same as the other lots.

Building Official Flores stated that they would match the other lots.

Chairman Hoffman stated that there were two to three lots similar to this one in the City.

Norman Shugar, who lives at 8818 Croes, stated that he was interested in this project and considered doing something similar with his property.

6.2 Close Public Hearing

The public hearing adjourned at 7:27 p.m.

6.3 Discussion and Possible Action on Variance for 8829 Burkhardt Road to Wit: allowing lot widths of 47.13 and 47.12

Council Member Vajdos motioned, Council Member Carpenter seconded, to open

the item up for discussion.

Dave Strickland, the surveyor and engineer for the proposed re-plat, spoke in regards to the proposed variance and re-plat.

Council Member Vajdos motioned, Council Member Carpenter seconded, to approve the variance for 8829 Burkhart Road allowing lot widths of 47.13 feet and 47.12 feet. Motion failed 0-4.

- 6.4 Discussion and Possible Action in Regards to the Final Replat of Cedarwood Section 4, Lot 127, Block 15, a Plot Containing 0.5106 Acres of Land, Situated in Dwelling District 'A', City of Spring Valley Village, Harris County, Texas bearing the Address of 8829 Burkhart Road

No discussion or action was made due to the failed motion of Agenda Item 6.3.

## **7. PUBLIC HEARING – FENCE ORDINANCE AMENDMENT**

- 7.1 The Purpose of the Public Hearing is to Receive Input from the Public, either Oral or Written, in Regards to a Proposed Ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas by amending Section Eleven, Supplemental District Regulations, of Article 12.200, Zoning Ordinance retained, to change the Definition of where a Fence can be Located in Dwelling District "A"; Providing a Penalty in an Amount not to Exceed \$2,000.00 for any Violation of any Provision of this Ordinance with each day Constituting a new Violation; and Providing for Severability

The public hearing was called to order at 8:14 p.m.

Chairman Hoffman spoke in regards to the proposed changes to the ordinance.

- 7.2 Close Public Hearing

The public hearing adjourned at 8:18 p.m.

- 7.3 Discussion and Possible Action in Regards to a Proposed Ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas by amending Section Eleven, Supplemental District Regulations, of Article 12.200, Zoning Ordinance retained, to change the Definition of where a Fence can be Located in Dwelling District "A"; Providing a Penalty in an Amount not to Exceed \$2,000.00 For any Violation of any Provision of this Ordinance with each day Constituting a new Violation; and Providing for Severability

Council Member Vajdos motioned, Council Member Bothe seconded, to approve Ordinance No. 2016-11, amending the Code of Ordinances of the City of Spring Valley Village, Texas by amending Section Eleven, Supplemental District Regulations, of Article 12.200, Zoning Ordinance retained, to change the definition of where a fence can be located in Dwelling District "A"; providing a penalty in an amount not to exceed \$2,000.00 for any violation of any provision of this ordinance with each day constituting a new violation; and providing for severability. Motion carried 4-0.

Council Member Stai motioned, Council Member Carpenter seconded, to take item 13.1 out of order. Motion carried 4-0.

## **13. DISCUSSION ITEMS/ACTION ITEMS**

- 13.1 Discussion and Possible Action in Regards to the Appointment of a New Member to the Board of Adjustment

Building Official Flores stated that he worked with Mr. Krueger in the past at the City of Sugar Land and felt that he would be an asset to the Board of Adjustment.

Council Member Carpenter motioned, Council Member Stai seconded, to appoint Cameron Krueger to the Board of Adjustment. Motion carried 4-0.

**8. PUBLIC HEARING – PROPOSED BUDGET & TAX RATE**

- 8.1 The purpose of the Public Hearing is to receive input from the public, either oral or written, regarding the City's Proposed Fiscal Year 2016-2017 General Budget

The public hearing was called to order at 8:22 p.m.

No public comments were made.

- 8.2 Close the Public Hearing

The public hearing adjourned at 8:22 p.m.

- 8.3 Proposed Ordinance of the City Council of the City of Spring Valley Village, Texas, Approving the Annual Budget of the City for the Fiscal Year Thereof Commencing on the 1st Day of October 2016, and Ending on the 30th Day of September 2017; and Providing an Effective Date

Council Member Stai motioned, Council Member Bothe seconded, to approve Ordinance No. 2016-10, approving the annual budget of the City for the fiscal year thereof commencing on the 1st day of October 2016, and ending on the 30th day of September 2017; and providing an effective date. Ay-3, Nay-1, Abstain-0, motion carried 3-1.

- 8.4 Adoption of Tax Rate of \$0.350711 per \$100 Valuation for Purpose of Funding the Maintenance and Operation of the City

Council Member Stai motioned, Council Member Vajdos seconded, to approve adoption of the tax rate of \$0.350711 per \$100 valuation for purpose of funding the maintenance and operation of the City. Ay-3, Nay-1, Abstain-0, motion carried 3-1.

- 8.5 Adoption of Tax Rate of \$0.082789 per \$100 Valuation for Purpose of Funding the Interest and Sinking Fund of the City

Council Member Carpenter motioned, Council Member Stai seconded, to approve adoption of the tax rate of \$0.082789 per \$100 valuation for purpose of funding the interest and sinking fund of the City. Motion carried 4-0.

- 8.6 Ratification of the Tax Rate Reflected in the City's Adopted Budget

Council Member Stai motioned, Council Member Bothe seconded, to open the item up for discussion.

Council Member Stai amended his motion, Council Member Vajdos seconded, to approve that the property tax rate be increased by the adoption of a tax rate of 0.433500, which is effectively a 3.00 percent increase in the tax rate. Ay-3, Nay-1, Abstain-0, motion carried 3-1.

- 8.7 Proposed Ordinance Providing for the Levy and Collection of Ad Valorem Taxes

by the City of Spring Valley Village, Texas, for the Year 2016; Providing for the Date on Which Such Taxes Shall be Due and Payable; Providing for Penalty and Interest on all Taxes not Timely Paid; Repealing all Ordinances or Parts of Ordinances Inconsistent in Conflict Herewith; and Providing for Severability

Council Member Carpenter motioned, Council Member Stai seconded, to approve Ordinance No. 2016-09, providing for the levy and collection of ad valorem taxes by the City of Spring Valley Village, Texas, for the Year 2016; providing for the date on which such taxes shall be due and payable; providing for penalty and interest on all taxes not timely paid; repealing all ordinances or parts of ordinances inconsistent in conflict herewith; and providing for severability. Motion carried 4-0.

**9. RECEIPT OF REPORTS**

9.1 Mayor Tom Ramsey

- Bingle Area Survey

Mayor Ramsey gave his report.

9.2 Council Member Allen Carpenter – Village Fire Department Commissioners Meeting

Council Member Carpenter gave his report.

9.3 Council Member Marcus Vajdos – Planning & Zoning Commission Meeting

Council Member Vajdos stated that everything was vetted by the Commission earlier in the meeting.

9.4 Council Member Trey Moeller – Civic Activities Board Meeting

Council Member Moeller did not attend the meeting.

9.5 Asst. Chief of Police Evans

Asst. Chief Evans gave the police report.

9.6 Public Works Director Erik Tschanz

Public Works Director Tschanz gave his report.

9.7 City Treasurer Michelle Yi

City Treasurer Yi gave her report.

9.8 City Administrator Stephen Ashley

- City Hall / Police Department Progress

City Administrator Ashley gave his report.

**11. 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 separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

11.1 Meeting Minutes for City Council Meeting on August 23, 2016

- 11.2 Meeting Minutes for City Council Meeting on September 6, 2016
- 11.3 Meeting Minutes for City Council Meeting on September 13, 2016
- 11.4 Pay Estimate No. 6 for Spring Oaks East & West Project
- 11.5 Pay Estimate No. 13 for Reconstruction of Cedarbrook Drive, Lanell Lane, Cedardale Drive
- 11.6 Pay Application No. 3 for Construction of City Hall & Police Department

Council Member Carpenter motioned, Council Member Stai seconded, to approve all items on the consent agenda. Motion carried 4-0.

**12. AUTHORIZATIONS/RESOLUTIONS/ORDINANCES**

- 12.1 An Ordinance of the City of Spring Valley Village, Texas, Adopting "Amendment No. 2" to the Original Budget of the City of Spring Valley Village, Texas, for Fiscal Year 2015-2016; Funding Certain Obligations of the City During the Budget Period Necessary for the Provision of City Services; Containing Findings; Providing for Severability; and Providing Other Details Relating to the Subject

Council Member Stai motioned, Council Member Carpenter seconded, to approve Ordinance No. 2016-08, adopting "Amendment No. 2" to the Original Budget of the City of Spring Valley Village, Texas, for Fiscal Year 2015-2016; funding certain obligations of the City during the budget period necessary for the provision of city services; containing findings; providing for severability; and providing other details relating to the subject. Motion carried 4-0.

**13. DISCUSSION ITEMS/ACTION ITEMS**

- 13.3 Discussion and Possible Action on Location of New Public Works Building

Council Member Stai motioned, Council Member Carpenter seconded, to open the item up for discussion.

Mayor Ramsey stated that the new Public Works building would be a 60'x40' building in the Southwest corner of the property.

No action was taken.

**14. EXECUTIVE SESSION**

None

**14. ADJOURNMENT**

Council Member Carpenter motioned, Council Member Stai seconded, to adjourn the meeting at 9:04 p.m.

Signed: \_\_\_\_\_

Tom Ramsey  
Mayor

Attest: \_\_\_\_\_

Roxanne Benitez  
Roxanne Benitez, TRMC, CCC II  
City Secretary