

**MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF SPRING VALLEY VILLAGE, TEXAS  
TUESDAY, FEBRUARY 26, 2019 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 6:14 p.m.

Members Present:

Mayor Tom Ramsey

Council Member Tom Donaho

Council Member Joy McCormack

Council Member Marcus Vajdos

Members Absent:

Mayor Pro-Tem Allen Carpenter

Council Member David Dominy

**2. INTRODUCTIONS**

Julie Robinson, City Administrator (left at 8:07 p.m.)

Roxanne Benitez, City Secretary

Alex Trevino, Deputy City Secretary

Arthur Faiello, Director of Public Works

Michelle Yi, City Treasurer

Oscar Arevalo, Building Official

David Dixon, Police Commissioner

Mark Schulze, Police Captain

Loren Smith, City Attorney

**3. PROCLAMATIONS / ANNOUNCEMENTS**

3.1 Presentation of Life Saving Award to Commend Police Personnel for Swift Action in a Medical Crisis (Chief Evans)

Mayor Ramsey presented Life Saving Awards to Police Commissioner David Dixon, Officer Benito Alvarado, and Administrative Assistant to the Chief of Police Sandra Maldonado.

**4. PUBLIC COMMENTS**

4.1 Scott Luke, who lives at 8907 Echo Valley Drive, requested that an ordinance be created preventing houses to remain in the construction phase for long periods.

4.2 Will Neuhaus, who lives at 8925 Bace Drive, addressed Council concerning the ordinance establishing a No Parking zone on the south side of Bace Drive and requested that vehicles be allowed to park on both sides of Bace Drive.

**5. 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.

5.1 Minutes for City Council Meeting on January 22, 2019

5.2 Ordinance Number 2019-XX - AN ORDINANCE OF THE CITY 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. 10 TO THE PERSONNEL MANUAL, TO AMEND APPENDIX "A," "JOB ALIGNMENT AND SALARY RANGES FOR ALL CITY POSITIONS" TO INCLUDE A NEW POSITION HAVING THE JOB TITLE OF "ASSISTANT TO CITY ADMINISTRATOR" AND PLACED AT GRADE 9; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

Council Member McCormack made a motion to approve all items on the Consent Agenda, and Council Member Donaho seconded the motion. Motion carried 3-0.

### **OLD BUSINESS**

6. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** January 2019 Police Department Staff Report (Chief Evans):

Police Commissioner Dixon provided the report on behalf of Chief Evans.

1. Number of Calls for Service – 1,409
2. Number of Traffic Violations – 1,155
3. Number of K-9 Deployments – 136

7. **UPDATE, DISCUSSION AND POSSIBLE ACTION CONCERNING:** Activities of the Village Fire Department Commissioners Meeting on January 23, 2019 and Status of Village Fire Commission's Reinstatement of Bunker Hill Village as a Full Member of the Village Fire Department. (Council Member Carpenter / Mayor Ramsey)

Mayor Ramsey advised the Council that four of the Memorial Villages were in favor of preventing Bunker Hill Village's reinstatement into the Village Fire Department for a period of four years and added that Spring Valley Village approved a resolution on January 22, 2019 to approve the reinstatement of Bunker Hill Village no later than January 1, 2020. Mayor Ramsey also advised that the next Village Fire Department Commissioners meeting would be on February 27. City Administrator Julie Robinson distributed copies of Piney Point Village's position concerning the reinstatement of Bunker Hill Village and the amendment to the Village Fire Department Interlocal Cooperation Agreement.

8. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Activities of the Planning and Zoning Commission Meeting of February 12, 2019. (Council Member Vajdos / City Attorney Loren Smith)

City Attorney Loren Smith advised that the Planning & Zoning Commission at the last meeting recommended agenda items 12 and 13.

**9. DISCUSSION AND DIRECTION CONCERNING:** Possible Construction Parking Restrictions for Bace Drive and/or City-Wide.

City Administrator Julie Robinson advised that, during the December 11, 2018 meeting, the City Council directed staff not to remove the No Parking zone on the south side of Bace Drive, but discussed parking restrictions for contractor vehicles. . City Attorney Loren Smith advised that Bunker Hill Village had City-wide parking restrictions for contractor vehicles and added that contractor vehicles had to be parked on the lot or could be parked on the street for thirty minutes or less. Ms. Robinson advised that those restrictions would be difficult to enforce. Will Neuhaus, who lives at 8925 Bace Drive, advised that there were other streets in Spring Valley Village that were narrow and did not have parking restrictions. There was discussion concerning the Council's basis for deciding not to remove the No Parking zone on the south side of Bace Drive during the December meeting.

After discussion, it was the consensus of the Council not to proceed with establishing construction parking restrictions for Bace Drive or City-wide.

**10. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2019-XX - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, ARTICLE 1.800, RULES AND REGULATIONS OF PUBLIC PARKS, OF THE CODE OF ORDINANCES OF THE CITY, BY AMENDING SECTION 1.803, OFFENSES, OF ARTICLE 1.800, RULES AND REGULATIONS OF PUBLIC PARKS TO ALLOW DOMESTIC DOGS AND DOMESTIC CATS ON A LEASH IN PUBLIC PARKS; PROVIDING FOR SEVERABILITY, PROVIDING A SAVINGS CLAUSE AND EFFECTIVE DATE; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR PUBLICATION.

Mayor Ramsey read the Ordinance by caption only. Council Member Vajdos made a motion to approve Ordinance No. 2019-04, and Council Member Donaho seconded the motion. Motion carried 3-0.

**11. DISCUSSION AND DIRECTION CONCERNING:** Draft Residential Neighborhood Traffic Calming/Control Policy.

City Administrator Julie Robinson presented the draft policy to the Council and advised that she, Director of Public Works Arthur Faiello, and Intern Forrest Williams worked on the policy. While no action was expected that evening, City staff wanted to give Council an opportunity to review it and then be able to discuss the policy and any revisions at the next meeting. After a short discussion, it was the direction of the Council to discuss the draft policy at the April 23 City Council meeting with possible action on the policy during the May 21 City Council meeting.

**NEW BUSINESS**

**12. CONDUCT A PUBLIC HEARING CONCERNING:** Ordinance No. 2019-XX - AN ORDINANCE OF THE CITY COUNCIL 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 SECTIONS 03:C-01, 03:F, 03:G-02, AND 05:02.01, RELATED TO GARAGES, CARPORTS AND PORTE-COCHERES; PROVIDING FOR THE INCORPORATION OF

PREAMBLE; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

Mayor Ramsey opened the Public Hearing at 7:05 p.m.

A. Presentation of Proposed Ordinance by City Attorney

City Attorney Loren Smith presented the proposed zoning text revisions and advised that the proposed changes help clarify the regulations for carports and porte-cocheres.

B. Those In Favor

None.

C. Those Opposed

None.

D. Adjourn Public Hearing

Mayor Ramsey adjourned the Public Hearing at 7:07 p.m.

13. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance No. 2019-XX - AN ORDINANCE OF THE CITY COUNCIL 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 SECTIONS 03:C-01, 03:F, 03:G-02, AND 05:02.01, RELATED TO GARAGES, CARPORTS AND PORTE-COCHERES; PROVIDING FOR THE INCORPORATION OF PREAMBLE; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

Mayor Ramsey read the Ordinance by caption only. Council Member Vajdos made a motion to approve Ordinance No. 2019-05, and Council Member Donaho seconded the motion. Motion carried 3-0.

14. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution No. 19-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A PROPOSAL FOR CONCEPTUAL DESIGN SERVICES BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND CLARK CONDON AND ASSOCIATES, INC. FOR PHASE II PARK IMPROVEMENTS; 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 Ramsey read the Resolution by caption only. Council Member Vajdos made a motion to approve Resolution Number 19-03, and Council Member McCormack seconded the motion. Motion carried 3-0.

15. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance No. 2019-

XX: AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, DECLARING UNOPPOSED CANDIDATES IN THE MAY 4, 2019 GENERAL CITY ELECTION ELECTED TO OFFICE; PROVIDING FOR THE INCORPORATION OF PREAMBLE; CANCELING THE MAY 4, 2019 GENERAL CITY ELECTION; PROVIDING A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

Mayor Ramsey read the Ordinance by caption only. Council Member Vajdos made a motion to approve Ordinance No. 2019-06, and Council Member McCormack seconded the motion. Motion carried 3-0.

**16. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution No. 19-XX – Flood Mitigation Project Priorities from HCFCFCD 2018 Bond Election

Mayor Ramsey read the Resolution by caption only. City Administrator Julie Robinson briefed the Council on the activities that resulted in the proposed Resolution and advised that the Harris County Commissioners Court would be meeting on March 12, 2019 regarding the re-prioritization of bond projects that were approved at the August 2018 election. She advised that the proposed resolution would support the bond projects that were approved by the public. After discussion, Council Member Donaho made a motion to approve Resolution Number 19-04, and Council Member Vajdos seconded the motion. Motion carried 3-0.

**17. BRIEFING AND DISCUSSION CONCERNING:** Quarterly Investment Report For Period Ending December 31, 2018.

City Treasurer Michelle Yi presented the Quarterly Investment Report for the period ending December 31, 2018.

**18. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** New Performance Issues with Existing Ground Water Well #1 and Recommendation For Rehabilitation of the Well.

Director of Public Works Arthur Faiello briefed the City Council concerning mechanical problems with Ground Water Well #1 and advised that action needed to be taken immediately to prevent a total loss of the well. Mr. Faiello requested that up to \$250,000 be approved for rehabilitation of water well #1 and that City staff had identified funding available in the current FY 2019 Budget to cover the costs of the rehabilitation. City Administrator Julie Robinson advised that though they were requesting up to \$250,000, City staff anticipates that the rehabilitation cost will be more in the range of \$150,000-\$175,000. Council Member McCormack made a motion to approve the recommended rehabilitation of water well #1 in an amount not to exceed \$250,000, and Council Member Vajdos seconded the motion. Motion carried 3-0.

**19. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Briefing by City Administrator:

1. Status of Hilldale, Bade & Cardwell Paving and Utility Improvements Project

Director of Public Works Arthur Faiello advised that the notice to proceed was issued on Monday, February 25, staging and mobilization of equipment could start on March 5, and that a letter would be sent to affected residents in that area.

2. Status of New Water Well Project

City Administrator Julie Robinson advised that the bid closing was on February 19, and two bids were received – both of which were almost \$1 million over the engineer’s construction estimate. She added that the City’s engineers for this Project are reviewing the reasons for the high bids, and approval recommendation on the bid would be on the March 26 City Council agenda.

3. **Status of Automated Meter Project**

Director of Public Works Arthur Faiello advised that he was working on the first phase, which was communication, infrastructure, and software. Mr. Faiello also advised that the physical meter installation was scheduled to begin in early April.

4. **Status of Series 2019 Certificates of Obligation**

City Administrator Julie Robinson advised that the closing on the certificates of obligation had occurred and that the funds had been transferred into the City’s account. Ms. Robinson also advised that they were moving forward with all bond projects.

**20. 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:**

20.1 Section 551.087 – Discuss or deliberate regarding commercial or financial information that the City of Spring Valley Village has received from a business prospect that the City of Spring Valley Village seeks to have locate, stay or expand in or near the City and which the City of Spring Valley Village is conducting economic development negotiations.

20.2 Section 551.074 – Personnel Matter – Discussion to Deliberate the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of the Police Chief.

Council adjourned into the Executive Session at 7:36 p.m.

**21. RECONVENE**

The City Council meeting reconvened at 8:31 p.m.

**22. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Matters Discussed In Executive Session**

No action was taken.

**23. ADJOURNMENT**

Council Member Vajdos made a motion to adjourn the meeting at 8:32 p.m., and Council Member McCormack seconded the motion. Motion carried 3-0.

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

Tom S. Ramsey  
Mayor

Attest:

  
\_\_\_\_\_  
Roxanne Benitez, TRMC, CPM, CMCO  
City Secretary