

**MINUTES OF THE SPECIAL CITY COUNCIL MEETING  
CITY OF SPRING VALLEY VILLAGE, TEXAS  
TUESDAY, MARCH 28, 2023 AT 5:00 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 Vajdos at 5:04 p.m.

Members Present:

Mayor Marcus Vajdos

Mayor Pro Tem Allen Carpenter

Council Member Steve Bass

Council Member Bo Bothe (arrived at 5:07 p.m.)

Council Member David Dominy

Council Member Joy McCormack

Members Absent:

None.

**2. DISCUSSION AND POSSIBLE DIRECTION CONCERNING: Review of Current Capital Improvement Program, Consideration of Re-Prioritization of and Possible Additional Capital Projects.**

Acting City Administrator Zachary Meadows provided an overview of the City's Capital Improvement Program during the March 28, 2023, Council Workshop and requested direction from the Council regarding any changes or re-prioritization of any current projects.

With regard to the General Fund Capital Projects, beginning with the Brighton Place Paving and Utility Improvement Project, City staff is continuing to work with CobbFendley on the engineering design for the project. Currently, the project is between the 30% and 60% design phase, and there has been an increase to the overall cost for this project based on in-line detention addition that has been proposed and is needed and market driven increased construction costs.

Charles Eastland from CobbFendley addressed the Council to answer questions from Council Member Dominy and Council Member Bass about the addition of the in-line detention and the overall cost changes for the project. Mr. Eastland explained that the original cost was provided from an earlier construction estimate done by another organization and that information had not been updated throughout the years. Council requested that, going forward, City staff add a better gauge of projects that will be upcoming, to stay up to date on potential construction costs.

Jennifer Steen, also from CobbFendley, addressed the Council with concerns on the major pricing difference that can be seen for the Brighton Place Paving & Utility Improvement Project. They estimate that the original engineering done for the project assumed and projected that the same size would just replace the sewer size that is currently in place, but the drain analysis done by CobbFendley based on 100-year floodplain and Atlas-14 found that the sewer sizing was significantly undersized. With no place for a detention pond in Brighton Place to help with any water that would collect from a storm, the solution was the

in-line detention system, which will be provided by a box culvert of significant size. In order to help reduce the cost CobbFendley recommends to pipe bursting. While there would be some locations where there will be a need for new sanitary sewer lines, they have looked at minimizing where possible. Mayor Vajdos and Council Member Carpenter mentioned that there had been some pipe bursting in the past, and Acting City Administrator let Council know that information had been relayed and provided to CobbFendley and could further drive the cost down if there was no need to do again. At this time, Mr. Meadows asked for direction on the curbs that will be done for the project as currently, all Brighton Place streets have the 6" by 6" Curbs (Monument); however, based on the adopted Infrastructure Design Manual, City Council adopted a policy that all local streets would have the 4" by 12" Curbs (Rollover). Direction provided by Council was to move forward with the rollover curb as approved in the Infrastructure Design Manual.

Acting City Administrator Zachary Meadows informed Council that the Cedarspur (West of Bingle) and Burkhart (East of Bingle) Paving & Utility Improvements is set to be posted for bids on March 29, 2023, with an eventual bid opening on April 28, 2023. City staff received an updated cost estimate from Gessner Engineering in the fall of 2022 of \$3,226,649.14 (this is not including remaining engineering costs and inspection service costs). This is a difference of \$1,528,561.14 from what was previously reflected in the CIP due to market increases. This project also reflects an amount that has had a static overall total cost, accounting for the vast difference along with the market increases. Mayor Vajdos requested that going forward, there be an addition of a column that lists when the costs or numbers reflected are updated to have that as additional tracking for the projects.

Krist Drive Storm Sewer Outfall between the residences of 1214 Krist and 1218 Krist Drive has experienced significant erosion and is in immediate need of repair to ensure minimal property loss. City Council approved the proposal with CobbFendley for the design of the Krist Drive Outfall Reconstruction at the November 15, 2022, City Council Meeting. In January, staff was provided with the final design and estimated cost of repairs for the project totaling \$294,690 (not including remaining engineering costs). Staff and the engineer are finalizing bid documents to be published in April. City Council gave the approval to move forward with the project for bidding.

At this time, Council Member Dominy made a request to Council that the Wild Oak Circle project be looked at and addressed sooner than the 5-year mark as that street is in need of attention.

#### Possible Additional Project for CIP for General Fund

- **Reprioritization of CIP and Useful Life Determination:** In 2011, the City had HDR create a Useful Life Analysis for City Infrastructure (Paving, Water, and Sanitary). As projects being constructed by bond funding are nearing completion, the staff suggests that the City seek a contract with a company to re-assess the City infrastructure and determine the priority of paving, water, and sewer Capital Improvements going forward. It was the consensus of Council to advance this project along.
- **Mickey Way Paving & Utility Improvements:** Following the 2022 CIP workshop, staff contacted CobbFendley & Associates, who performed a study of the Mickey Way Area Drainage. In November 2022, City Council was presented with the final report, which provided drainage improvements, in-line detention storage, and necessary service line

relocations for \$3,151,170. At this time, the Council wishes to not include Mickey Way Paving & Utility Improvements as a project for now but leave it as a possible project for the future. This could change as the reprioritization of street projects moves forward and is determined what the true useful life of the streets are now.

Utility Fund Capital Projects

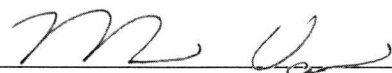
- **Refurbishing of Home Depot Lift Station:** This project was listed in the Utility Fund CIP for FY 2023 at \$165,000. Acting City Administrator Zachary Meadows indicated that during the March 2022 CIP workshop with Council, this project was discussed as substantially complete, which was inaccurate. In 2022, the Home Depot Lift Station completed minor renovations totaling \$12,987.23. City staff has a Conceptual Construction Cost Estimate from IDS Engineering in 2021 for \$390,980 (which includes engineering costs). The direction from Council to City staff for this project is that it be moved forward with priority.

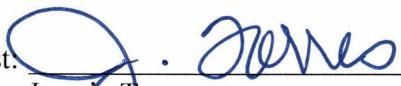
Cash-Funded Capital Projects

- Council Member Dominy raised his concern regarding Tamy Lane Bridge; Council would like for Staff to investigate improvements to ensure the area looks cleaner and easier to use for pedestrians and the existing residences abutting the area.

16. **ADJOURNMENT**

Council Member Dominy made a motion to adjourn the meeting at 6:01 p.m., and Council Member Bothe seconded the motion. Motion carried 5-0.

Signed:   
Marcus Vajdos  
Mayor

Attest:   
Jasmin Torres  
City Secretary

