

**MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF SPRING VALLEY VILLAGE, TEXAS  
TUESDAY, SEPTEMBER 26, 2023 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 Vajdos at 6:00 p.m.

Members Present:

Mayor Marcus Vajdos

Mayor Pro Tem Allen Carpenter

Council Member Steve Bass

Council Member David Dominy (via teleconference)

Council Member John Lisenby

Council Member Joy McCormack

Members Absent:

None.

**2. PLEDGE OF ALLEGIANCE**

2.1 American Flag

2.2 Texas Flag

Noah Payton an Eagle Scout of Troop 478 led the City Council, City staff, and visitors in the Pledge of Allegiance during the Regular City Council Meeting.

**3. INTRODUCTIONS**

John McDonald, City Administrator

Jasmin Torres, City Secretary

Zachary Meadows, Director of Community Development

Kristina Watson, Public Works Director

Brent Walker, City Treasurer

Loren Smith, City Attorney

Mark Schulze, Police Chief

David Dixon, Police Commissioner

**4. PROCLAMATIONS / ANNOUNCEMENTS / SWEARING-IN**

4.1 Administer Oaths of Office

- Council Member David Dominy

This item will be addressed and completed at the October Regular Council meeting as Council Member Dominy was in attendance via teleconference.

**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 PUBLIC COMMENTS (THREE MINUTE LIMIT)

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 Paige Cane, who lives at 8717 Lanell Lanel, introduced herself to the Council and stated she was in attendance for her communication badge.

5.2 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.

5.2(a) Brian Schmulen, 8420 Burkhart Road, Concerns with Cedarspur (West of Bingle) & Burkhart (East of Bingle) Paving & Utility Improvements Project and burying utilities.

Mr. Schmulen addressed the Council with his concerns regarding the burying of utility lines on Cedarspur (West of Bingle) and Burkhart (East of Bingle). His questions and concerns are with regard to the undertaking this project would require. Mr. Schmulen states that his concerns as well as his neighbors are what they will be left with once the project has been completed. To his understanding, the street will be expanded by eight (8) feet on each side and a new sewer line will be installed, which would require the removal of several trees. Currently, the homes on these streets have old utility lines, transformers that have blown out and have caused numerous home fires, electrical poles that have split, and because of these issues, the residents of these streets would like to have the electric lines buried. At this time, Mr. Schmulen presented the Council with photos of different addresses that showed all of the issues he was addressing.

Mayor Vajdos addressed Mr. Schmulen's concerns and clarified some of the items addressed. Regarding when the streets are worked on, there is a priority list that the City has worked on for the last ten (10) years. In 2011, the City decided on the twenty (20) foot curb and gutter standard after the Mickey Way project, which was done without that standard and now has an estimate of over five million

dollars (\$5,000,000.00) for the correction after spending one point eight million (\$1,800,000.00) fifteen (15) years ago for a fifty (50) year street. The standard has been set and used for all street projects for this reason. Both Council Members Bass and McCormack reiterated that this work completed was done in the City right-of-way areas and also expressed their surprise regarding the estimate they have received from CenterPoint as they estimate the City was provided with was vastly different. After much more discussion, Mr. Schmulen asked for an update on the project and the bid awarding process. Director of Community Development Zach Meadows informed Mr. Schmulen that the bid is going out on September 27<sup>th</sup> and is open until the end of October. The City will then be looking to award the bid in December and then commence the project after the holidays.

Council Member Carpenter addressed Mr. Schmulen regarding the City being able to assist as he would like because of funding. Under state law, the City is required to only spend money on things that are a benefit to the municipality. The residents of Burkhart Road are asking about another service and equipment that is owned by another entity, which in this case is CenterPoint. For that reason, as Council Member Carpenter explains it is his belief that the City can not spend the money to bury those utility lines as they are requesting. The City could asses those properties and the residents could pay for that improvement over the course of time, but having the City fund that would violate the statute.

## **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 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 Minutes for Special Called City Council Meeting on August 22, 2023
- 6.2 Approval of Pay Estimate No. 3 - Final Pay Estimate for Krist Outfall Reconstruction Project to On Par Civil Services, LLC in the amount of \$25,190.00.

Council Member McCormack made a motion to approve all items on the Consent Agenda, and Council Member Bass seconded the motion. Motion carried 5-0.

## **7. RECESS REGULAR CITY COUNCIL MEETING**

- 7.1 Regular Meeting of the Board of Directors of the Spring Valley Legacy Fund, Inc.  
The Regular meeting of the City Council recessed at 6:32 p.m.

## **8. RECONVENE MEETING OF CITY COUNCIL**

The Regular meeting of the City Council reconvened at 6:40 p.m.

## OLD BUSINESS

**9. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Appointments / Reappointments to Boards and Commissions:**

- A. Planning & Zoning Commission
- B. Board of Adjustment

Mayor Vajdos advised that several applications were submitted and provided his recommendations for appointments and reappointments. At this time, the new members appointed for the Planning and Zoning Commission and the Board of Adjustments addressed the Council with a quick introduction of themselves. Council Member Lisenby made a motion to re-appoint Trey Hoffman as Chairman, Patrick Johnson, Jerry Kent, and Brad Jones as Regular Members, and Jarrad Bourger as an Alternate Member to the Planning & Zoning Commission and Council Member Dominy seconded the motion. Motion carried 5-0. The recommendation by Mayor Vajdos for the Board of Adjustments was to re-appoint Kenneth Schneider as a Regular Member, re-appoint Susan Diehl and Travis Wells as Regular Members from Alternate Members, and then to appoint Nathan Carroll, Lance Lee, and Salim Ahmed as Alternate Members. Council Member made a motion to approve Mayor Vajdos' recommendations for appointments to the Board of Adjustments, and Council Member Carpenter seconded the motion. Motion carried 5-0.

**10. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: August 2023 Police Department Staff Report (Chief Schulze):**

In Chief Schulze's absence, Seargent Menchaca gave the August 2023 Police Department Staff Report.

1. Number of Calls for Service – 3,559
2. Number of Traffic Violations – 1,090
3. National Night Out is October 3<sup>rd</sup> from 6:00 p.m. to 9:00 p.m. on the 8300 block of Burkhardt Circle and 91 Ben Hurt Court and in Hilshire on the 8000 block of Bromley from 5:00 p.m. to 8:00 p.m.
4. On October 5<sup>th</sup> at 6:30 p.m. at the mental health center on Wirt Road and Westview, Commissioner Ramsey and the Spring Valley Police Commissioner and Police Department will be hosting a public safety forum.
5. A new officer, Officer Matthew Rodriguez has recently been hired. He comes with previous experience having worked with Bellaire PD, Harris County Precinct 7, and is currently in the FTO program.
6. Captian Lain provided and updated on the Axon cameras with details about how they work, and what they can and will do, as well as providing examples for the Council to hold and see.
7. Police Commissioner Dixon stated that he has requested a PD workshop prior to the next Council Meeting to deliver the strategic report that has been worked on.
8. Police Commissioner Dixon informed the Council that last month the Police Department hosted the Texas Commission on Law Enforcement (TCOLE), which is the governing agency for police departments.

**11. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: Activities of the Village Fire Department Commissioners Meeting on August 23, 2023, and Any**

Special Meetings That May Have Occurred since August 23, 2023. (Mayor Pro-Tem Carpenter / Council Member Lisenby)

At this time, Chief Miller gave a brief report to the Council regarding the Village Fire Department.

1. Staffing – There is currently one employee on light duty and he will be released to regular duty as a captain on a shift at the end of the year by his physician. Currently, there is one firefighter who is out and waiting for worker’s comp to clear his physician to be seen.
2. Apparatus – There is one fire engine that is in the shop receiving maintenance, and repairs, and will be ready in a week.
3. Incidents – There was a major fire incident in Hedwig Village at Goode Co. BBQ Company but it was a low-damage fire and they were able to open the following day in the evening. In August, there were sixteen (16) fire incidents, twenty (20) EMS incidents, and one non-emergency service call for a total of thirty-seven (37) Spring Valley incidents. The average response time is four (4) minutes and thirty-three (33) seconds.
4. Projects – Currently, there is still work being done on the main and annex roof. Both projects are at about ninety percent (90%) to move forward.
5. Applicants – The Fire Department is currently reviewing applications for open positions to be filled at the beginning of the year and to backfill for Fire Marshal Rusty Katner who has now retired as of September 8<sup>th</sup>.
6. Certifications – Paramedics were re-certified in Pediatric Advanced Life Support (PALS) in August. The Fire Department will be maintaining its ISO grade of level 1.
7. Events – September 11<sup>th</sup> was Patriot’s Day. The Fire Department participated at the Memorial City Hospital flag-raising ceremony and at Hunter’s Creek Elementary lunch with a hero.
8. Commission Meeting Updates – It was discussed at the last meeting to look into Texas Class Investments to accrue interest on the Fire Department funds. The 2012 ambulance has been advertised for sale.

**NEW BUSINESS**

- 12. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance No. 2023-XX - AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE 2023 CERTIFIED APPRAISAL ROLL; 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 McCormack made a motion to approve Ordinance No. 2023-11, and Council Member Carpenter seconded the motion. Motion carried 5-0.

- 13. CONDUCT A PUBLIC HEARING CONCERNING:** Proposed Fiscal Year 2023-2024 Budget.

Mayor Vajdos opened the Public Hearing at 7:13 p.m.

- A. Staff Presentation

City Treasurer Brent Walker presented the budget for the Fiscal Year 2023-2024 that incorporated all of the changes and direction from the Council during the August 22, 2023, meeting.

B. Those In Favor

None.

C. Those Opposed

None.

D. Adjourn Public Hearing

Mayor Vajdos adjourned the Public Hearing at 7:14 p.m.

- 14. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2023-XX – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING AND ADOPTING A BUDGET FOR THE CITY OF SPRING VALLEY VILLAGE, TEXAS, FOR FISCAL YEAR 2023-2024; MAKING APPROPRIATIONS FOR THE CITY FOR SUCH FISCAL YEAR AS REFLECTED IN SAID BUDGET; PROVIDING FOR THE INCORPORATION OF PREAMBLE; MAKING CERTAIN FINDINGS AND CONTAINING CERTAIN PROVISIONS RELATING TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE.

Mayor Vajdos read the Ordinance by caption only. Council Member Dominy made a motion to approve Ordinance No. 2023-10, and Council Member Bass seconded the motion. City Secretary Jasmin Torres recorded individual votes from each Council Member. Council Members Bass, Carpenter, Lisenby, Dominy, and McCormack voted ‘Aye’. No ‘Nay’ votes were given. Motion carried 5-0.

- 15. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ratification of Increased Property Tax Revenues Reflected in the Fiscal Year 2023-2024 Budget Adopted Pursuant to Ordinance Number 2023-XX.

Council Member Dominy made a motion to approve the Ratification of Increased Property Tax Revenues and Council Member Carpenter seconded the motion. Motion carried 5-0

- 16. CONDUCT A PUBLIC HEARING CONCERNING:** Fiscal Year 2023-2024 Proposed Tax Rate of \$0.405000 per \$100 in Assessed Value For The Fiscal Year Beginning October 1, 2023 And Ending September 30, 2024.

Mayor Vajdos opened the Public Hearing at 7:17 p.m.

A. Staff Presentation

City Treasurer Brent Walker presented the Proposed Tax Rate for The Fiscal Year Beginning October 1, 2023, and ending September 30, 2024.

B. Those In Favor

None.

C. Those Opposed

None.

D. Adjourn Public Hearing

Mayor Vajdos adjourned the Public Hearing at 7:18 p.m.

- 17. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Setting A Debt Service Tax Rate Of \$0.05517 Per \$100 Of Assessed Valuation Of All Taxable Property Within The Corporate Limits Of The City For Tax Year 2023.

Council Member McCormack made a motion to approve the setting of a Debt Service Tax Rate of \$0.05517 per \$100 of Assessed Valuation for Tax Year 2023, and Council Member Bass seconded the motion. Motion carried 5-0.

- 18. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Setting A Maintenance and Operations Tax Rate Of \$0.33983 Per \$100 Of Assessed Valuation Of All Taxable Property Within The Corporate Limits Of The City For Tax Year 2023.

Council Member McCormack made a motion to approve the setting of a Maintenance and Operations Tax Rate of \$0.33983 per \$100 of Assessed Valuation for Tax Year 2023, and Council Member Carpenter seconded the motion. Motion carried 5-0.

- 19. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2023-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE 2023 AD VALOREM TAX (DEBT) RATE AND LEVY OF \$0.05517 PER HUNDRED DOLLARS OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AND APPROVING THE 2023 AD VALOREM TAX (MAINTENANCE AND OPERATION) RATE AND LEVY OF \$0.33983 PER HUNDRED DOLLARS OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY; PROVIDING FOR THE ASSESSMENT, LEVY AND COLLECTION OF AD VALOREM TAXES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, FOR THE YEAR 2023 AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED; PROVIDING THE DATE ON WHICH SUCH TAXES SHALL BE DUE AND PAYABLE; PROVIDING FOR PENALTY AND INTEREST ON ALL TAXES NOT TIMELY PAID; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

Mayor Vajdos read the Ordinance by caption only. Council Member McCormack made a motion to approve the Ordinance as presented, and Council Member Carpenter seconded the motion. City Secretary Jasmin Torres recorded individual votes from each council member. Council Members Bass, Carpenter, Dominy, Lisenby, and McCormack voted ‘Aye’. No ‘Nay’ votes were given. Motion carried 5-0.

- 20. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Briefing by City Staff:

1. Status of Brighton Place Paving & Utility Improvements Project

Director of Public Works Kristina Watson informed Council that the City has received one hundred percent (100%) final design from CobbFendley. There is a meeting scheduled with City staff for September 29<sup>th</sup> for some clarification on questions regarding the design and then it will be ready to go out to bid.

2. Update of Bingle Road Diet

Director of Public Works Kristina Watson informed the Council that the City has received the updated proposal from the contractor, Lonestar Pavement and Ms. Watson met with them today. The City of Houston has mobilized and has begun putting signs up to begin work on their side. City staff is still evaluating the proposal that was received. Ms. Watson stated that she informed the contractor that the City is not ready to sign the proposal to begin work. The Council asked Ms. Watson to prepare a communication notification to send out to City residents regarding the work to be done and asked for the Police Department to begin thinking of a plan for traffic flow and how that area will work and flow before and during the work to be completed.

**21. 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:

21.1 Section 551.071. Consultation with Attorney regarding pending or contemplated litigation or a matter in which the duty of the City Attorney requires to be discussed in a closed meeting.

21.2 Section 551.074 – Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of the Police Chief.

21.3 Sec. 551.087 - Deliberation Regarding Economic Development Negotiations: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

Council adjourned into the Executive Session at 7:39 p.m.

**22. RECONVENE**

The City Council meeting reconvened at 8:17 p.m.

**23. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Matters Discussed in Executive Session.

None.

**24. ADJOURNMENT**

Council Member Carpenter made a motion to adjourn the meeting at 8:17 p.m., and Council Member Bass seconded the motion. Motion carried 5-0.



Signed: M. Vajdos  
Marcus Vajdos  
Mayor

Attest: J. Torres  
Jasmin Torres  
City Secretary



Signed:   
\_\_\_\_\_  
Marcus Vajdos  
Mayor

Attest: \_\_\_\_\_  
Jasmin Torres  
City Secretary