

THE CITY OF VALLEY VIEW  
BOARD OF ALDERMAN  
WILL CONDUCT A RAILROAD WORKSHOP  
TUESDAY, FEBRUARY 13, 2018 AT 6:30PM

Signed and posted this the 8th day of February, 2018 on the front of Valley View City Hall.



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Cynthia Ritchie, Executive City Secretary

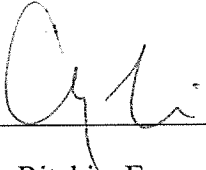
CANCELLED FEB 12 2018

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NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Valley View Board of Alderman will hold a Public Hearing on the 08<sup>th</sup> day of February, 2018 at 7:00 pm at the Valley View City Hall, located at 308 West O'Buch Street, to consider Charles Dobb's request for a variance located at 600 S. Lee Street.

Signed this the 12<sup>th</sup> day of January, 2018.

A handwritten signature in black ink, appearing to read 'C. Ritchie', is written over a horizontal line.

Cynthia Ritchie, Executive City Secretary

REGULAR MEETING OF THE BOARD OF ALDERMAN  
FOR THE CITY OF VALLEY VIEW, TEXAS

**AGENDA**

Date: Thursday, February 8, 2018

Time: 7:00 p.m.

Place: Valley View City Hall

Call meeting to order-Mayor Joshua Brinkley

Pledge of Allegiance & Invocation

Mayor Comments

Audience Discussion

- Item 1** Public Hearing for Charles Dobb's request for variance at 600 S. Lee, non-action item.
- Item 2** Discuss and consider Pearce's request to replat 402 Church Street, possible action.
- Item 3** Discuss and consider Pearce's request for alleyway at 402 Church Street, possible action.
- Item 4** Discuss and consider Joel Wilhite's request to re-zone the North West corner of Cross Street and Armstrong from SF1 to TF, possible action.

- Item 5** Discuss and consider Joel Wilhite's request to approve Subdivision plat for the North West corner of Cross Street and Armstrong, possible action.
- Item 6** Discuss and consider Cody Martindale's request for variances for planned development on North Pecan Creek Trail, possible action.
- Item 7** Update from the Valley View Vision Committee, possible action.
- Item 8** Chamber of Commerce Report, non-action item.
- Item 9** Discuss and consider Ordinance 02082018, prohibiting heavy weight travel on Armstrong Street, possible action.
- Item 10** Discuss and consider Ordinance 0208201801, prohibiting heavy weight travel on Allen Street, possible action.
- Item 11** Discuss and consider Ordinance 0208201802, prohibiting heavy weight travel on Church Street, possible action.
- Item 12** Discuss and consider scheduling a special meeting for February, possible action.
- Item 13** EXECUTIVE SESSION: THE COUNCIL MAY ENTER INTO CLOSED OR EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:
- 551.072, Deliberation about Real Property
  - 551.074, Personnel Matters
  - 551.086 Deliberation about Certain Public Power Utilities Competitive Matters
  - 551.087, Deliberation Regarding Economic Development Negotiations

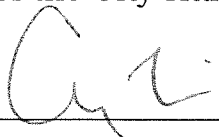
**Item 14** CONSIDER ACTION ARISING FROM EXECUTIVE SESSION.

**Item 15** Consent items: all items with (\*) asterisk are considered to be routine by the Board of Alderman, and will be enacted with one motion. There will not be a separate discussion of these items unless a member of the Board or a Citizen so request, in which event these items will be removed from the general order of business and considered in normal sequence.

- Approve January budget reports for General, Disposal and Police/Municipal Court
- Approve check register for month of January
- Approve minutes from January regular meeting
- Report from Sewer
- Report from Water
- Report from Park
- Report from Maintenance
- Report from Fire
- Report from Police

**Item 16** Consider a motion to adjourn, possible action.

Signed and posted on this the 05<sup>th</sup> day of February, 2018 at 5:00 pm on the front of the City Hall, 308 West O'Buch, Valley View, TX 76272.



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Cynthia Ritchie, Executive City Secretary

MINUTES FOR THE REGULAR HELD MEETING OF THE BOARD OF ALDERMAN FOR  
THE CITY OF VALLEY VIEW, TEXAS

The Valley View Board of Alderman held a regular called meeting on Thursday, February 8, 2018 at Valley View City Hall. Mayor Brinkley called the meeting to order, and a quorum was present. Mayor Brinkley led the group in the Pledge of Allegiance and invocation.

There were no mayor comments.

There was no one present for audience discussion.

Item one on the agenda was a public hearing for Charles Dobb's request for a variance at 600 S. Lee, non-action item. No one was present for the public hearing.

Item two on the agenda was to discuss and consider the Pearce's request to re-plat 402 Church Street, possible action. The Pearce's appeared and stated they would like to re-plat the lot to be capable of building an additional home on the lot. This item along with item three are joined, so the Pearce's moved to item three in connection with this item.

Item three on the agenda was to discuss and consider the Pearce's request for alleyway at 402 Church Street, possible action. The Pearce's stated that having the alleyway back from the City would allow them to meet the requirements in building the new home. There was not a copy of the property nor the dimensions of the new home available. The Board of Alderman did not take action and this item has been moved to the March Agenda.

Item four on the agenda was to discuss and consider Joel Wilhite's request to re-zone the North West corner of Cross Street and Armstrong from SF! To TF, possible action. Mayor Pro Tem Shelburne motioned to set a public hearing for 6:00pm at the March meeting and Alderman Cartwright seconded the motion. All members were in favor and the motion passed unanimously.

Item five on the agenda was to discuss and consider Joel Wilhite's request to approve Subdivision plat for the North West corner of Cross Street and Armstrong, possible action. Mr. Wilhite was unable to attend the meeting so this item has been moved to the March meeting.

Item six on the agenda was to discuss and consider Cody Martindale's request for variance of lot sizes from 70X100 to 55X140 for planned development on North Pecan Creek Trail, possible action. Mr. Martindale stated that the requirements for Planned Development in the Ordinances does not specify lot sizes, etc. The hired engineer stated that an agreement needed to be accepted by the City and the Developer. This item was moved to the next special meeting.

Item seven on the agenda was and update from the Valley View Vision Committee, possible action. Laura McMullen was the only member from the committee present. Laura stated the committee was seeking to possibly have the square become a historical marker. Ms. McMullen stated the survey was up and ready to go via the internet and they would begin working on the printed version to mail out to those not capable of completing the survey online. Ms. McMullen

stated the committee was hoping to be able to get information in reference to the survey on the next water bill. Laura stated that the committee would like to be of any assistance they could in reference to the railroad re-alignment and the meetings. Ms. McMullen finished with stating the committee was beginning to work on welcome packets for the new residents of Valley View. There was no action take on this item.

Item eight on the agenda was a report from the Chamber of Commerce, non-action item. Sue Carr stated that the Chamber had an event scheduled for February 23, 2018 at Towering Oaks Haven of Casino Night. The Firework Display has been scheduled for June 23 and several businesses in town would be celebrating a birthday bash for their business. June 30 is Riley Performance Motorcars annual car show. The Chamber is seeking to host a fall festival Labor Day weekend. Trunk or Treat is scheduled for October 27 and the Christmas Parade is scheduled for December 1.

Item nine on the agenda was to discuss and consider Ordinance 02082018, prohibiting heavy weight travel on Armstrong Street, possible action. Executive City Secretary, Cynthia Ritchie, advised this item no longer needed to be on the agenda as Ordinance No. 20 covered this item.

Item ten on the agenda was to discuss and consider Ordinance 0208201801, prohibiting heavy weight travel on Allen Street, possible action. Executive City Secretary, Cynthia Ritchie, advised this item no longer needed to be on the agenda as Ordinance No. 20 covered this item.

Item eleven on the agenda was to discuss and consider Ordinance 0208201802, prohibiting heavy weight travel on Church Street, possible action. Executive City Secretary, Cynthia Ritchie, advised this item no longer needed to be on the agenda as Ordinance No. 20 covered this item.

Item twelve on the agenda was to discuss and consider a special meeting for February, possible action. This item was removed from the agenda.

Item thirteen on the agenda was Executive Session:

Executive Session-

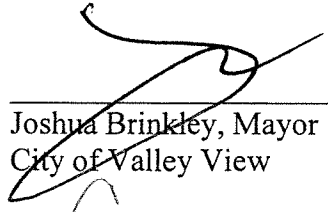
The Board of Alderman may enter into a closed or executive session to discuss the following  
Section§551.074, government.

The board of Alderman entered executive session at 7:47pm

Item fourteen on the agenda was to discuss arising from executive session. The Board arose from Executive Session at 8:03pm taking no action.

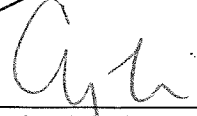
Item fifteen was to discuss and consider consent items, possible action. Alderman Cartwright motioned to accept the consent items and Alderman Grounds seconded the motion. All members were in favor and the motion passed unanimously.

Item sixteen was to discuss and consider a motion to adjourn, possible action. Mayor Pro Tem Shelburne motioned to adjourn and Alderman Bewley seconded the motion. All members were in favor and the motion passed unanimously.



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Joshua Brinkley, Mayor  
City of Valley View



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Cynthia Ritchie  
Executive City Secretary

SPECIAL MEETING OF THE BOARD OF ALDERMAN  
FOR THE CITY OF VALLEY VIEW, TEXAS

**AGENDA**

Date: Thursday, February 15, 2018

Time: 6:00 p.m.

Place: Valley View City Hall

Call meeting to order – Mayor Joshua Brinkley  
Pledge of Allegiance & Invocation

Mayor Comments  
Audience Discussion

**Item 1** Discuss and consider remaining bids on City Barn, possible action.

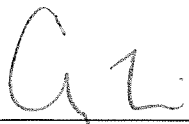
**Item 2** Discuss and consider agreement for planned development on North  
Pecan Creek Trail, possible action.

**Item 3** Discuss and consider previous month's minutes, possible action.

**Item 4** EXECUTIVE SESSION: THE COUNCIL MAY ENTER INTO CLOSED OR  
EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:

- 551.072, Deliberation about Real Property
- 551.074, Personnel Matters
- 551.086 Deliberation about Certain Public Power Utilities  
Competitive Matters
- 551.087, Deliberation Regarding Economic Development  
Negotiations

Signed and posted on this the 12<sup>th</sup> day of February, 2018 at 5:00 pm on the  
front of the City Hall, 308 West O'Buch, Valley View, TX 76272.



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Cynthia Ritchie, City Secretary

MINUTES FOR THE SPECIAL HELD MEETING OF THE BOARD OF ALDERMAN FOR  
THE CITY OF VALLEY VIEW, TEXAS

The Valley View Board of Alderman held a special called meeting on Thursday, February 15, 2018 at Valley View City Hall. Mayor Brinkley called the meeting to order, and a quorum was present. Mayor Brinkley led the group in the Pledge of Allegiance and Valerie Peacock led invocation.

There were no mayor comments.

Meredith Eaton was present for audience discussion and the first to speak. Mrs. Eaton stated that she felt it was a big decision about the barn and the businesses surrounding it. She stated she has heard all 3 remaining ideas and enjoys each of them. Mrs. Eaton stated that she hoped her voice matters because she would like different businesses to occupy the space instead of the same style such as beer, wine, etc. She stated that it is very difficult during extreme weathers, because everyone is plying for local tax dollars. Her concern was of that of another venue of the same like and would prefer and overall different style business to prevent hurting current businesses. Meredith stated she admired Laura McMullen as a business owner and she feels comfortable with Laura's proposal and likes Ms. McMullen's vision for the square in its entirety. Doug Potter was present for audience discussion and spoke second. Mr. Potter stated he agreed with Meredith 100%. Laura is loyal to the City and he likes what Laura has done with her current business. Mr. Potter states that he echoes Laura McMullen's sentiments. Glenora Medcalf was also present for audience discussion and spoke last. Mrs. Medcalf stated she loves gourmet burgers, but how many burgers can one eat in one town? Mrs. Medcalf stated she would like to see Laura's venue/businesses become reality. She stated she likes diversity and would like to see breakfast and lunch in town. Mrs. Medcalf stated that overall she liked Mrs. McMullen's ideas.

Mayor Brinkley re-opened the floor for audience discussion prior to returning to item one on the agenda. At this time Mrs. Boswell wished to speak. Mrs. Boswell stated that she had put in a proposal for a restaurant on the City Barn. She stated she is the one who originated the discussion of selling the barn. Mrs. Boswell stated she had spoken with both the previous and current mayor. Mrs. Boswell stated she was not aware if one person could own half of the square. She did not want to move the business to the highway as she wanted her customers to enjoy other businesses while they waited. Mrs. Boswell stated that Ms. McMullen has given her a great opportunity. Mrs. Boswell stated she would pay over \$40,000 over the next year. She believes competition is good as it is a benefit to all businesses. She stated her business had grown from a little food truck to a brick and mortar. She stated she was embarrassed over the disparaging remarks against her over the purchase of the barn. Mrs. Boswell stated that she has had other local businesses talk behind her back as well as City employees and therefore she was withdrawing her bid from the bidding process and buying out her lease with Ms. McMullen.

Mr. Boswell asked to have the floor after item one on the agenda was closed. Mayor Brinkley granted him the floor. Mr. Boswell stated he received a text from his wife in regard to the comments being said at the beginning of the meeting. Mr. Boswell stated he would be going home to a shit storm. Mr. Boswell stated he felt as though the businesses were pitted against each

other for this bid. Mayor Brinkley stated he would like to move on from here. Alderman Bewley wanted to apologize for incidentally pitting the businesses against each other. Mayor Brinkley agreed to this statement.

Item one on the agenda was to discuss and consider remaining bids on the City barn, possible action. Mayor Brinkley stated this item would be temporarily skipped as it needed discussion during Executive Session. This item was returned to and placed in Executive Session at 6:56pm. Executive Session closed at 8:13pm. Alderman Cartwright stated he appreciated everyone talking and their feedback. He stated it has been a struggle as far as where do we go, what do we do, and this has been a rough decision as the Board is here to do good things. He stated he understood the worries, the concern and that money and time went into all of the bids. Alderman Cartwright motioned to move forward with selling the City Barn to Laura McMullen with conditions to be worked out via contract at a later date. Mayor Pro Tem Shelburne seconded the motion. Alderman Bewley was opposed stating he felt this was a foolish mistake. The vote passed 4-1. At this time Mr. Boswell asked if he could briefly have the floor as he had just come in from out of town. Mayor Brinkley granted him a few moments.

Item two on the agenda was to discuss and consider agreement for planned development on N. Pecan Creek Trail, possible action. Mr. Cody Martindale reviewed the required lot sizes that would be needed in order to successfully complete the development. Alderman Bewley brought up the width and the side yards stating that with the exposure of home to home he would prefer to prevent the homes from being so close similar to those in Dallas. Alderman Bewley stated that the side yards has always been an issue for fire safety concerns and the roof hangovers being so close. Alderman Bewley stated he did like the bigger back yards on the homes though. Alderman Bewley stated in his personal opinion it would be bringing the Fort Worth and Dallas style to Valley View. Mr. Martindale stated that the big back yard design was set up bigger for 7.5 side yards to accommodate a 40X 50 home. Alderman Bewley stated it appears that the idea to put as many homes as possible, but he would like for people to be able to look out their backyard and see pastures and he is only attempting to provide a different perspective. Alderman Grounds asked if there would be 6 foot fences and Mr. Martindale replied yes. Alderman Peacock stated she agreed with Alderman Bewley as far as the number of homes going into the area. Alderman Peacock did ask if the lots just sit around. Mr. Martindale stated that Sanger Circle was sold out and contractors from Sanger Circle bought the remainder of the first subdivision development of Mr. Martindale's on South Lee Street. Alderman Bewley stated that we envision the City for 30 years if we start here at 55 ft wide yards, next we will go to 50 ft, and so on. Mr. Martindale stated that in Boyd and Aledo they are allowing 50 ft wide yards with a 5 ft side yard. Alderman Bewley stated with this planned development the City has to gain something, whether it be wider streets, a park, or street improvement. Mayor Brinkley stated he liked the idea of a wider street for this specific area. George, the engineer on behalf of the City, stated that the planned development standards needed to be gone through in order to get everything set. Mayor Brinkley stated no action would be taken at this time, but for the finalized information between the City engineer and Mr. Martindale to be brought back as soon as possible.

Item three on the agenda was to discuss and consider the previous months minutes, possible action. Alderman Cartwright motioned to accept the minutes with the striking of the words

planned development as presented from the re-zone of N. Pecan Creek Trail. Alderman Grounds seconded the motion. All members were in favor and the motion passed unanimously. At this time Mayor Brinkley stated we would be returning to item one and opened up the floor for further audience discussion prior to the return to item one.

Item four on the agenda was Executive Session:

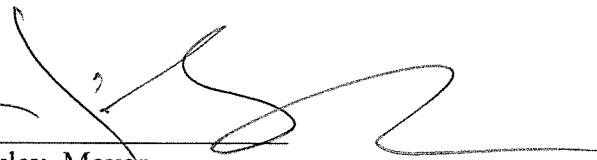
Executive Session-

The Board of Alderman may enter into a closed or executive session to discuss the following  
Section§551.074, government.

The board of Alderman entered executive session at 6:56pm.

The Board arose from Executive Session at 8:13pm taking no action.

Item five was to discuss and consider a motion to adjourn, possible action. Mayor Pro Tem Shelburne motioned to adjourn and Alderman Peacock seconded the motion. All members were in favor and the motion passed unanimously.



Joshua Brinkley, Mayor  
City of Valley View



Cynthia Ritchie  
Executive City Secretary