

**Regular Meeting of the Board of Alderman  
For the City of Valley View, Texas 11/12/2020**

**Call meeting to order** – Mayor Fortenberry called the meeting to order at 6:00pm.

**Pledge of Allegiance & Invocation** Mayor Fortenberry led the pledge and prayer.

**Mayor Comments**

None.

**Item 4 Public Comments**

None.

**Item 5 CONSENT ITEMS:**

- a. All items on the consent agenda are considered routine by the Board of Alderman and will be enacted with one motion, unless a member of the Board or a citizen request separate discussion of one or more items. In such event, the item(s) will be removed from the consent agenda and considered in sequence as listed.
- a. Approve budget report for General, Disposal and Police/Municipal Department
- b. Water/Sewer
- c. Maintenance
- d. Police
- e. Fire
- f. Approve check register
- g. Approve minutes from Regular Meeting held on **October 15, 2020** and the Special Meeting held on **October 29, 2020**.

Lynn Hillis, City Secretary, introduced new Police Officer Johnathan Saylor.

**Alderman Holder made a motion to approve the consent items. Mayor Pro Tem Spears seconded the motion and the motion passed 5-0.**

**Item 6 Presentation regarding first meeting of the Parks Commission, possible action.**

Misty Links, Parks Commission Chairman, introduced herself and gave a summary of the first Parks Commission meeting. She stated they were working on creating a mission statement and by-laws to present for acceptance by the Board. Mrs. Links said they discussed creating both short-term and long-term goals, which included a spring cleanup event, city sponsored events, additions of future parks and facilities and creating adult and rec leagues. She stated that the more the parks are utilized, the more grant money becomes available to update them.

Mrs. Links talked about working with the Valley View Chamber of Commerce and being their first point of contact for events in town.

Mrs. Links said that an event had been created on social media – Fall Sweep, but it still needs Board approval. She stated it was put out there due to a time crunch in meeting the Keep Texas Beautiful deadline to participate.

Alderman Wilkerson asked what the purpose of the Fall Sweep was. Ms. Hillis said it was to see how much could be collected and what could be done contactless.

Alderman Scoggin asked if students could participate. Mrs. Links said all ages are welcome, even those wanting community service hours.

**Alderman Holder made a motion to approve the Fall Sweep event. Mayor Pro Tem Spears seconded the motion and the motion passed 5-0.**

**Item 7 Discuss and consider request from Valley View Chamber of Commerce regarding electrical repairs on the City square, possible action.**

Sarah Glascock, Valley View Chamber of Commerce, said the Chamber was wanting to see about getting the electrical repaired, as she understood there had been some previous quotes for the work. She stated that Christmas was coming up and the annual tree lighting and other decorating couldn't happen without those repairs.

Mayor Fortenberry stated there had been quotes from a couple hundred to several thousand dollars. Ms. Hillis stated that Conductive Electric had previously provided a quote in 2018 that included repairing and updating the system, but the quote was out of the budget. She stated that he had recently been out and provided an updated quote that would have 8 outlets working for a minimum charge of \$500 and a do not exceed cost of \$1350.

Tamera Whitlow, Valley View Chamber of Commerce, stated that the Chamber had previously purchased two fans to replace the one in the gazebo, but the work hadn't been done because the wiring wouldn't allow for the additional fan.

Ms. Hillis stated that in addition to the outlets currently not working, there is concern that when they do function, there is not enough voltage for multiple item to be plugged in.

Ms. Whitlow stated the Chamber had considered adding lights to the trees around the square and asked if some of the 8 outlets could be placed at the base of the trees. Ms. Hillis stated that the 8 were 2 quads already in place and adding more at the trees would be additional costs for material and labor.

Mayor Fortenberry stated that the Chamber had offered to split the costs of the repairs and Ms. Whitlow said they had not.

**Alderman Sandmann made a motion to accept the current bid from Conductive Electric to get the 8 outlets working. Alderman Holder seconded the motion and the motion passed 5-0.**

**Item 8 Discuss and consider request from Valley View Chamber of Commerce regarding tree trimming on the City square, possible action.**

Mayor Fortenberry said that the City can trim the lower branches, but will have to coordinate to block parking spaces. Ms. Hillis added that the areas of concern are those over parking spaces, so we can coordinate with Barry, the police department and the tree chipper to get them taken care of.

**Alderman Holder made a motion to coordinate with the City and the tree chipper to get the lower limbs trimmed. Alderman Wilkerson seconded the motion and the motion passed 5-0.**

**Item 9 Discuss and consider request from Valley View Chamber of Commerce regarding landscaping on the City square, possible action.**

Ms. Glascock stated she would get with Mrs. Links and coordinate ideas with the Parks Commission.

**Item tabled.**

**Item 10 Discuss and consider request from Valley View Chamber of Commerce regarding decorating the City square, possible action.**

Ms. Whitlow stated the Chamber would like to put the Christmas tree and lights up on the square.

**Alderman Holder made a motion to permit the Valley View Chamber of Commerce to decorate the square for Christmas. Alderman Wilkerson seconded the motion and the motion passed 4-0 with Alderman Scoggin abstaining.**

**Item 11 Conduct a Public Hearing and take action on request from Joel Wilhite for a zoning change from Planned Development (PD) to Single Family-1(SF-1) for property located at 709 S. Lee Street (Cooke CAD 56231).**

**Item 12 Conduct a Public Hearing and take action on request from Joel Wilhite for a Replat for property located at 709 S. Lee Street (Cooke CAD 56231 ).**

- a. Presentation of request.
- b. **PUBLIC HEARING** to receive comments regarding the request.
- c. Discussion and action regarding the request.

- a. Presentation of request – Items 11 and 12 concurrent.

Joel Wilhite stated the land is north of the Green Valley Addition and was previously approved for commercial use and 6 quadplexes. Mr. Willhite said he would like to put in 5 Single Family lots, between ½ and 1 acre, with septic systems as allowed on ½ acre lots.

- b. **PUBLIC HEARING** to receive comments regarding the request.

Public Hearing opened at 6:31pm.

Nelson Newton asked for clarification of the plans and the drainage. Mr. Wilhite said he would be finishing the unfinished road and creating a culdesac which would improve drainage. He stated he would be only allowing 20% coverage of the land, so there will still be plenty of grass to absorb water. Mr. Newton said he liked that plan.

Public Hearing closed at 6:33pm.

- c. Discussion and action regarding the request.

Alderman Scoggin asked for clarification of the use of the existing drive off Newton. Mr. Wilhite confirmed that the first 2 lots would use that as access.

Alderman Wilkerson asked if the others would be accessed by a new culdesac. Mr. Wilhite confirmed.

Mr. Wilhite also added that he will dedicate land on Newton Street to make the Right of Way wider to cover City utilities underground. He estimated 3,340 square feet will be dedicated to the City.

Alderman Wilkerson asked if the houses would be built up front with the septic system in the back. Mr. Wilhite said yes, there would have to be proper amounts of land for the septic system. Alderman Wilkerson asked if all the widths were good. Mr. Wilhite confirmed they were and there would be no variance requests needed.

**Mayor Pro Tem Spears made a motion to approve Joel Wilhite's request for a zoning change from Planned Development (PD) to Single Family-1(SF-1) for property located at 709 S. Lee Street (Cooke CAD 56231). Alderman Holder seconded the motion and the motion passed 5-0.**

**Alderman Scoggin made a motion to approve Joel Wilhite's request for a Replat for property located at 709 S. Lee Street (Cooke CAD 56231 ). Alderman Wilkerson seconded the motion and the motion passed 5-0.**

**Item 13 Discuss and consider presentation from Joel Wisian, Bywater Development, regarding property at TBD S. Pecan Creek Trail (Formerly known as Lonestar Addition) (Cooke CAD Property ID 56417), possible action.**

Joel Wisian, Bywater Development, presented via teleconference. He stated he wanted to ask informal questions to see what is feasible for the project. Mr. Wisian stated he understood the current constraints on the City sewer system and he had come up with ideas to not have an impact on it. He asked if the Board was open to reducing the density of the project to half acre lots which would mean 50-60 houses, instead of the 150 plus that can fit with the current zoning. Mr. Wisian asked if the City would be able to provide water service to the project and he asked if, because of the reduced density, the road configuration requirements could be revised to allow chip seal.

Alderman Scoggin stated City Ordinance requires concrete streets and she asked what his plan was for the sewer system. Mr. Wisian stated the half acre lots would have septic systems.

Mayor Fortenberry stated that he thinks a reduction in the number of homes is a good plan and would alleviate some of the surrounding road concerns.

Mr. Wisian stated he was asking for an exception to the current code to allow for chip seal in lieu of concrete streets.

Alderman Wilkerson asked where the water would go. Kevin Ware states it flows towards the park.

Mr. Wisian stated the sewer system currently prohibits growth so the option of septic system allows for current growth but with fewer numbers. He said the trade for less density is chip seal streets. He added that a chip seal street, when done correctly will have a long life and lower burden when it is the City responsibility.

Mayor Fortenberry stated that the city had several chip seal streets that look older than they are. He said he understands there is a product that can be applied to them to make them appear like asphalt and asked if that was something he could do. Mr. Wisian said he wasn't familiar with the exact product, but he wants the City to be happy with the final product and that would heavily rely on the engineering.

Mayor Pro Tem Spears asked the lifespan of a chip seal road. Mr. Wisian stated 10-12 years with lots of variables. He said it is a product that works well and when done correctly is long lasting. Mayor Pro Tem Spears clarified that an engineer can approve the design or not. Mr. Wisian confirmed that engineers would be heavily involved throughout the entire process.

Mayor Fortenberry summarized that Mr. Wisian was wanting to go from 144 homes to 55-65 homes with septic systems and as a trade-off, wants chip seal instead of concrete.

Alderman Sandmann asked about water supply. Ms. Hillis stated that an 8" water line was constructed right to the front of the property.

Mr. Ware stated that he would advise requiring a geotechnical report that would then appropriately design the chip seal. He also added that drainage requirements are that it has to be in the overall design process to keep the water on the property.

**Mayor Pro Tem made a motion to allow Mr. Wisian to pursue chip seal streets instead of concrete on the property at TBD S. Pecan Creek Trail (Formerly known as Lonestar Addition) (Cooke CAD Property ID 56417). Alderman Holder seconded the motion. The motion failed 2-3.**

**Item 14 Discuss and consider Ordinance 20201112-01 Annual Fee Schedule for the City of Valley View, possible action.**

Mayor Fortenberry stated this was the updates as discussed in the previous workshop.

**Alderman Holder made a motion to approve Ordinance 20201112-01 Annual Fee Schedule for the City of Valley View. Mayor Pro Tem Spears seconded the motion and the motion passed 5-0.**

**Item 15 Discuss and consider presentation from Kevin Ware, KJE Engineering, regarding options for TWDB funding, possible action.**

Kevin Ware, KJE Engineering, stated that upon submittal of the PIF, The Greater Texoma Utility Authority suggested an option that funds the testing and investigations first and allows for a more accurate scope of work to be submitted for the actual project. He said this is called PAD funding. Mr. Ware said the pad funding would be \$705,000 and would allow work to begin without increase to current sewer rates, prevents unnecessary debt and would give accurate numbers for the actual project.

Mayor Fortenberry asked what the process was from here. Mr. Ware stated the paperwork submittal starts the process, it then goes out for bids, and upon approval, the camera work and investigation can begin.

Mayor Pro Tem Spears said that logically this is the best way to proceed. Mr. Ware said yes and that this gets actual numbers for the problems and funding for only what is needed.

Alderman Scoggin asked if the PAD included smoke testing and cameras. Mr. Ware stated it did.

**Alderman Scoggin made a motion to approve submitting for PAD funding with the TWDB. Alderman Holder seconded the motion and the motion passed 5-0.**

**Item 15 Discuss and consider naming Aldermen as Liaisons for City Departments, possible action.**

Mayor Fortenberry stated this is to get the Aldermen more involved and be the liaison for different departments within the City.

**Alderman Scoggin made a motion to approve naming Aldermen as liaisons. Alderman Wilkerson seconded the motion. The motion was tied 2-2 with mayor Pro Tem Spears abstaining. Mayor Fortenberry served as tie breaker and approved the motion.**

**Item 16 EXECUTIVE SESSION** - In accordance with Texas Government Code, Section 551.001, et seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:

§ 551.074: Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee: City Engineer.

**Entered into Executive Session at 7:18 PM**

**Item 17 RECONVENE INTO OPEN SESSION** - In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

Reconvened at 8:51PM.

**Alderman Wilkerson made a motion to table a decision regarding City Engineer until a Special Meeting on November 19, 2020 at 5:30PM. Alderman Holder seconded the motion and the motion passed 5-0.**

**Item 18 Adjourn**

**Alderman Holder made a motion to adjourn at 8:52 PM. Alderman Sandmann seconded the motion and the motion passed 5-0.**

**Minutes of the Board of Aldermen were approved this 10<sup>th</sup> day of December 2020.**

  
John Fortenberry, Mayor