

Regular Meeting of the Board of Alderman For the City of Valley View, Texas 01/14/2021

WORKSHOP – Convened at 5:00 PM

1. Review and discuss Zoning and Subdivision Ordinances

REGULAR MEETING

Call meeting to order – Mayor Pro Tem Spears called the meeting to order at 6:00pm. Mayor Fortenberry was absent.

Pledge of Allegiance & Invocation Mayor Pro Tem Spears led the pledge and prayer.

Mayor Comments

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 **December 10, 2020**.

Lynn Morgan, City Secretary, advised the Parks Commission would be meeting the next week. She also advised that Valley View Fire Department Chief, Zack Kupper, would be looking at addresses within the City Limits and possibly submitting some changes to those that are out of order. Mrs. Morgan said she knows of one specific location that goes from the one hundreds to four hundred to two hundreds. She advised that in an emergency, the addresses need to be consistent.

Alderman Holder made a motion to accept the Consent Items. Alderman Wilkerson seconded the motion and the motion passed 5-0.

Item 6. Conduct a Public Hearing and take action on the request from Quay Depriest for a replat request for the property located at 602 N. Lee Street.

a. Presentation of request.

Joel Wilhite represented Quay Depriest in his absence. Mr. Wilhite stated Mr. Depriest owns 2.2 acres at 602 N. Lee Street. He stated Mr. Depriest would like to split off 1.1 acre to sell, separating the house from the additional land. Mr. Wilhite stated the 40' wide part on N. Lee Street would be platted as a utility easement.

b. PUBLIC HEARING to receive comments regarding the request.

PUBLIC HEARING opened at 6:09 pm.

Carl Kemplin asked if the lot met all City setback requirements. Mr. Wilhite stated that it did.

PUBLIC HEARING closed at 6:10 pm.

c. Discussion and action regarding the request.

Alderman Scoggin asked if the existing driveway was being widened. Mr. Wilhite stated the new easement area would create a new driveway to the area behind the house. Alderman Scoggin asked for clarification of the existing utilities. Mr. Wilhite used an enclosed map to show the existing utilities in regards to proposed driveway area. Alderman Scoggin asked if the proposed driveway was wide enough to pull a truck and trailer into. Alderman Wilkerson said "without a doubt".

Alderman Holder made a motion to approve the request from Quay Depriest for a replat request for the property located at 602 N. Lee Street. Alderman Sandmann seconded the motion and the motion passed 5-0.

Item 7. Discuss and consider options for Police Department field cameras, possible action. (Holder)

Alderman Holder advised that officers were using cellphones to take photos. He stated if those were called in for evidence, those phones are gone and unusable to the officers. Alderman Holder recommended getting actual, good quality cameras for each shift.

Mrs. Morgan stated that for about \$250 each, nice quality cameras can be purchased.

Mayor Pro Tem Spears asked if the cameras would be left in the office and if they would have to come back to get it. Mrs. Morgan stated that if it's a situation where photos are needed, an additional officer is likely to be called and if he doesn't have the camera with him, he can swing by the office to get it.

Alderman Holder added that in the past, the City has had to rely on DPS for photos.

Alderman Wilkerson asked how much money would be needed. Alderman Holder said he thought \$650 would be sufficient for the cameras, batteries, and bags.

Alderman Wilkerson made a motion to approve spending up to \$650 to purchase two cameras for Police Department use. Alderman Scoggin seconded the motion and the motion passed 5-0.

Item 8. Discuss and consider action regarding Order of Election for May 1, 2021 for seats 1, 3 - Mayor, and 5; each for a two-year term on the Board of Aldermen, possible action.

Alderman Holder made a motion to approve the Order of Election for May 1, 2021 for seats 1, 3 - Mayor, and 5; each for a two-year term on the Board of Aldermen. Alderman Wilkerson seconded the motion and the motion passed 5-0.

Item 9. Discuss and consider action regarding a Special Election for May 1, 2021 for seat 6; for a one-year term on the Board of Aldermen, possible action.

Alderman Scoggin made a motion to approve the Order of Special Election for May 1, 2021 for seat 6; for a one-year term on the Board of Aldermen. Alderman Wilkerson seconded the motion and the motion passed 5-0.

Item 10. Discuss and consider options for water line extension on S. Pecan Creek Trail, possible action.

Kevin Ware, KJE Engineering/City Engineer, explained the need to extend the existing water line on S. Pecan Creek Trail. He stated it would convert houses over to the City that are in the City CCN but being serviced by Bolivar Water Supply Corp., due to the City not having a service line in the area.

Michael Zysko stated he had previously received approval from Bolivar Water Supply Corp to have water service to his house he was building, prior to starting construction. Mr. Zysko stated he delayed a bit in starting the project, but by the time he was ready, Bolivar Water Supply Corp stated they were maxed out on service availability in the area. He added that after going back and forth between them and the City, Bolivar Water Supply Corp has agreed to service him, but he is looking to see what the City's plans are to extend the line to his area.

Mrs. Morgan explained the map that shows where the existing line ends and the new line would be.

Alderman Scoggin asked who would be added to City services. Mrs. Morgan stated that there were 2-3 houses in the area that would still be serviced by Bolivar Water Supply Corp, as they are in their CCN, but the rest would convert to City customers.

Alderman Holder stated he feels this should be completed now, as construction costs are only going to go up.

Mr. Ware added that because the line would be a dead end, he would like to have a hydrant added to allow for testing. Alderman Wilkerson asked why more hydrants wouldn't be added. Mrs. Morgan stated the "T"s could be put in for future hydrants as land is developed.

Alderman Holder made a motion to get engineering and pricing to extend the existing water line on S. Pecan Creek Trail to Ritchey Road. Alderman Wilkerson seconded the motion and the motion passed 5-0.

Item 11. Update from City Engineer on status of City projects.

Mr. Ware stated that the workshop held prior to the meeting discussed development ordinances. He stated that as we move forward on future work, the City can look at changing existing concerns too. He encouraged the Board to start looking for areas to dedicate funding for improvements.

Next Workshop set for February 11, 2021 at 5:00pm.

Item 12. Discuss and consider options for N. Pecan Creek Trail road improvements, possible action.

Mrs. Morgan advised that per the Original Development Agreement, the City and the Developer were to split the cost of road improvements of North Pecan Creek Trail to the front of the Pecan Creek Crossing subdivision. The estimated costs for these improvements at the time of the Agreement was \$68,000, with \$34,000 being the City's portion, the current pricing is just under \$100,000.

Nathan Olson, speaking on behalf of Linken Construction, stated that in the time since that original Agreement, the costs to correctly improve the roadway have gone up, and he isn't even sure what method of improvements was being quoted. Mr. Olson stated the quote now includes chewing up the existing and mixing it with cement and compacting it to TxDot specifications. He said the bid includes the geotechnical work to ensure construction is to standards for the subgrade. Mr. Olson added the asphalt would be at least 6" thick, and at the recommendation of Eikon Engineering, would include cleanup of ditches without scraping the grass.

Alderman Scoggin asked for clarification of the location. Mr. Olson said from FM 922 to just north of the project property line, but they would like to add an 8" waterline under N. Pecan Creek Trail first.

Mr. Olson also stated that the new bid includes a 2 year maintenance bond that wasn't included in the first one. Mr. Olson said the developer would like to offer for the City to maintain its \$34,000 portion and the developer to cover the rest. In exchange, the City would offer the developer negotiated rates on future developments, in either parks fees, tap fees or something similar.

Mayor Pro Tem Spears asked how long until construction of the street would begin. Mr. Olson said the contractor is ready to start now. Mayor Pro Tem Spears asked how long the road would be shut down. Mr. Olson stated that it wouldn't be shut down completely, one lane would be worked on at a time.

Alderman Holder asked for clarification. He confirmed that the developer is looking to do the improvements with the new price quote, but to only hold the City to the originally agreed upon \$34,000 portion, in exchange for negotiating deals on future projects by the same developer for the additional \$16,000. Mr. Olson confirmed that is what they are proposing.

Alderman Wilkerson stated the he doesn't think the Liaison is a bad idea, but is concerned over the Board being busy with the Ordinances. Mayor Fortenberry stated it was not a time consuming deal.

Alderman Holder made a motion to approve the quote from Linken Construction for improvements on North Pecan Creek Trail, with the City's portion remaining at \$34,000 and giving the City 2 years to negotiate with on future development/projects or pay back to the Contractor the additional \$16,000. Mayor Pro Tem Spears seconded the motion and the motion passed 4-0 with Alderman Scoggin abstaining.

Item 13. Update on Pecan Creek Crossing.

Mr. Olson stated the weather has been frustrating and it's been just wet enough to keep from moving forward. He stated the roads were read to go as soon as the City gives the okay and it dries just a bit. He updated that the retaining wall at the apartments was complete and they were getting started on the screening wall at the front of the subdivision. Mr. Olson said the detention is ready to be converted from a temporary to permanent detention pond and they are spreading top soil, getting ready to put seed out on the lots.

No Action.

Item 14. Discuss and consider Statements of Qualifications regarding the engineering services for the City's Wastewater System Improvements Project, possible action.

Mrs. Morgan explained that two companies had submitted their Statements of Qualifications to the Greater Texoma Utility Authority to work on behalf of the City of Valley View for it's Texas Water Development Board project – KJE and KSA.

Alderman Sandmann asked which company Mr. Ware represented. Mrs. Morgan stated that was KJE.

Alderman Wilkerson asked where KSA was from. Mrs. Morgan advised she could not find a definitive answer. Alderman Holder stated that they appear to have offices all over. Alderman Wilkerson asked Alderman Holder where the closest location was. Alderman Holder said McKinney seems the closest.

Alderman Holder suggested going with the firm the City already knows. Alderman Sandmann agreed.

Mayor Pro Tem Spears said there would be a learning curve if the City brought in someone new at this point.

Alderman Holder questioned if KSA would be the same person dedicated to the project or if someone new would be brought in each time. Alderman Scoggin said she thinks it would be a team working for the City. Alderman Wilkerson stated it looks like KSA would have a team on this.

Alderman Sandmann made a motion to approve KJE as the Engineer for the City's Wastewater System Improvements Project. Mayor Pro Tem Spears seconded the motion and the motion passed 4-0 with Alderman Scoggin abstaining.

Item 15. Adjourn.

Alderman Holder made a motion to adjourn at 7:06 PM. Alderman Sandmann seconded the motion and the motion passed 5-0.

Minutes of the Board of Aldermen were approved this 11th day of February, 2021.