

**Regular Meeting of the Board of Alderman
For the City of Valley View, Texas 03/25/2021**

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.

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

Mayor Comments

Mayor Pro Tem Spears thanked everyone on the Board for volunteering their time.

Item 4 Public Comments

Norman Newton stated that the City of Valley View turns 149 on March 26. He said that in 1972, there was a huge centennial celebration, even though there was no city government as the city was incorporated until 1979. Mr. Newton said that at that time, the community banded together and created a successful event. Mr. Newton asked the Board to act quickly to begin planning how to commemorate the 150th birthday in 2022.

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 **February 25, 2021**.

Alderman Scoggin gave an update on maintenance equipment needs and ideas. She stated that according to Barry Turner, the Kubota mowing tractor needs to be sold, as it needs more in repairs than what it is being used for now. Alderman Scoggin stated that a side mower would be beneficial to the City for maintaining ditches and creek areas. She it is time for regular maintenance on the Caterpillar and there are electrical upgrade needs at the water tower. Alderman Scoggin added that there are two generators that need batteries to begin to determine what else is needed to get them functioning. Lynn Morgan, City Secretary, stated the generators

had been donated by past Board, but the recipients never picked them up, so after the winter storm, the City has seen a need for operational generators to maintain services in emergencies.

Mrs. Morgan said she would add the Kubota to the next Agenda.

Mrs. Morgan read the report from the Valley View Volunteer Fire Department.

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

Item 6. Discuss and consider cancel General Election, possible action.

Mrs. Morgan stated that all candidates are unopposed, leaving no reason for an election.

Alderman Wilkerson made a motion to cancel the General Election. Alderman Holder seconded the motion and the motion passed 5-0.

Item 7. Discuss and consider cancel Special Election, possible action.

Alderman Wilkerson made a motion to cancel the Special Election. Alderman Scoggin seconded the motion and the motion passed 5-0.

Item 8. Discuss and consider options for water line extension on S. Pecan Creek Trail, possible action.

Mrs. Morgan stated that the surveyor had completed part of the survey of the area, but not all of it. She said the surveyor had indicated finishing up soon, as their business was swamped. Kevin Ware, City Engineer, KJE Engineering explained the design process from them once the survey is received, which includes approval from Bolivar Water on all designs before it can be implemented.

No Action.

Item 9. Discuss and consider presentation from Parks Commission regarding Keep Texas Beautiful Spring Cleanup, possible action.

Mrs. Morgan stated the Valley View Parks Commission would like to participate in the Keep Texas Beautiful Great American Cleanup at a date to be determined. She said Keep Texas Beautiful would provide the bags and gloves as they had for the fall one.

Alderman Scoggin made a motion to approve the Parks Commission's Keep Texas Beautiful Spring Cleanup. Alderman Holder seconded the motion and the motion passed 5-0.

Item 10. Update from Bywater LLC regarding possible subdivision on S. Pecan Creek Trail.

Joel Wisian, Bywater LLC, presented a possible plat to the Board. He stated that at the January Board Meeting, the Board approved allowing for septic systems and chip seal roads with engineer approval. He stated he was going to ask for variances for the required sidewalks and streetlights due to the location and size of the lots. He added that he was going to ask to dedicate some of the floodplain area as parkland to the City.

Alderman Scoggin asked for clarification on if there was just the one entrance point. Mr. Wisian confirmed and said that with only 52 or 53 lots, one means of egress is fine. Mr. Wisian asked his engineer, Carlos Aguilar, if he knew the street width. Mr. Aguilar said they would follow the City Code to accommodate emergency vehicles, but he thinks it is currently showing 28'-31' and will take advisement from Mr. Ware. Mr. Wisian added that there will be lots of collaboration between Bywater, the City Engineer, and the City.

Alderman Scoggin asked why he was planning on not having street lights. Mr. Wisian said he was hoping to keep the rural feel in the development. He stated the street lights aren't clearly defined which is another reason they were leaving them out. Alderman Scoggin asked if there would be any lights at the front of the subdivision. Mr. Wisian said there would be some sort of demarcation at the entrance.

Mr. Ware said there were still some design plans to review, including drainage and utility designs.

No action.

Item 11. Discuss and consider report from Countywide Inspections regarding property at 301 Church St., possible action.

Mrs. Morgan stated that a letter was received from residents regarding the property and poor condition it is in. She stated that the City Inspector had visited the property and made stated his opinion of the condition of the house.

Alderman Holder stated he had lived in a place that was bulldozed after he left and he doesn't want to do that to someone else.

Mayor Pro Tem Spears said he thinks the Board needs more information about that the people that live there and if the Board has to wait, that is ok.

Mrs. Morgan suggested a welfare check.

Mayor Pro Tem Spears made a motion to conduct a welfare check first before moving forward. Alderman Scoggin seconded the motion and the motion passed 5-0.

Item 12. Discuss and consider contract from KJE for Texas Water Development Board Engineering services, possible action.

Mr. Ware stated that due to the change in funds from TWDB, a new contract would be needed for the engineering but that all the data for it wasn't ready yet.

No action.

Item 13. Discuss and consider action regarding Zoning Map, possible action.

Alderman Scoggin said it was discussed in the Workshop to create a Future Land Use Map and review at the next meeting. Mayor Pro Tem Spears asked if that meant that the City would have both a Zoning Map and a Future Land Use Map. Mr. Ware confirmed it did.

Alderman Scoggin made a motion to create a Future Land Use Map. Mayor Pro Tem Spears seconded the motion and the motion passed 4-0 with Alderman Holder abstaining.

Item 14. Discuss and consider Interlocal Agreement with Cooke County, possible action.

Mrs. Morgan stated that after review by both the City and County attorneys, they agreed it needed to be updated for more clarification of the goals and intentions of each party. She said the one being presented had been created and reviewed by each attorney and the County Commissioners had already approved it.

Alderman Scoggin made a motion to approve the Interlocal Agreement.

Alderman Holder made a motion to approve the Interlocal Agreement and that it supercedes any previous versions. Mayor Pro Tem Spears seconded the motion and the motion passed 5-0.

Item 15. Discuss and consider Ordinance regarding tree preservation, possible action.

Mr. Ware stated this was a document put together by the City Attorney, but that he had not had time to review. He said tree ordinances can either encourage or negate new development. He asked for 30 days to review the Ordinance.

No Action.

Item 16. Update on Pecan Creek Crossing.

Mrs. Morgan stated that curb and gutter were set to be poured, with the street surfaces following, as the weather allows.

No action.

Item 17. Update for N. Pecan Creek Trail road improvements.

Mrs. Morgan said the improvements to North Pecan Creek Trail would happen after the streets in Pecan Creek Crossing were complete.

No Action.

Item 23. Adjourn.

Alderman Holder made a motion to adjourn at 6:58 PM. Alderman Wilkerson seconded the motion and the motion passed 5-0.

Minutes of the Board of Aldermen were approved this 8th day of April, 2021.