



**Minutes of Regular Meeting of the Board of Alderman
For the City of Valley View, Texas 11/04/2021**

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

Pledge of Allegiance & Invocation Mayor Chalk led the pledge and Mayor Pro Tem Spears lead the invocation.

3. Mayor Comments

Mayor Chalk presented Chief Smith with a desk plaque in commemoration of his being named Chief.

4. Public Comments

None.

5. CONSENT ITEMS:

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 requests 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 14, 2021**

Alderman Wilkerson made a motion to move the Police to a separate discussion. Mayor Pro Tem Spears seconded the motion and the motion passed 4-0.

Alderman Scoggin made a motion to approve the Consent Items. Alderman Wilkerson seconded the motion and the motion passed 4-0.

d. Police

Chief Smith stated the cameras were in from watchguard and in the process of getting everything setup for the cloud and installation appointments. He stated the truck has had a lot of issues, many of which are electrical problems. Chief Smith stated it was in the shop a few weeks ago and appears to have a coolant leak, in addition to the electrical issues. He said that he reached out to the dealer that the other vehicles were being purchased from to get a rough trade in value for the truck. The dealership quoted \$29,000-\$30,000 based on photos and not having seen the vehicle in person.

Alderman Sandmann asked if any of the equipment could be reused. Chief Smith said he didn't think so, but would ask, as each are vehicle specific. Alderman Sandmann asked if something the size of the truck was needed. Chief Smith said it wasn't, that the original plan was to move it to maintenance, but the maintenance truck only has 10,000 miles on it.

Mayor Chalk asked if the truck was rated for high speeds and Chief Smith said it was not.

Lynn Morgan, City Secretary, stated the truck has already had to be jump started and it's not even cold yet.

Alderman Scoggin said it has always had electrical issues. Chief Smith advised he thought the electrical concerns had been fixed, after the last time in the Dodge shop when they added switches and things, and it has been a while since there had been a problem, but they all appear to be back.

Alderman Wilkerson asked what year the vehicle was. Chief Smith stated it was a 2017.

Mayor Chalk asked if a new vehicle would have an extended warranty. Chief Smith stated that hasn't been asked yet, but it's likely an available option.

Mrs. Morgan stated that the shift schedule is set enough now that if the truck needed to be traded now, in order to get the best value, it could and officers could share the existing vehicles.

Alderman Wilkerson made a motion to get hard trade-in numbers for the 2017 Dodge Ram police truck. Alderman Scoggin seconded the motion and the motion passed 4-0.

6. Conduct a Public Hearing on the application to consider Dwayne and Michelle Buckaloo's, request for a Specific Use Permit for the purpose of placing an RV on the property for residential use during remodel of the home for a period of 120 days (with option to reapply once for an extension) for property located at 402 Church St. (Cooke CAD 56016).
 - a. Presentation of request.

Michelle Buckaloo stated they had purchased the home and want to remodel it, but while remodeling, they would like for someone to stay in an RV on the property. Once renovations are complete, the RV will be gone.
 - b. **PUBLIC HEARING** to receive comments regarding the request.

PUBLIC HEARING OPEN – 6:17pm
PUBLIC HEARING CLOSED – 6:17pm
 - c. Discussion and action by Board regarding the request.

Alderman Scoggin asked where the RV would be parked. Ms. Buckaloo stated it would be in the extra lot area on Church Street. Alderman Scoggin asked if there was a carport on that side and Ms. Buckaloo stated there was not. Alderman Scoggin asked if the people staying there would be the ones doing the remodeling and Ms. Buckaloo said they would not be doing the work, just staying there.

Mayor Pro Tem confirmed that the RV would be there only while the project was being remodeled. Ms. Buckaloo stated that was true, as they do not own an RV themselves.

Mayor Pro Tem Spears made a motion to approve a Specific Use Permit for the purpose of placing an RV on the property for residential use during remodel of the home for a period of 120 days, with option to reapply with the City Secretary once, for property located at 402 Church Street. Alderman Sandmann seconded the motion and the motion passed 4-0.

7. Conduct a Public Hearing on the application to consider Clay Ranch Development 3, LLC's request for rezone from A-Agricultural to SF-1 Single Family for 18 acres on N. Pecan Creek Trail (Cooke CAD 24860).

- a. Presentation of request.

Nathan Olson, Clay Ranch Development 3, LLC made the request to rezone the property. He stated that the property was adjacent to the North Pecan Creek Crossing development. Mr. Olson stated the vision is to nestle the homes into the existing trees to create a more rural feel, while having concrete streets to preserve the value of the homes. He said the plan is to have one-half acre homesites with septic systems, some of which may be aerobic and some of which may be drip. Mr. Olson said the plans are for large homes with 80'-100' widths. He advised he had been working with City Engineer, Kevin Ware, but as of their last conversation, Mr. Ware didn't have all the documents, but that has since been worked out. Mr. Olson said the plans include 5 fire hydrants, but they do not yet know the size of the water lines, as the goal is to not disturb as much soil as possible. He said they did not intend to have deep ditches, they would be more like what the county does with them shallow and no culverts on the driveways.

Mr. Olson stated the plan is to build the street at a higher elevation than is required. He advised that the area is service by Pentex for electricity and the only street lights they have available have a more urban feel, but they would like to have a different, lower level light in every other yard.

Mr. Olson said that they would like for the building pads to be built buy the builder, allowing for placement around existing trees.

Mr. Olson said they were still working on designs regarding the creek in the back.

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

PUBLIC HEARING OPEN – 6:32pm

PUBLIC HEARING CLOSED – 6:33pm

- c. Discussion and action by Board regarding the request.

Alderman Scoggin asked for clarification of the lots and Mayor Chalk asked about size of homes. Mr. Olson said the homes would be in the 3,000-5,000 square feet range, but hadn't been set yet, but the lots would be one-half acres.

Alderman Scoggin clarified they would be on septic systems. Mr. Olson stated they would be, as allowed by TCEQ if within a City.

Alderman Wilkerson asked which way the water drained. Mr. Olson advised the drainage analysis shows lots drain to road and culver to west side of property to the creek. Alderman Wilkerson asked if there was concern of water coming further down and causing issues. Mr. Olson said a hydrologist would do a full study to see if a detention or retention area was needed, but they had areas accounted for that if necessary. Mr. Olson added that he was aware of flooding issues downstream, but had found that one of the known issues was caused lack of drainage at that property's driveway, not from something upstream.

Mr. Olson said there would be no need for an HOA as there would be no community structures.

Alderman Wilkerson made a motion to approve the application from Clay Ranch Development 3, LLC's request for rezone from A-Agricultural to SF-1 Single Family for 18 acres on N. Pecan Creek Trail (Cooke CAD 24860). Mayor Pro Tem Spears seconded the motion and the motion tied 2-2 (Alderman Scoggin and Alderman Sandmann opposed).

Mayor Chalk asked what their planned schedule was. Mr. Olson said they hoped to be on the December meeting for Final Plat approval and 60-90 days for road completion. Mayor Chalk asked about the plans for road wear, since N. Pecan Creek Trail was nearing completion. Jack Medcalf, engineer for Clay Ranch Development 3, LLC stated the road was not rated for major loads and those need to be limited or controlled. Mr. Olson said light traffic is not the cause of damage, he said the heavy traffic, including large trucks, happens when a train is blocking the crossing. Mr. Olson stated construction traffic from this project would come in from the north, not getting on the new portion of N. Pecan Creek Trail.

Mayor Chalk cast the tie break vote in opposition. The motion failed.

8. Conduct a Public Hearing on the application to consider Clay Ranch Development 3, LLC's Preliminary Plat Application for 18 acres on N. Pecan Creek Trail (Cooke CAD 24860).
 - a. Presentation of request.
 - b. **PUBLIC HEARING** to receive comments regarding the request.
 - c. Discussion and action by Board regarding the request.

NO ACTION.

9. Discuss and consider ballot for Election of Directors for Cooke County Appraisal District 2022-2023, possible action.

Mrs. Morgan advised the City had 8 votes for the 5 candidates for the 5 places.

Alderman Scoggin made a motion to place 2 votes for Nancy Brannon, 2 votes for Jim Collins, 2 votes for Nathan Dempsey, and 1 vote each for Jerry Fleitman and Joe Knight. Alderman Sandmann seconded the motion and the motion passed 4-0.

10. Discuss and consider Resolution 11042021-01 regarding the Official Ballot for Election of Directors for Cooke County Appraisal District 2022-2023, possible action.

Alderman Wilkerson made a motion to approve Resolution 11042021-01 regarding the Official Ballot for Election of Directors for Cooke County Appraisal District 2022-2023. Mayor Pro Tem seconded the motion and the motion passed 4-0.

11. Discuss and consider recommendation from Parks Commission for a liaison from Valley View Youth Sports Association, possible action.

Alderman Sandmann stated that a specific person will not fill this position, as it may change based on sport season, but that someone from the Valley View youth Sports Association will serve as a liaison to the Parks Commission.

No Action.

12. Discuss and consider upgrades to downtown square electricity, possible action.

Alderman Sandmann stated that she is tired of revisiting this issue every couple months and ready to make big changes.

Alderman Sandmann made a motion to approve upgrading the downtown square electricity at a cost not to exceed \$20,000. Alderman Wilkerson seconded the motion and the motion passed 4-0.

13. Discuss and consider 150th Birthday event, possible action.

Mrs. Morgan stated she was ready to move forward on the event but wanted the Board's input on how much involvement they wished to have.

Alderman Sandmann made a motion to leave the planning, coordination, etc of the 150th Birthday event to Lynn Morgan and Norman Newton. Alderman Wilkerson seconded the motion and the motion passed 4-0.

14. Update on Pecan Creek Crossing.

Mrs. Morgan stated the resurfacing was scheduled to begin the next day, weather pending.

No Action.

15. Adjourn.

Alderman Scoggin made a motion to adjourn at 7:09pm. Alderman Wilkerson seconded the motion and the motion passed 4-0.

Minutes of the Board of Aldermen were approved this 9th day of December, 2021.