

**Minutes of Regular Meeting of the Board of Alderman  
For the City of Valley View, Texas 10/14/2021**

**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**

None.

**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 **September 9, 2021.**

Alderman Scoggin asked what community policing was, as listed on the call log. Interim Chief Smith stated that it is checking businesses after hours, walking out employees after shifts, introducing themselves to others and similar tasks.

Interim Chief Smith stated that officer Terry Robertson had been sworn in as Corporal. Mayor Chalk asked if that would change his duties. Interim Chief Smith stated he would be adding more admin type duties including report approval and evidence tracking. Mayor Pro Tem Spears asked who the School Resource Officer was and Interim Chief Smith stated it was Brandon Buttram and that it seemed to be working out well. He added that Officer Buttram had some training coming up in Wichita Falls and that Corporal Robertson had some training to go to as well. Interim Chief Smith stated that he had placed a new officer into the Reserve program that has 9 years experience with the City of Gainesville.

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

**6. Proclamation declaring October as Domestic Awareness Month.**

**Mayor Chalk read the Proclamation and posed for photos for Abigail's Arms.**

**7. Conduct a Public Hearing on the application from Paul Cook's (Kramalot Properties), request for a zoning change (SF-1 to C-3) for property located at 103 Wilson Street (Cooke CAD 6767).**

**a. Presentation of request.**

Paul Cook stated his proposal for a mini storage facility includes keeping the existing billboard and signage along the highway. He said that he has already received preliminary approval from TxDot to have a driveway for entrance and egress. Mr. Cook presented a plot of the property, based on a meeting with the City Engineer.

Mr. Cook stated their existing business is located in Tioga, but this location will be modernized with a concrete drive, nice fencing, cameras and other safety features. He stated the main drive would have scanners and cameras while the other drive would be strictly for emergencies. His proposal includes the addition of two hydrants to make sure the full facility would be within 250' radius of a hydrant. Mr. Cook stated there is an 8" waterline 700' south of the property that they would be bringing up to it, which would help future development.

Mr. Cook said the plan is to keep the existing treeline as much as possible, in order to use it as a buffer between adjoining properties. He said the trees will also act as a natural sound barrier between residences and the interstate.

Mr. Cook advised the preliminary plot has an area dedicated as a detention area if needed after complete engineering. He said the plan is to have gravel drive areas, as a way to help control storm water as well.

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

**PUBLIC HEARING OPENED AT 6:30PM.**

Abby Crocker - 614 N. Lee – stated she was not interested in having a community property right behind her home. She stated they moved to Valley View to escape & enjoy country life. She said that having a business behind them would prompt other businesses to try to come in and change the residential areas.

Wesley Crocker – 614 N. Lee – stated he was trying to picture the location, as he thought there were already homes there. But, he said, he agreed with everything the previous speaker had stated.

**PUBLIC HEARING CLOSED AT 6:33PM.**

c. Discussion and action by Board regarding the request.

Alderman Scoggin stated that there were houses on both sides of Wilson Street.

Mayor Pro Tem Spears asked Mr. Cook what his timeline was. Mr. Cook stated they were ready to get started on phase 1, the drives and the North buildings, and expected it would be around the first of the year.

Mayor Pro Tem Spears asked Mr. Cook what, if anything, he could do to address the concerns the citizens brought up. Mr. Cook said it is their intention to have all traffic use the drive off the TxDot roadway, hopefully keeping people off the side street. He said their current facility only has about 4 visitors a week, so there should not be an influx of traffic. He also stated that the facility should help act as a sound barrier, which is a benefit for the community.

Alderman Wilkerson asked how many units the facility would have. Mr. Cook stated that it is currently at about 200, but a portion of that is just covered areas for boat and trailer storage.

Alderman Wilkerson asked for clarification of the emergency access drive location. Mr. Cook advised it is where the existing drive is now on Wilson Street.

Alderman Holder asked who would be responsible for the hydrants. Mr. Cook stated he would like to work with the City on that.

Alderman Scoggin asked what type of fencing would be used. Mr. Cook stated they would like wrought iron with stone columns, unless a building was acting as a barrier itself.

Alderman Scoggin clarified that the existing trees would be cleared except for the barrier edges and that utility work may take others out. Mr. Cook said he knows the demand for storage is here and they want it to be nice.

Mayor Chalk asked if an illumination study had been completed. Beverly Cook said it had not yet, but that they want to put in something that they would like to live by themselves.

Mayor Pro Tem Spears asked if the facility would have operating hours. Mr. Cook said their current facility is operational 24 hours, but they have used that as a gauge and because of that, they feel this one will have set hours during the day, and by appointment if needed overnight.

Alderman Sandmann asked if they had security issues at their current facility. Mr. Cook stated they have not, since they have owned it, but that the previous owner did when there was no gate with code and surveillance cameras.

**Alderman Wilkerson made a motion to approve the request for a zoning change (SF-1 to C-3) for property located at 103 Wilson Street (Cooke CAD 6767). Alderman Holder seconded the motion and the motion passed 4-1, with Alderman Scoggin against.**

8. Conduct a Public Hearing on the application to consider Paul Cook's (Kramalot Properties), request for a specific use permit for property located at 103 Wilson Street (Cooke CAD 6767).
  - a. Presentation of request.  
None, as the information was all given in the previous Item.
  - b. **PUBLIC HEARING** to receive comments regarding the request.

**PUBLIC HEARING OPENED AT 6:50PM.  
PUBLIC HEARING CLOSED AT 6:51PM.**

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

**Alderman Holder made a motion to approve Paul Cook's (Kramalot Properties), request for a specific use permit for property located at 103 Wilson Street (Cooke CAD 6767). Mayor Pro Tem seconded the motion and the motion passed 4-1, with Alderman Scoggin against.**

9. **Discuss and consider presentation from Ray Fletcher regarding the Cooke County Basic Emergency Management Plan, possible action.**

Ray Fletcher, Cooke County Emergency Manager, said this is a basic plan that covers the eventualities of basic disasters. He stated it doesn't real specific, it keeps things general. It also provides ways to keep in contact with the emergency team.

Mayor Pro Tem Spears asked if the group does tabletop training. Mr. Fletcher advised they do, but that it had been a while since one was done in Valley View, that they are in neighboring communities.

**Alderman Holder made a motion to approve the Cooke County Basic Emergency Management Plan. Alderman Wilkerson seconded the motion and the motion passed 5-0.**

10. **Update on Pecan Creek Crossing.**

Lynn Morgan, City Secretary, gave an update that a final punchlist had been made and they were working their way through it, hoping to have it all finalized and signed off on in the coming weeks.

**No Action.**

**11. Discuss and consider date for November Regular Meeting of the Board of Aldermen, possible action.**

Mrs. Morgan stated that the date of the next Regular Board meeting would be on Veteran's Day and that City Hall is closed.

**Mayor Pro Tem Spears made a motion to set the date of the November Board of Aldermen Meeting as Thursday, November 4, 2021. Alderman Wilkerson seconded the motion and the motion passed 5-0.**

**12. EXECUTIVE SESSION – In accordance with Texas Government Code, Chapter 551, Subchapter D, the Board of Aldermen will recess into Executive Session (closed meeting) to discuss the following:**

- a. §551.071: Consultation with attorney to seek advice on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with chapter 551, re: Roles and Responsibilities of Public Officials in a General Law Type A City.**

**§551.074 personnel – Police Department, Chief**

**ENTERED EXECUTIVE SESSION AT 6:06 PM  
RECONVENED AT 6:19PM**

**Mayor Pro Tem Spears made a motion to appoint Cory Smith as Chief of Police with an annual salary of \$54,709. Alderman Wilkerson seconded the motion and the motion passed 5-0.**

**19. Adjourn.**

**Alderman Holder made a motion to adjourn at 6:59pm. Mayor Pro Tem seconded the motion and the motion passed 5-0.**

**Minutes of the Board of Aldermen were approved this 4<sup>th</sup> day of November, 2021.**