



**AMENDED NOTICE  
AND AGENDA  
REGULAR MEETING  
BOARD OF  
ALDERMEN  
CITY OF VALLEY VIEW, TEXAS**

Notice is hereby given that on **October 13, 2022** the City of Valley View Board of Aldermen, Valley View, Texas will hold a Regular Meeting at **6:30 PM**, in the Valley View City Hall, located at **101 S. Frontage Rd., Valley View, Texas**. **Should anyone wish to address the Board on any agenda item, they must arrive prior to the meeting and sign in.**

**WORKSHOP – 5:00 PM**

- 1. Fee Schedule review**
- 2. Engineering update**

**REGULAR MEETING - Convene at 6:30 PM**

- 1. Call Meeting to Order - Mayor Chalk**
- 2. Pledge of Allegiance & Invocation**
- 3. Mayor Comments**
- 4. Public Comments**

This is the opportunity for the public to address the Board on any matter on the agenda, except public hearings. Comments related to public hearings will be heard when the specific hearing begins. Comments related to non-public hearing items will only be heard at this time. Public comments are limited to three (3) minutes per speaker, unless otherwise required by law. To address the Board, please sign in prior to the start of the Board Meeting. The Board is not permitted to take action on or discuss any item not listed on the agenda. The Board may only: (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; or (3) propose the item be placed on a future agenda. (Tex. Govt Code § 551.042.) Comments should be respectful with no personal attacks. To preserve the order and decorum of the meeting of the Board, any person who makes profane, slanderous, or threatening remarks or who becomes disruptive during the meeting will be asked to leave. (Texas Penal Code §§ 38.13, 42.05).

**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 September 2022 budget report for General, Disposal and Police/Municipal Departments
- b. Water/Sewer
- c. Maintenance
- d. Police



- e. Fire
  - f. Approve September 2022 check register
  - g. Approve minutes from Regular Meeting held September 8, 2022.
  - h. Approve Resolution 10132022 declaring October as Domestic Violence Awareness Month.
1. Conduct a Public Hearing to consider McClintock Home's request for a Variance to Section 9.02 of the Zoning Ordinance, for building setback lines, for property located at 100 Maverick Trail (Lot 1 Block A Cooke CAD 32467).
    - a. Presentation of Request.
    - b. PUBLIC HEARING to receive comments regarding the request.
    - c. Discussion and action regarding the request.
  2. Conduct a Public Hearing to consider McClintock Home's request for a Variance to Section 9.02 of the Zoning Ordinance, for building setback lines, for property located at 101 Maverick Trail (Lot 27 Block B Cooke CAD 32494).
    - a. Presentation of Request.
    - b. PUBLIC HEARING to receive comments regarding the request.
    - c. Discussion and action regarding the request.
  3. Conduct a Public Hearing on the application to consider Laura McMullen's request for a Specific Use Permit for retail space for the property located at 113 N. Lee St. (Cooke CAD 99715).
    - a. Presentation of Request.
    - b. PUBLIC HEARING to receive comments regarding the request.
    - c. Discussion and action regarding the request.
  4. Discuss and consider naming a Mayor Pro Tem, possible action.
  5. Discuss and consider bank signatories on all accounts, possible action.
  6. Discuss and consider a recommendation from the Parks Commission for square holiday decorations, possible action.
  7. Discuss and consider Lighting Up The View 2022 event, possible action.
  8. Discuss and consider options for technology upgrades, possible action.
  9. Discuss and consider options for filling vacant Alderman seat, possible action.
  10. Discuss and consider Ordinance 10132022-01 an Ordinance of the City of Valley View, Texas amending Section 6, "Participation Policies And Escrow Policies", of Article 9.03, "Subdivision Ordinance", of Chapter 9, "Planning And Development", and Article a4.000, "Development Fees", of Appendix A, "Fee Schedule", of the City's Code Of Ordinances to require a Professional Services Agreement to be entered into between the City and Developer/Owner prior to development to account for Developer/Owner's payment of the City's consulting fees for professional services utilized for such development; providing for the incorporation of premises; providing for severability; providing for engrossment and enrollment; and providing for publication and an effective date, possible action.
  11. Discuss and consider Ordinance 10132022-02 an Ordinance of the Board of Aldermen of the City of Valley View, Texas, amending Exhibit A of the City's Code of Ordinances, containing the City's

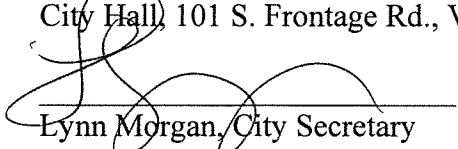


Subdivision Ordinance, specifically Section 5, “Requirements for Public Improvement and Design”, to create a new subsection, subsection 5.3.A, to be entitled, “Recreational Vehicle Rental Communities”, to provide for recreational vehicle rental community standards and regulations; providing for a penalty not to exceed two thousand dollars (\$2,000) per day for each offense; providing a savings clause, a severability clause, a repealer clause, and an effective date, possible action.

12. Discuss and consider Ordinance 11102022-01 an Ordinance of the City of Valley View, Texas prohibiting the discharge of oils, fats, grease, and other harmful substances into the City’s sewer and wastewater system; providing a penalty not to exceed \$500.00 per offense; providing severability, a cumulative repealer clause, notice, publication, and an effective date.
13. Discuss and consider a Budget Amendment for the Fiscal Year 2021-2022 Annual Operating Budget, possible action.
14. Consider and take action on an Agreement of Sale with VB-S1 ASSETS, LLC for a portion of a 159.39 acre tract of land conveyed to the Town of Valley View, Texas by Deed recorded in Volume 775, page 706 of Cooke County Deed Records, being a part of the John Gregg Survey, Abstract No. 397, in Cooke County, Texas, and being more particularly described in Exhibit B; and authorize the Mayor to execute the Agreement.
15. **EXECUTIVE SESSION:** In accordance with Texas Government Code, Section 551.001, et seq., the Board of Aldermen will recess into Executive Session to discuss the following:
  - a. Section 551.071 Legal Advice: to seek the advice of the City Attorney regarding (A) pending or contemplated litigation; or (B) a settlement offer; or (2) 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: authority to regulate recreational vehicle communities
  - b. Section 551.072 Real Property: To deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person: Vertical Bridge Tower site; 308 W. O’Buch Street; 101 S. Lee Street
  - c. Section 551.076. Deliberation regarding Security Devices or Security Audits: to deliberate (1) the deployment, or specific occasions for implementation, of security personnel or devices; or (2) a security audit: implementation of cybersecurity devices
16. Adjourn.

**NOTE: The Board of Aldermen reserves the right to meet in Executive Session, closed to the public, at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.**

Signed and posted on this the 11 day of October, 2022 at 10:02 a.m. on the front of the City Hall, 101 S. Frontage Rd., Valley View, TX 76272.

  
Lynn Morgan, City Secretary

