



**Minutes of Regular Meeting of the Board of Alderman  
For the City of Valley View, Texas 08/11/2022**

- 1. Call meeting to order** – Mayor Chalk called the meeting to order at 6:00pm.
- 2. Pledge of Allegiance & Invocation** – Alderman Wilkerson gave the Invocation.

**3. Mayor Comments**

None.

**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).

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 July 2022 budget report for General, Disposal and Police/Municipal Departments
- b. Water/Sewer
- c. Maintenance
- d. Police
- e. Fire
- f. Approve July 2022 check register
- g. Approve minutes from Regular Meeting held **July 14, 2022**.

Lynn Morgan, City Secretary, explained that GTUA had made the first reimbursement of funds.

Mayor Chalk asked Cory Smith, Police Chief, if any of the Tahoes had been decommissioned yet. Chief Smith stated they had not, as needed to get everything completely operational in the new units first.

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

6. Discuss and consider Ordinance 08112022-01 amending Sections 12.02.001 and 12.03.001 of Chapter 12, “Utilities” of the City’s Code of Ordinances to provide for the transfer of delinquent accounts, possible action.

Mrs. Morgan explained this is needed to clarify what to do in situations where a balance remains owed and the same customer tries to open a new account at a new locations.

Alderman Wilkerson asked if the balance stays with the address or person and Mrs. Morgan stated it is the responsibility of the person.

**Alderman Wilkerson made a motion to approve Ordinance 08112022-01 amending Sections 12.02.001 and 12.03.001 of Chapter 12, “Utilities” of the City’s Code of Ordinances to provide for the transfer of delinquent accounts. Alderman Scoggin seconded the motion and the motion passed 5-0.**

7. Discuss and consider Resolution 08112022-01 adopting an Employee Handbook, possible action.

**No action.**

8. Discuss and consider an update on Clay Ranch Development, possible action.

Mrs. Morgan gave an update that the Development Agreement had not yet been signed, as there are still outstanding documents needing to be submitted and approved by the City Engineer.

**No action.**

9. Discuss and consider options for speed limit changes, possible action.

Chief Smith advised that a reduction in speed is not enforceable without a speed study. While he agreed 25 mph would be a better speed, it would be better to spend the money on “Kids At Play” signs.

Alderman Wilkerson asked how a speed study was conducted and Chief Smith explained how it’s the averages of vehicles using the road among other factors.

Alderman Wilkerson asked if a decoy police unit could be put out to get people to slow down. Chief Smith stated it could, but that it might also be vandalized.

**Alderman Wilkerson made a motion to leave the speed limit as it is, but to look into signage to slow drivers down. Alderman Scoggin seconded the motion and the motion passed 5-0.**

10. Discuss and consider options for renewal of waste services contract with Republic Services.

Leigh Collins, Republic Services, stated that the City has a Contract through October 2023, but she would like to discuss possibilities for renewing early. She explained that the current contract was transferring to them from Waste Management almost four years ago. Mrs. Collins stated the current contract has a fixed rate increase of 3% annually along with fuel price adjustments. She explained the history of the City account and when there have been increases. Mrs. Collins stated that due the increased fuel costs, there will be a 5% fuel adjustment and 3% annual adjustment for a total of 8% increase beginning in November.

Mrs. Collins advised that an early renewal can lock in the annual 3% adjustment, whereas current contracts being written have 6-8% adjustments. She stated they will continue with the rollofs for the annual cleanup, sponsorship of events, and scholarship for local students.

Alderman Wilkerson asked if the scholarship would be decided by the City or the school. Mrs. Collins stated the Board can decide how they want to handle that.

Alderman Wilkerson asked why Republic Services would want to negotiate and renew early and Mrs. Collins said it's for the security of having the contract.

Mrs. Collins reminded the Board that Republic Services owns their own landfill, so dump fees should remain consistent.

**Alderman Scoggin made a motion to consider options for early contract renewal with Republic Services. Alderman Wilkerson seconded the motion and the motion passed 5-0.**

- 11.** Discuss and consider Ordinance 09082022-01 adopting a local amendment to the 2015 International Building Code adopted via Ordinance 10132016 to remove the election of option B on infill lots, possible action.

Mrs. Morgan explained this Ordinance amends a previously approved section of the building code making soils reporting and engineered slabs not a requirement on infill lots. She stated the Ordinance was written by the City Attorney with assistance from the building officials to ensure it's accuracy on what is wanted.

Alderman Wilkerson asked how flooding may be handled and how this ordinance affects that. Mrs. Morgan stated FEMA flood zone rules apply, as well as, the new drainage Ordinance.

**Alderman Sandmann made a motion to. Mayor Pro Tem Holder seconded the motion and the motion passed 5-0.**

- 12.** Discuss and consider Resolution 08112022-02 approving the 2022 certified property values for the City; accepting the 2022 no new revenue rate and voter approval tax rates as calculated and certified by the City's designated officer; accepting the proposed property tax rate and setting a time and date to consider the adoption of the proposed rate.

Mrs. Morgan explained the worksheet created by the County Appraisal District showing the values as set by the County.

Alderman Wilkerson asked the difference in market value and taxable value. Mrs. Morgan explained that market value is what a property should be expected to sell for and taxable value is the amount the appraisal district can tax on, based on exemptions, annual percentage increases and other factors.

**Alderman Scoggin made a motion to approve Resolution 08112022-02 approving the 2022 certified property values for the City; accepting the 2022 no new revenue rate and voter approval tax rates as calculated and certified by the City's designated officer; accepting the proposed property tax rate and setting a time and date to consider the adoption of the proposed rate of September 8, 2022 at 6:00pm.**

**Alderman Wilkerson seconded the motion and the motion passed 5-0.**

**13. Discuss and consider dates for budget hearings, possible action.**

Mrs. Morgan explained that due to the City size, multiple Public Hearings were not required, but that she would prefer to do them. She said she prefers a Special Meeting September 1, 2022 and the Regular meeting September 8, 2022.

**Alderman Scoggin made a motion to set Public Hearing dates of September 1 and September 8, 2022 for the budget. Mayor Pro Tem Holder seconded the motion and the motion passed 5-0.**

**14. Discuss and consider dates for September Board of Aldermen Meeting, possible action.**

Mrs. Morgan stated previous action covered this.

No action,

**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 551.072 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

**ENTERED Public Hearing at 6:41pm**

**16. In accordance with Texas Government Code Chapter 551, the Board of Aldermen will reconvene into Open Session to consider action, if any, on matters discussed in Executive Session.**

**RECONVENED at 7:06pm**

**Alderman Wilkerson made a motion to approve the quote from TriStar to repair the roof at 308 W. O'Buch St. Alderman Sandmann seconded the motion. Alderman Wilkerson asked about how change orders would be handled. Mayor Chalk suggested a "not to exceed" limit of \$50,000.**

**Alderman Wilkerson made a motion to amend the original motion to include a total not to exceed amount of \$50,000. Alderman Sandmann seconded the motion and the motion passed 5-0.**

**Alderman Sandmann made a motion to approve the quote from TriStar with a not to exceed amount of \$35,000 for the repairs to the roof of 101 S. Lee Street. Mayor Pro Tem Holder seconded the motion and the motion passed 5-0.**

**17. Adjourn.**

**Mayor Pro Tem Holder made a motion to adjourn at 7:14pm. Alderman Sandmann seconded the motion and the motion passed 5-0.**

**Minutes of the Board of Aldermen were approved this 8<sup>th</sup> day of September, 2022.**