



**Minutes of Regular Meeting of the Board of Alderman
For the City of Valley View, Texas 07/14/2022**

- 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**

Mayor Chalk thanked everyone in attendance for coming.

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 June 2022 budget report for General, Disposal and Police/Municipal Departments
- b. Water/Sewer
- c. Maintenance
- d. Police
- e. Fire
- f. Approve June 2022 check register
- g. Approve minutes from Workshop and Regular Meeting held **June 9, 2022**.

Alderman Wilkerson asked why the significant difference in the check register this month compared to previous and Lynn Morgan, City Secretary, stated it was because of the sewer project and waiting on reimbursement for the nearly \$100,000 already paid.

Chief Cory Smith, Valley View Police Department, said that two of the three units were back and there were a few minor issues to take care of but weren't a big deal.

Chief Smith said the school wants two SROs, but there have been zero applicants and the City is losing an officer.

Alderman Scoggin asked about the candidates that Chief Smith had been talking to and Chief Smith stated that salary-wise, they couldn't take the job.

Alderman Scoggin confirmed the City was losing an officer and Chief Smith confirmed that a resignation had been submitted.

Alderman Scoggin asked if the school could do like Era and use the County. Chief Smith said that was a long conversation he was not ready to have, but that he has a meeting scheduled with Mr. Stokes.

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

6. Conduct a Public Hearing and take action on Janelle & Gregory Dunne's Replat Application for property located at 302 S. Lee Street (Cooke CAD 2882);
 - a. Presentation of request;

Janelle Dunne, 302 N. Lee, stated they had recently purchased the property with an existing home and large lot. She said they would like to divide the lot and build a home for their daughter on the new lot.

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

PUBLIC HEARING opened 6:07pm

PUBLIC HEARING closed 6:07pm

- c. Discussion and action regarding the request.

Alderman Scoggin confirmed the new lot was north of the existing house and Mrs. Dunne said it was.

Mrs. Morgan explained the proposed plat includes abandoning old easements.

Alderman Sandmann made a motion to approve Janelle & Gregory Dunne's replat application for 302 N. Lee. Alderman Scoggin seconded the motion and the motion passed 5-0.

7. Conduct a Public Hearing and take action on North Pecan Creek LLC's Final Plat Application for 18 acres on N. Pecan Creek Trail, generally located in the 700 Block of N. Pecan Creek Trail (Cooke CAD 24860);
 - a. Presentation of request;

Nathan Olson, Clay Ranch Development, LLC, said everything was ready to go, all the documentation is together and they are in good shape to proceed.

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

PUBLIC HEARING opened at 6:12pm

PUBLIC HEARING closed at 6:12pm

- c. Discussion and action regarding the request.

Emily Bowlin, City Attorney, suggested approval of the Final Plat with the condition of having signed and sealed final plans.

Kevin Ware, KJE Engineering, recommended approval with engineer final review and receipt of final signed and sealed plans.

Mrs. Morgan stated those conditions were also listed in the Developer's Agreement.

Mayor Pro Tem Holder made a motion to approve North Pecan Creek LLC's Final Plat Application for 18 acres on N. Pecan Creek Trail, generally located in the 700 Block of N. Pecan Creek Trail (Cooke CAD 24860) with the condition of engineer final review and acceptance and receipt of final signed and sealed plans by the City. Alderman Wilkerson seconded the motion and the motion passed 5-0.

8. Discuss and consider a Facilities Agreement for the Clay Ranch Development with North Pecan Creek LLC, possible action.

Ms. Bowlin said that these types of Agreements are used for developments to set out the fees, time frames, expectations, etc. She advised this one is missing the final numbers. Ms. Bowlin advised approving the Agreement pending review of final numbers.

Alderman Wilkerson asked if Mr. Ware had reviewed the documents. Mr. Ware stated he had and the numbers seemed a little low, but that he could work with the developer on it.

Ms. Bowlin pointed out that it's important to know the actual numbers, as it can change the amount of the required bonds.

Alderman Sandmann made a motion to approve the Facilities Agreement for the Clay Ranch Development with North Pecan Creek LLC, pending attorney final review and approval of numbers. Mayor Pro Tem Holder seconded the motion and the motion passed 5-0.

9. Discuss and consider a request from the Valley View Chamber of Commerce to have vendors on the square for Trunk or Treat on October 29, 2022, possible action.

Jessica Barthold, Valley View Chamber of Commerce, stated the Chamber was asking for permission to have vendors at its annual Trunk or Treat event.

Alderman Wilkerson asked if there have been vendors in the past and Ms. Barthold stated there had not.

Alderman Scoggin said she feels it may be too many extra vehicles in the area.

Alderman Sandmann asked if the roads were already closed and where they would put them. Mrs. Morgan stated that Reavis Street would make the most sense, due to the extra width.

Chief Smith asked how many vendors they would have. Alderman Wilkerson said there seems to be a natural flow throughout the event that having vendors may upset. Ms. Barthold said they can limit the number of vendors if needed.

Alderman Griffith suggested the trunks set up around the square and the vendors use Reavis Street.

Mayor Pro Tem Holder said he thinks it's best to approve the vendors and let them figure out the layout.

Alderman Scoggin stated she thinks kids may expect something from from the vendors since they get something from the others.

Alderman Sandmann made a motion to approve the request from the Valley View Chamber of Commerce to have vendors on the square for Trunk or Treat on October 29, 2022. Mayor Pro Tem Holder seconded the motion and the motion passed 4-1 with Alderman Scoggin opposed.

10. Discuss and consider a request from the Valley View Chamber of Commerce to have vendors on the square for the Christmas Parade on December 3, 2022, possible action.

Ms. Barthold stated that there have been vendors before, setting up about two hours before the parade.

Mayor Chalk asked what time for the vendors. Ms. Barthold said the parade starts around 6, so the vendors would be set up about 4.

Alderman Sandmann said she thinks it's a good idea to have something setup before the parade.

Mrs. Morgan confirmed that vendors would not be set up on Lee Street and Ms. Barthold said it would likely be on McCubbin.

Mayor Pro Tem Holder made a motion to approve the request from the Valley View Chamber of Commerce to have vendors on the square for the Christmas Parade on December 3, 2022. Alderman Sandmann seconded the motion and the motion passed 5-0.

11. Discuss and consider presentation from Valerie Burns regarding water issues at 707 Hadley Lane, possible action.

Valerie Burns, 707 Hadley, stated the house is less than two years old and when the new construction started on the homes on the north end of Hadley, she loses water pressure whether it's a coincidence in timing or not. She stated she's had a plumber out and her lines were completely clogged. She advised Clayton McKinney, McKinney Operating and Excavation, came out and was shown the sinks and bathtub. Ms. Burns said that Mr. McKinney stated that for that amount of debris to be in the lines, the paddle in the meter would have to be broken so he replaced the meter. She advised her shower is currently my not running because it is so clogged. Ms. Burns said that her plumber said the repair would be expensive, but didn't know how expensive because he didn't know how much he would have to do, could be \$500 or \$5,000. She said her shower hasn't worked since April or May and she's looking for any help she can get with it.

Alderman Scoggin asked if there had been any other complaints in the neighborhood and Mrs. Morgan stated she hadn't received any.

Alderman Sandmann asked if her house was on the end of the street, nearest to construction. Ms. Burns advised her home was in the middle of the block, which is why Mr. McKinney thought it might be the meter paddle. Alderman Sandmann said she didn't see how that would affect her shower and Ms. Burns said that if it's the first thing turned on, it's possible. Alderman Sandmann asked if she had talked with any of her neighbors and Ms. Burns said she has not.

Mayor Pro Tem Holder said the photo she included in her email looked like calcium deposits. Ms. Burns said that her house is only two years old. Mayor Pro Tem Holder said she didn't matter. He asked if the cold water was affected too or not.

Alderman Wilkerson asked if the City had a plumber. Mrs. Morgan stated there was a previous alderman that is one. Mayor Pro Tem Holder suggested it may be worth having another plumber review to see whether it's a City issue or not. Ms. Burns was agreeable to that. Mrs. Morgan suggested not committing to a single plumber, but rather to who has availability.

Alderman Griffith suggested that with the meter change, the issue may have been fixed, but there is still sediment in the line and it needs to be checked to see if it's a City issue. He asked if it was all areas or just the one shower. Ms. Burns stated it's the shower and the dishwasher doesn't have enough water pressure. Alderman Griffith asked if water comes from the faucet but not the shower head.

Mr. Ware suggested a fire flow test to see if any leaks and a plumber to check to see what may have calcified.

Mayor Pro Tem Holder made a motion to approve having a plumber determine the issue, if it's caused by the City, and get any necessary repair quotes and having Mr. McKinney test the mainlines. Alderman Sandmann seconded the motion and the motion passed 5-0.

12. Discuss and consider options to decommission police units, possible action.

Chief Smith stated there is one Tahoe to get rid of and needs everything taken off it. He stated that Mr. Proffer can do it again like he did the truck, which had a cost of \$1,100 or Stolz can do it for \$900-\$1,000.

Alderman Wilkerson asked what happens to the equipment that is removed. Chief Smith said it sits around until it rots or is thrown away.

Mayor Pro Tem Holder asked if Stolz has the ability to do it all, including the sticker removal. Chief Smith said he believes they do but would confirm that and the costs before sending the unit to them.

Mayor Pro Tem Holder made a motion to approve Stolz to decommission the police unit. Alderman Sandmann seconded the motion and the motion passed 5-0

13. Discuss an Ordinance 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 stated this is not the approval of the Ordinance, but rather to move forward with putting this in as an Ordinance.

Ms. Bowlin stated this is something that's needed just for clarification, even though state code already allows it.

Mrs. Morgan advised that a similar situation had recently happened.

Alderman Sandmann made a motion to approve moving forward with an Ordinance 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.

14. 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. Consultation with Attorney: For the Board to seek the advice of its attorney about pending or contemplated litigation or a settlement offer or 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 the Texas Open Meetings Act: development process, residential speed limits
- b. Section 551.072. Deliberation regarding 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 Board in negotiations with a third person: Vertical Bridge tower site.

Entered into EXECUTIVE SESSION at 6:50pm.

15. 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 into OPEN SESSION at 8:02pm

16. Adjourn.

Mayor Pro Tem Holder made a motion to adjourn at 8:03pm. Alderman Wilkerson seconded the motion and the motion passed 5-0.

Minutes of the Board of Aldermen were approved this 11th day of August, 2022.