



**Minutes of Regular Meeting of the Board of Alderman  
For the City of Valley View, Texas 03/10/2022**

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

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

**3. Mayor Comments**

Mayor Chalked thanked everyone for attending.

**4. Public Comments**

This is an 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. 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.)

Lynn Morgan, City Secretary, introduced Emily Bowlin of Messer, Fort, & McDonald as the new City Attorney.

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 **February 10, 2022.**

Cara King, Valley View Volunteer Fire Department, stated the VVVFD would be hosting their annual Fish Fry on Sunday, March 27 at the Gardenia Venue. Lunch will be followed by an auction and concerts by Cameron Hobbs and Kody West with tickets priced at \$20 for the dinner and \$30 for the concerts. She clarified that there is not a raffle, that will be held in the fall.

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

6. Discuss Conduct a Public Hearing and take action on Laura McMullen’s request for a Specific Use Permit for retail sales from a trailer on property located at 309 Reavis Street (Cooke CAD 9472):
  - a. Presentation of request;

Laura McMullen stated that a boutique business is a small company that offers a specialized service and products. She said she goes out of her way for her customers. Ms. Mc Mullen said she has had the business for 22 years and even more years of retail experience. She said she has had a mobile boutique for many years, going to events from 50 customers to over a million. She added that it is currently very trendy, with businesses from hair care to pet care to retail. Ms. McMullen said that the pandemic forced her to close the storefront and figure out a way to continue to make a living. She said she purchased a vintage trailer to offset that.

Ms. McMullen said the vintage trailer was not cheap to purchase, nor cheap to upkeep to keep it mobile. She said that setting up the trailer on her lot will be an easy transition for her current customers due to the proximity to the prior storefront and it will utilize the vacant lot while continuing to generate tax revenue for the City. She added that this is her hometown and she has a vision for the barn, but can’t do it now financially.

Ms. McMullen stated this would be like the Farmers Market concept, not 6 days a week of operation but more “pop-up” style like when other special events are happening. She said she doesn’t plan to be there everyday, this gives her a chance to step back and have fun.

Ms. McMullen stated she provided pics of the actual trailer, which is a vintage airstream. She stated it has been from coast to coast, has 200 square feet total and will hold 2 people max at anytime.

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

PUBLIC HEARING began at 6:11pm.

Kristen Rose stated she has been friends with Laura for 20 years and that Ms. McMullen had opened her business in Valley View 14 years ago. She stated that Valley View is leased blocked and there’s not room for growth. She stated this is an opportunity to control food and fashion trucks while expanding what Valley View offers its residents and those that come through town.

Syndelyn Langston stated she was present just to support Laura as she’s always helping, giving and sponsoring whoever asks. She added that it’s a fun opportunity for all.

Candi White said that Laura has been a great landlord and she’s always wanting to do what is best. She added that they miss her being next door, but that she has a ton of customers and she is looking forward to the popup shop opening.

Judy Malone stated that Ms. McMullen was her friend and that her contribution to the community has been monumental as a member of the community and as a Chamber of Commerce Board member. Ms. Malone agreed with Mrs. White about anytime anything has been needed, Ms. McMullen has helped how she could. Ms. Malone stated that all retail is part time, it's basically already a pop up. She emphasized how important it is to have a retail venue for people in the town.

Glendy Medcalf stated that she owns Lilia's Merchantile on the square and has antiques and jewelry, but not clothing. She stated that some customers come in specifically looking for clothing. Mrs. Medcalf added that she owns the property where the Clothing Closet is and would like to offer popups as well, as it serves as an incubator for people starting up new businesses. Mrs. Medcalf said she thinks the plans call for another rv available to rent out as well.

Jack Medcalf said he has owned land for 15 years in Valley View and it's his home and where he plans to live the rest of his life. He said he could not think of a better idea than a clean place to offer ordinary & extraordinary items. He said that Laura is dedicated to making Valley View a better place to live and for that he will always support her.

Cara King said that she has been here for 10 years and her parents for 20. She said she is a professional engineer dealing in land and zoning and also with the Volunteer Fire Department. She stated that she was in favor of Item 6 as it is allowed with an SUP in C-2 Zoned areas. She added that an SUP prevents others from coming in and selling from a trailer. Mrs. King stated that the proposed location of the airstream is on property owned by Ms. McMullen. She added that many cities provide places for this. Mrs. King said that Ms. McMullen has found a way to utilize her existing building as a café. She said she misses being able to pop in for a quick gift for someone.

Amie McGinnis said she was a 7 year transplant to Valley View, but that Ms. McMullen was the first to welcome her to town. Mrs. McGinnis stated that she and her husband own two businesses in town and her own specialty is kids. She said it is great to always have a place to go get gifts and that Rustic Ranch is always ready to sponsor events. Mrs. McGinnis stated this is a way to keep going and give back.

Ashley Collett stated that she married into Valley View and has known Ms. McMullen for sometime. Mrs. Collett said she would support anything that Ms. McMullen does. Mrs. Collett said "there's no place like home and this is her home". She added that Ms. McMullen was resilient through the pandemic and this is her way of supporting herself. She added that not supporting her would be detrimental to someone that supports so much.

Meredith Eaton said she opened her business in 2015 and probably would not have if not for Laura McMullen. She said that she doesn't know if anyone gives more than Ms. McMullen. Mrs. Eaton advised that there is so much that goes on behind the scenes and Valley View is lucky to have someone so smart and business minded. Mrs. Eaton added that she sees Ms. McMullen outside of Valley View at events and her presentation is always top notch. She said it will draw a

top quality customer. Mrs. Eaton said she supports Ms. McMullen and will do anything she can to support her.

**Public Hearing** closed at 6:29.

Per the Texas Open Meetings Act, Texas Government Code, Chapter 551, §551.071 (private consultation with the attorney for the City) **entered into Executive Session at 6:29pm.**

**Reconvened into Open Session at 6:49pm.**

c. Discussion and action regarding the request.

Alderman Wilkerson asked Ms. McMullen how long at a time she planned to be there. Ms. McMullen said she wished she knew and didn't realize this would be such a big deal. Alderman Wilkerson clarified that he was asking if it would be there between shows. Ms. McMullen said it would likely be Friday-Sunday between shows, but that she would not leave it out for security purposes. Alderman Wilkerson confirmed that it would likely be just special events and weekends.

Ms. McMullen stated that it didn't make sense to keep the storefront when she isn't there and that she was approached about the opportunity for someone to put a café there and she thought that was a good idea.

Alderman Wilkerson asked how accessible the trailer is. Ms. McMullen stated it has steps to get in and that the west and north sides of the square are not accessible. She added that she currently has a wheelchair bound customer that she brings items to and will continue to do so. She said there are no restrooms, as the tanks have been removed and the restroom is now a dressing room. Ms. McMullen said that with Covid, restrooms weren't open to the public anyway. She added that she has facility use agreements with the other businesses around her lot though.

Alderman Holder said he loved the idea and it would be good for the square but felt Ordinances needed to be put into place to allow this but not open the flood gates for others to come in. Alderman Wilkerson agreed that he wouldn't want a business or person not as good as Ms. McMullen to take advantage of the lack of ordinances regarding this.

Ms. McMullen stated that the square is landlocked and this is a special way to use the lot. She said that when she travels, she promotes Valley View. Ms. McMullen said the trailer has been everywhere and it's safe. She added that several cities are trying to get ahead of the game on these. She added that this is a business decision with all having the common ground of Valley View. She said she has spent thousands of dollars and countless hours to make a safe and fun way to work.

**Alderman Scoggin made a motion to table Laura McMullen's request for a Specific Use Permit for retail sales from a trailer on property located at 309 Reavis Street with Ms. McMullen providing a site plan for the next meeting and allowing time for checking building codes and creating ordinances specific to these types of businesses. Mayor Pro Tem Spears seconded the motion with the motion passed 4-1 – Alderman Holder opposed.**

7. Receive and discuss presentation from Perry Patrick and Richard Hand regarding proposed development for property located at 605 N. Lee Street (Cooke CAD 136065).

Not in attendance.

**No Action.**

8. Discuss and consider Notice of Unopposed Candidates for the May 7, 2022 General Election, possible action.

Mrs. Morgan stated all candidates were running unopposed and this is a required document stating that.

**Alderman Wilkerson made a motion to approve the Notice of Unopposed Candidates for the May 7, 2022 General Election. Alderman Holder seconded the motion and the motion passed 5-0.**

9. Discuss and consider Order of Cancellation for the May 7, 2022 General Election, possible action.

Mrs. Morgan stated since all are unopposed, there is no need for an election.

**Alderman Wilkerson made a motion to approve the Order of Cancellation for the May 7, 2022 General Election. Alderman Scoggin seconded the motion and the motion passed 5-0.**

10. Receive update on cancellation of police vehicle purchase order and discuss and consider options for purchasing police vehicles, possible action.

Mrs. Morgan stated that our original order of Dodge Durangos had been cancelled by Chrysler, but that the dealership we had been working with presented the City with options for Durangos they knew were coming. Mrs. Morgan stated there were options for 2021 models and 2022 models, but none were exactly as previously ordered. She stated that Police Chief Cory Smith recommended approval of the black 2022 V6s as there was concern if the upfitting equipment already ordered would fit the 2021 models.

**Alderman Sandmann made a motion to approve purchasing the 3 2022 Black V6 Durangos as replacement for the order cancelled by Chrysler. Alderman Holder seconded the motion and the motion passed 5-0.**

11. Discuss and consider Resolution 03102022-01 regarding a financing agreement for the purpose of acquiring police units, possible action.

Mrs. Morgan explained that this resolution gives the Mayor the power to sign the Agreement when it's ready without the need for an additional meeting.

**Alderman Holder approved Resolution 03102022-01 regarding a financing agreement for the purpose of acquiring police units. Mayor Pro Tem Spears seconded the motion and the motion passed 5-0.**

12. Discuss and consider parking area behind 101 S. Lee, possible action.

Mrs. Morgan said she is concerned with parking for the 150<sup>th</sup> Birthday event and would like approval for a temporary parking area there for vendors only.

**Alderman Holder approved creating a temporary parking area behind 101 S. Lee Street. Mayor Pro Tem Spears seconded the motion and the motion passed 5-0.**

13. Discuss and consider options for Community Wide Cleanup event, possible action.

Mrs. Morgan stated the Parks Commission selected May 14, 2022 from 9:00am to 12:00pm as the time for this year's Community Wide Cleanup. She added the dumpsters would be set up in the parking lot of the football field and it's only open to City residents. She advised she would be out of town so there would need to be volunteers on sight to help with traffic.

**Alderman Holder approved the Community Wide Cleanup for May 14, 2022. Alderman Scoggin seconded the motion and the motion passed 5-0.**

14. Discuss and consider 150<sup>th</sup> Birthday event, possible action.

Mrs. Morgan stated that event shirts were in and the excess was available for purchase. She advised that there were about 50 vendor spaces between sponsors and those paying to be there. Mrs. Morgan advised that 95.9 the Ranch would be broadcasting live during the event. She stated the advertising outside the area seems to be working, as she is getting calls daily about it. Mrs. Morgan invited all Board members to be at the stage at 1:00 for the different presentations. She said volunteers would be needed throughout the day, but that she was looking forward to it.

15. Adjourn.

**Alderman Scoggin made a motion to adjourn at 7:28 pm. Alderman Holded seconded the motion and the motion passed 5-0.**

**Minutes of the Board of Aldermen were approved this 14<sup>th</sup> day of April, 2022.**