



## **Minutes of Regular Meeting of the Board of Alderman**

**For the City of Valley View, Texas 12/08/2022**

**1. Call meeting to order** – Mayor Chalk called the meeting to order at 6:00pm. Mayor Pro Tem Wilkerson was absent.

**2. Pledge of Allegiance & Invocation** –Mayor Chalk led the Pledge and gave the Invocation .

### **3. Mayor Comments**

Mayor Chalk welcomed everyone and hoped they had a good Thanksgiving. He wished everyone a Merry Christmas and prosperous New Year.

### **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**

Jonathan Saylor, Patrol Office, read, as a reminder, the Police Department standards for having a parade in the City.

**Alderman Sandmann made a motion to approve the Consent Items. Alderman Scoggin seconded the motion and the motion passed 3-0**

**6. Receive and discuss request from Valley View Medical Clinic regarding permitting for expansion project, possible action.**

Krystal Bewley and Polly Klement stated they have owned the clinic since 2016 and they want to grow and improve it, as well as enhance the City. Mrs. Bewley said that are not trying to avoid doing some of the requirements, they are just trying to figure out what is needed to get started. She stated they have met with other cities and many of the things being asked of them isn't required in those cities. She advised they are not aware of what they are missing to get started. Mrs. Bewley said that the City of Sanger advised asbestos reports are not required on buildings if recently built. She said they are asking what they can do to get started and have inspections along the way. Mrs. Klement said the Muenster would allow them to start and have inspections along the way, as it's only a 1,500-2,000 square feet addition.

Alderman Griffith asked what the holdup was. Lynn Morgan, City Secretary, advised there is no building permit. Mrs. Bewley stated the contractor intended to attend the meeting, but had gotten sick. Mrs. Klement said they wanted a solution so they could get started on the project.

Kevin Ware, KJE, City Engineer, advised the Board that several of the items on the list are state code, such as the asbestos report, but that some of the items can be verified in the field. Mrs. Morgan asked about the TDLR requirement. Mr. Ware said that item is state code, but can be completed online in about 30 minutes.

Mrs. Morgan advised that a complete site plan must also be submitted.

Mayor Chalk asked what can be done to get the ball rolling. Carl Partin, Safebuilt, said he was not opposed to a partial release of the permit to get started, but some of the items had to be submitted first. Mrs. Morgan asked if the plumbing and electrical plans were included in that and Mr. Partin said they were, as they may affect the foundation.

Mrs. Bewley confirmed with Mr. Partin that the TDLR report, the mechanical (MEP) plans, foundation plan, site plan and asbestos report would be good to get started and Mr. Partin agreed.

Mr. Ware suggested a predevelopment meeting with all parties next week, so all could be on the same page, including the contractor.

**No action.**

7. Discuss and consider Ordinance 12082022-01 an Ordinance of the City of Valley View, Texas an ordinance providing for a change in the municipal contributions to the current service annuity reserve at retirement of the employees of the City of Valley View, Texas.

**Alderman Sandmann made a motion to approve Ordinance 12082022-01 an Ordinance of the City of Valley View, Texas an ordinance providing for a change in the municipal contributions to the current service annuity reserve at retirement of the employees of the City of Valley View, Texas. Alderman Scoggin seconded the motion and the motion passed 3-0**

8. Update on projects at 101 S. Lee Street and 308 W. O'Buch Street.

Mrs. Morgan advised roof has complete on both and exterior work beginning on 101 S. Lee Street.

**No action.**

**9. Receive engineering and project update from Kevin Ware, KJE Engineering.**

Mr. Ware advised there had been a preapplication meeting, but the project died due to location in floodplain. He said there's been nothing new since a predevelopment meeting with Kramalot, but assume their engineer is making the changes based on that meeting. Mr. Ware stated the Clay Ranch was being delayed due to current expenses associated with development. Mr. Ware advised that N. Pecan Creek Trail has a road failure, but meeting with the contractor to review for repair prior to reaching out to the bond company. He said they are working on a design for the bridge on S. Pecan Creek Trail.

Mr. Ware said the studies for the wastewater treatment plant have been completed and now they are getting quotes from vendors to get total numbers, as well as new ideas on how to address some of the issues.

Mr. Ware said they are still looking at roads and drainage to determine scope and plan for them.

No Action.

**10. 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;**

**Enter Executive Session 6:55pm**

**Open Session Resumes 6:58 pm**

**11. Adjourn.**

**Alderman Griffith made a motion to adjourn at 7:00pm and Alderman Sandmann seconded the motion. The motion passed 3-0.**

**Minutes of the Board of Aldermen were approved this 12<sup>th</sup> day of January, 2023.**