



Regular Council Meeting Minutes

Thursday, April 23, 2026 at 6:30 PM
8301 Westview Drive, Houston, Texas 77055

1. CALL TO ORDER Mayor Buesinger called the meeting to order at 6:30 PM.

1.A. Invocation was given by Council Member Gordy

1.B. Pledge of Allegiance

1.C. Present

Mayor Bob Buesinger
Council Member Mike Gordy
Mayor Pro Tem Andy Carey
Council Member David Schwarz
Council Member Matthew Butts

Also Present: Engineers Him and Moylan, HDR Engineering, Spring Valley Village PD Menchaca and Spriggs, Village Fire Chief Croft, Secretary Stephens

2. CITIZEN'S COMMENTS

David Hay of Hilshire Grove inquired about the current status of the sidewalk project, noting that several sections have not yet been poured. He expressed that he is looking forward to the project's completion so the sidewalk can be fully used.

Mr. Hay also distributed an election data-model report he created. The report is designed to help voters more easily identify their sample ballots in large countywide races.

3. REPORTS TO COUNCIL

3.A. Spring Valley Police Report

Officer Menchaca reported that in the month of March there were 778 calls for service and 585 business checks conducted. Additionally, officers performed 24 traffic stops, which resulted in 35 citations being issued, and completed 112 house watches. No further items were reported.

3.B. Fire Commissioner's Report

Chief Croft reported that EMS revenue totaled approximately \$109,000 for the first three months of the year. The department has added two new hires, and one employee is currently out on medical leave. There were 157 community interactions during the reporting period, including educational outreach efforts. Chief Croft noted that these engagements provide valuable opportunities to teach both adults and children about life-safety topics, including when and how to call 911. Chief Croft

reported a total of 491 calls across the Villages, including seven calls for service last month in Hilshire Village. One vehicle fire was reported along I-10 within the Hilshire Village area; however, responding units were unable to locate any vehicle upon arrival, which affected the response time.

He also reported that all six Villages have approved the blocker truck purchase. The vehicle has received its final coat of paint and is expected to be ready as early as next week. The 2025 audit has been completed, representing a notable improvement in the audit timeline compared to the prior year. Additionally, the rescue boat has been delivered; static motor testing is complete, and water testing is scheduled for next week.

3.C. City Engineer's Report

1303 & 1307 Friarcreek drainage improvements: Engineer Him reported that after coordinating with the Harris County Flood Control District, a slope stability study would not be required; however, a geotechnical boring sample will be necessary, requiring hand digging and access from the property owners. Once coordination is complete, a proposal is expected at the next meeting.

Wirt Road Sidewalk Project: Engineer Him said construction has begun and is approximately 65% complete. Citizen David Hay inquired about the incomplete sidewalk ramps near the School of the Woods. Engineer Him explained that a water meter vault is located near the sidewalk and the contractor may be waiting to avoid complications. He confirmed the sidewalk will be continuous upon completion.

Hickory Shadows: Engineer Him reported that work is ahead of schedule, with Phase Two complete and progress underway on Phase 3A and part of 3B. Completion is anticipated within approximately six weeks. Utility work has been finished, and only paving remains. He noted that the contractor has performed exceptionally well both in fieldwork and in communication with residents.

City Wide Ditch Grading: Additional surveying is currently under review; however, some survey information remains incomplete. HDR continues to coordinate with the contractor to address unfinished work.

- 3.D. Building Official's Report:** No new construction projects have begun; however, Council noted positive progress on several lots that had been vacant for an extended period. The Council asked whether the City has any enforcement mechanism for a residence with long-term exposed weather-resistant barrier material. Secretary Stephens stated that the property has been inspected by the building officials and she is coordinating options with legal counsel. Attorney Hays explained that because the building permits have expired, the City cannot pursue building code violations, but enforcement may proceed under the property maintenance code. He added that he would provide the appropriate legal language for issuing citations under the applicable sections of the property maintenance code. Attorney Hays clarified that citations must first be issued, and only if the matter escalates would it proceed to court.

- 3.E. Mayor Buesinger's Report:** Mayor Buesinger recognized Secretary Stephens and Assistant Secretary Ray for Municipal Clerk's Week being May 3rd through May 9th. Mayor Buesinger thanked them for their hard work and community support.
- 3.F. City Secretary's Report:** Secretary Stephens said she received a notice for rate water and waste water increase from the City of Houston. This was anticipated and will be included in the calculations for next year's utility budget. Secretary Stephens reminded the Council that Spring Valley Dispatch needs to be notified when contractors are working outside of the approved hours so citations and fines can be issued.
- 3.G. City Treasurer's Report:** The March reconciliation was completed, and the quarter ended with higher-than-anticipated savings. The report was provided to Council.

4. CONSENT AGENDA

Motion made by Mayor Pro Tem Carey, Seconded by Council Member Gordy.

- 4.A. Approve Disbursements
- 4.B. Approve Minutes from the Regular Council Meeting March 17, 2026.
- 4.C. Approve Check Registers March 2026.

Voting Yea: Council Member Gordy, Mayor Pro Tem Carey, Council Member Butts

The motion carried 4-0

5. DISCUSSION AND POSSIBLE ACTION

- 5.A. Discussion and possible action to approve HDR Engineering Master Service Agreement.**

Motion made by Mayor Pro Tem Carey, Seconded by Council Member Gordy.

Engineer Him noted that there has not been a rate increase in more than 23 years. He clarified that the initial cost estimate provided by City Secretary Stephens reflected the full scope of HDR's work; however, the proposed multiplier increase would apply only to continuing services and not to capital improvement projects. Based on his calculations, the additional cost for last year's work would have been approximately \$18,000. Mayor Pro Tem Carey observed that 2025 was an unusually active year and requested a follow-up report showing overall costs across multiple years.

Voting Yea: Council Member Gordy, Mayor Pro Tem Carey, Council Member Butts

The motion carried 4-0

- 5.B. Discussion and Possible Authorization of Change Order No. 1 for the Hickory Shadows Drive Paving, Drainage, and Water Line Improvements Project in the total amount of \$28,994.86**

Motion made by Mayor Pro Tem Carey, Seconded by Council Member Gordy.

Engineer Him stated that the change orders reflect several field conditions encountered during construction. These include the removal of the old meter vault and valve that previously serviced the former City Hall, which is being replaced with a reduced 2-inch line to supply the park irrigation system. The change orders also address an asbestos-cement pipe that was not identified in the historic drawings, as well as a conflict between a manhole structure and existing sewer lines.

Voting Yea: Council Member Gordy, Mayor Pro Tem Carey, Council Member Butts

The motion carried 4-0

5.C. Discussion and Possible Authorization of payment to Arnold & Co. Invoice for Construction Services provided to the City for the Hickory Shadows Drive Paving, Drainage, & Water Line Improvements Project, Invoice #3 in the amount of \$223,955.30.

Motion made by Mayor Pro Tem Carey, Seconded by Council Member Schwarz.

Engineer Him reported that the contractor is approximately 58% complete. Council Member Butts inquired about the likelihood of further change orders. Engineer Him stated that all underground infrastructure and potential unforeseen work have been completed, and the project is now in the paving phase. He noted that Hilshire Oaks has requested the inclusion of curb point repairs, as well as brick wall panel repairs along Westview. While no additional costs are anticipated at this time, he advised that lead times for the brick panels may delay completion of the Hickory Shadows project, and he will continue to coordinate with City staff.

Voting Yea: Council Member Gordy, Mayor Pro Tem Carey, Council Member Butts

The motion carried 4-0

5.D. Discussion and possible authorization to perform Topographical Survey Services for the Mallie Court Ravine Drainage Easement from Mallie Court to Spring Branch Creek by Landtech, Inc. for a not to exceed amount of \$25,700.00.

Motion made by Council Member Schwarz, Seconded by Council Member Gordy.

Engineer Him emphasized the importance of clearly defining the easement to prevent any encroachment into the Harris County floodway. He explained that this is necessary to avoid mitigation requirements, as the proposed riprap would be classified as fill. Council requested comparative quotes from other surveying providers before authorizing the cost.

Item postponed to a future meeting. No action was taken.

5.E. Discussion and possible approval of utility credit for 1305 Ridgeley.

Motion made by Council Member Gordy, Seconded by Mayor Pro Tem Carey.

Secretary Stephens explained that the resident at 1305 Ridgeley inquired about the billing on his secondary water meter. Upon reviewing the usage history, staff determined that the irrigation meter had not been connected at any point during the nine years since its installation. Secretary Stephens stated that the property owner is entitled to the full \$500 deposit refund and recommended crediting the most recent fiscal year's billing charges, \$160, as a good-faith measure. Council asked whether approving the refund would establish a precedent. Secretary Stephens clarified that, because the City has no existing policy addressing this situation, the matter must be presented to Council for direction, and any future requests would likewise be subject to Council's discretion.

Voting Yea: Council Member Gordy, Mayor Pro Tem Carey, Council Member Butts

The motion carried 4-0

6. FUTURE AGENDA TOPICS

Mallie Court Survey Comparisons, Village Fire Department 2027 Budget, Capital Improvement Project Budget Planning

7. ADJOURNMENT

With no further items on the agenda, the meeting is hereby adjourned at 7:38 P.M.

Robert F. Buesinger, Mayor

ATTEST:

Cassie Stephens, City Secretary