



Regular Council Meeting Minutes

Tuesday, February 17, 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 Mayor Pro Tem Carey

1.B. Pledge of Allegiance

1.C. **Present**

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

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

2. CITIZEN'S COMMENTS

None

3. REPORTS TO COUNCIL

3.A. Spring Valley Police Report

During the month of January, the department responded to 1,227 calls for service. Officers conducted 933 business checks and 193 house checks throughout the area. A total of 22 traffic stops were made, which resulted in 33 citations being issued. Officers also investigated a suspicious vehicle and made an arrest for public intoxication involving an intoxicated individual. Overall, no significant criminal activity was reported in the area during this period.

3.B. Fire Commissioner's Report

Chief Croft reported that the winter weather event in January caused no major issues. EMS revenue for January is approximately equal to the total EMS revenue received during 2025. This is due to fewer insurance kickbacks caused by improvements in paperwork submittals. The department is also exploring the use of a dashboard system to better track statistics and assist with future planning.

Chief Croft introduced newly hired Deputy Chief Guillory, and the department is actively hiring additional fire medics. Guillory expressed enthusiasm about bringing

his experience and skill set to the department and expanding community outreach efforts within the Villages.

Community outreach efforts took place in January and included educational opportunities for residents. For the month of January, the department responded to 150 calls for service, with an average response time to Hilshire Village of 5 minutes and 19 seconds.

ITEM OUT OF ORDER

5.A. Discussion and possible action to approve of Village Fire Department Budget Amendment for the purpose of purchasing a traffic control vehicle and replacement rescue boat.

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

Chief Croft explained that using the new ladder truck for roadway blocking during accidents on the highway is undesirable due to the risk of damage. A military-style vehicle can be acquired and outfitted for significantly less cost while meeting operational needs.

Chief Croft proposed modifying an existing truck by removing the fifth-wheel assembly and installing a flatbed. Rails could be added to support high water rescues. The truck's cab-over design provides improved maneuverability, and unlike other options such as a school bus, it only requires a Class B driver's license, which current staff already hold for operating fire apparatus. The modified truck will include emergency lighting and directional arrow boards on both sides and the rear.

Replacement of the department's rescue boat was also discussed. The current 12-foot inflatable boat with a 25-horsepower motor has a seam that cannot be repaired. The proposed replacement is a 14-foot inflatable boat with a larger motor, improving maneuverability in the bayou and increasing rescue capability while remaining compatible with existing storage.

Funding for the truck modifications and the rescue boat will be drawn from the Capital Replacement Fund. Existing allocations include a ladder truck scheduled for delivery this year, a new engine planned for 2027, and a new ambulance anticipated in 2028. EMS revenue has covered Capital Fund contributions since 2025. Following completion of the department's audit, a review will be conducted to determine whether EMS revenue can continue supporting these expenses.

An amended motion was approved allocating \$85,000 from the Capital Replacement Fund for the traffic control vehicle and rescue boat.

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

The motion carried 4-0

3.C. City Engineer's Report

Friarcreek Easement Engineer Him reported that the Friarcreek easement design is complete and ready for approval; however, there are difficulties obtaining geotechnical borings due to limited access to the channel area. Staff are currently evaluating options for how the borings can be completed and requested that the item be tabled until the proposal from the geotechnical consultant is received. It was noted that the easement dedication itself is largely a formal step and will not delay the overall construction timeline for the project.

1209 Pine Chase has been completed and the final payment has been requested with an amendment to include additional sodding cost.

Pine Chase Grove project has been completed as well, and final payment requested, amended to include the cost of installing conduit for the City of Houston.

Wirt Road Sidewalk Staff reported that they are coordinating with Harris County regarding the Wirt Road sidewalk project, and it appears the project is moving forward with the County's contractor.

Hickory Shadows Water Line Project Staff provided an update on the Hickory Shadows water line improvements along Wirt Road. The AC pipe section will be shut down to allow for the wet connection, followed by pressure testing and disinfection on the south side of the line. A change order was also presented to remove the installation of a vault and instead install a 2-inch service line.

TCEQ Interconnect Approval TCEQ interconnect approvals are progressing. A variance was requested because the interconnect was previously approved by the City of Houston, and the system meets or exceeds current standards. The original backflow prevention requirements were implemented in 1996, and the existing interconnects were installed in 2001 before being relocated to their current location.

Ditch Grading Project The contractor for the ditch grading project will remobilize this Saturday to address corrective items only. A surveyor will also be involved to confirm grades. At the Ridgeley and Archley location, grout in the culvert needs to be chipped out to correct the installation. Staff also noted they are negotiating a revised price for installing Zoysia grass for restoration.

Creekstone Circle A Creekstone resident addressed the council regarding concerns about water being pumped from a neighboring rear yard into a culvert under her driveway, which she believes is causing sediment buildup and partial blockage of the culvert. She expressed concern that the proposed excavation of the upstream culvert area could create a safety hazard and standing water that may attract mosquitoes. Staff indicated that no excavation has been authorized at this time and suggested that construction pumping be redirected to the street where the water can dissipate into the roadside drainage ditches. Staff will also coordinate a visit with the neighboring property owner to evaluate drainage conditions.

Mallie Area Staff discussed a potential channel stabilization improvement near the Mallie area, which would require approximately 350 cubic yards of riprap at an estimated cost of \$30,500. The rip-rap would be installed two feet thick to

reestablish the bottom of the channel and stabilize the area. Access to the channel may be possible through adjacent properties.

3.D. Building Official's Report

There were no outstanding items to report and the Council did not have questions.

3.E. Mayor Buesinger's Report

There were no outstanding items to report.

3.F. City Secretary's Report

Secretary Stephens advised that Spring Branch ISD Tax Office has reported an issue involving property tax payments mailed by check. Some payments addressed to the district are being intercepted within the postal system, with checks reportedly being altered and fraudulently cashed. This issue has been reported at local post offices, including the Long Point location. Residents who mailed a check for property tax payments are encouraged to log into their accounts to confirm whether their payment has been processed. If a check was altered or stolen, Spring Branch ISD will work with affected taxpayers and waive late fees, provided documentation such as a police report or evidence of efforts to recover the funds is submitted. Late statements may still be mailed this week, but the district is addressing cases related to this issue individually.

It was also announced that 5:00 p.m. today was the filing deadline for the May 2, 2026 election. As no additional candidates filed for the open positions, the election will be officially canceled. An ordinance to formally cancel the election will be placed on next month's agenda. The council congratulated Robert Buesinger for the position of Mayor, Mike Gordy for Council Position 1, and Tom Steffan for Council Position 2.

3.G. City Treasurer's Report

Secretary Stephens provided a brief report including interest-to-date proceeds from the investment accounts. The second debt payment was recently released with one remaining payment this fiscal year. Overall, the City's funds are performing well and generating positive returns.

4. CONSENT AGENDA

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

4.A. Approve Disbursements

4.B. Approve Minutes from the Regular Council Meeting January 20, 2026.

4.C. Approve Check Registers January 2026.

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

The motion carried 4-0

5. DISCUSSION AND POSSIBLE ACTION

5.B. Discussion and Possible Authorization of payment to Infrastructure Construction Services (ICS) Invoice for Construction Services provided to the City for the 1209 Pine Chase Drainage Easement Improvements Project, Invoice #1 in the amount of \$29,325.00.

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

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

The motion carried 4-0

5.C. Discussion and Possible Authorization of payment to Infrastructure Construction Services (ICS) Invoice for Construction Services provided to the City for the Pine Chase Grove Site & Drainage Improvements Project, Invoice #1 in the amount of \$26,400.00.

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

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

The motion carried 4-0

5.D. Discussion and Possible Authorization of payment to Arnold & Co. Invoice for Construction Services provided to the City for the Hickory Shadows Paving, Drainage & Water Line Improvements Project, Invoice #1 in the amount of \$174,018.52.

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

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

The motion carried 4-0

5.E. Discussion and Possible Authorization for Final Design & Construction Phase Services for the 1303 & 1307 Friarcreek Drainage Easement Improvements Project.

Engineer Him requested that this item be postponed until additional information is compiled.

The Council postponed the item to a future meeting. No action was taken.

5.F. Discussion and Possible Authorization to Update HDR's (formerly Claunch & Miller, Inc.) 2003 Master Service Agreement for Engineering Services.

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

Engineer Him explained the billing structure and the multiplier rate used for professional services has not been updated since 2003. Invoicing is based on tracking individual hours in detail and reflects a blended rate that accounts for staff time and overhead. Additional costs discussed included administrative time for invoice preparation and accounting review.

The Council requested a comparison of costs prior to approval, including clarification of the multiplier and additional overhead for administrative expenses.

The Council postponed the item to a future meeting. No action was taken.

5.G. Discussion and possible action to approve the renewal of Safebuilt contract for building official and code enforcement services.

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

Secretary Stephens explained that code enforcement was added to the contract with SafeBuilt and the charges have been minimum. Staff and the community are pleased with their overall performance and service.

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

The motion carried 4-0

5.H. Discussion and possible action to approve engagement letter with Crowe for FY 2024-2025 audit.

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

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

The motion carried 4-0

5.I. Discussion and possible approval to adjust street lighting on Pine Creek Lane.

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

A second survey was distributed to Pine Creek residents. Those living closest to the light fixture expressed a preference for its removal, while responses from other residents were mixed. Removal of the fixture was recommended to address the concerns of the residents most directly affected.

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

The motion carried 4-0.

5.J. Discussion and direction to staff on City of Hilshire Village draft ordinance Artificial Turf. Public hearing scheduled for March 17, 2026 Council Meeting.

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

The draft ordinance was provided for Council review and comment ahead of the public hearing scheduled for the March meeting. Council discussed concerns about classifying turf installations as fully impervious and consulted with the city engineer, who noted that the subsurface layers typically silt in overtime and lose permeability. Discussion also covered current applications and future development where turf is being requested in rear yards, often in conjunction with swimming pools. Additional considerations included maintenance, usability in various weather conditions, and hygiene issues related to animal waste and potential nuisances to neighboring properties.

The Council postponed the item to a future meeting. No action was taken.

6. FUTURE AGENDA TOPICS

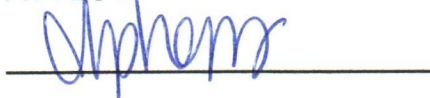
7. ADJOURNMENT

There being no further business to come before the Council. Mayor Buesinger adjourned the Regular Council Meeting at 8:47 PM.



Robert F. Buesinger, Mayor

ATTEST:



Cassie Stephens, City Secretary