

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON FEBRUARY 28, 2017 AT 7:30 P.M. AT THE MEADOWS PLACE CITY HALL, 1 TROYAN DRIVE, MEADOWS PLACE, TX 77477

A. Call to Order:

The meeting was called to order by Mayor Jessup at 7:30 p.m. with the following present:

Mayor, Charles D. Jessup, IV	City Secretary, Courtney Rutherford
Mayor Pro Tempore, Terry J. Henley	Alderman, John F. Isbell
Alderman, Steven H. Bezner	Alderman, Rick J. Staigle
Alderman, Kelle K. Mills	

Staff in attendance: Chief Gary Stewart, Meadows Place Police Department; and Jerry Parker, Code Enforcement Official.

1. Pledge of Allegiance and Invocation

Pledge by: Caleb Ulrey, Resident
Invocation by: Lieutenant Richard Simmons, Meadows Place Police Department

B. Presentations and Proclamations

1. Proclamation declaring March 28, 2017 as Blind Veterans Day in Meadows Place

Mayor Jessup recognized Blind Veterans Day and read a proclamation proclaiming Tuesday, March 28, 2017 as Blind Veterans Day in the City of Meadows Place.

C. Reports

1. Police Department

Chief Stewart gave an overview of the monthly statistics and activities report, which was distributed to City Council and filed with the City Secretary.

Chief Stewart reminded everybody that the next Neighborhood Watch Meeting will be March 23, 2017 at City Hall.

Chief Stewart introduced the new part time dispatcher, Lee Meyen. Chief Stewart stated that he is happy to have her and she comes to the City with many years of experience.

After presenting the monthly report Chief Stewart presented the 2016 Racial Profiling Report, a copy was filed with the City Secretary.

Mayor Jessup thanked the Police Chief for all of his hard work on the Hazardous Mitigation Plan, which is 98% complete.

Alderman Bezner asked about the motor vehicle burglaries at the new Aldi grocery store. Chief Stewart stated that most of the break ins were due to people leaving items in their car.

Council also asked if the department has started using the new body cameras. Chief Stewart stated that cameras are in, but they have not started using them yet. He is still developing a policy to fit our City.

2. Code Enforcement

Jerry Parker, Code Enforcement, reported on current violations, open cases, and citations issued over the last 3 months. He also reported on his on-going projects. His current project is working with the Police Department on code violations. The top reoccurring issues at this time are signs, junk vehicles, and dumpsters.

Mr. Parker also reported on some issues with reoccurring properties on Scarcella, Scottsdale, Brighton, Brook Meadow, and Blair Meadow. The house on Scarcella is vacant and services have been cut off. The homes on Scottsdale and Brighton are under contract. The owner is working on the home on Brook Meadow and hopes to get it occupied soon. Unfortunately, he has lost contact with the property owner of the Blair Meadow property.

Mayor Jessup asked Mr. Parker about the property on Alston that looks like a used car lot. Mr. Parker reported that multiple citations have been issued and the owner missed their court date. The court will follow procedures to issue a Failure to Appear and send to Omni and put a hold on their license if necessary. Alderman Isbell asked if there is a limit to the number of cars allowed to be stored on a property. Mr. Parker stated that none are to be stored in the front yard and if he is made aware of vehicles in the backyard he does contact the property owner and issue a citation if necessary.

3. Fire Department Monthly Report for January 2017

Mayor Jessup provided an overview of the Stafford Fire Department report for January 2017 which was filed with the City Secretary.

D. Mayor's Comments

1. City Elections

Mayor Jessup stated that Alderman Henley and Alderman Mills are up for election in May of this year. Both have filed for place on ballot and are unopposed, therefore they will be reelected to office in May.

2. Opus 4 String Quartet

Mayor Jessup reported that the Opus 4 String Quartet performed at City Hall and it was a huge success. Mayor Jessup thanked Pablo Donatti and Colene Cabezas for putting the event together. He also thanked Tradicao Steak House and Aldi Grocery Store for donating food for the event.

3. Public Finance Training

Mayor Jessup reported that both he and the Finance Director, Anna-Maria Weston, will be attending Public Finance Training next month to keep up with their qualifications.

4. Youth Action Council (YAC)

Mayor Jessup stated that the Parks & Receptions Director, Colene Cabezas, and the Recreation Coordinator, Leigh Ylanan, will be traveling in a van with 10 teenagers to Abilene, Texas to attend the annual YAC summit. This a great opportunity for leadership training and relationship development. Mayor Jessup thanked both Colene and Leigh for taking the group on this trip.

E. Council Comments:

1. Kirkwood Update – Alderman Rick Staigle

Alderman Staigle stated that the engineer, HDR, has completed approximately 45-50% of the design phase and is moving forward. He also reported that the City has hired a landscape architect.

F. Regular Agenda

1. **Accept the final report from the Planning and Zoning Commission regarding a proposal to amend Chapter 153 of the Code of Ordinances of the City of Meadows Place, Texas, entitled “Planning and Zoning Regulations,” to require specific use permits for all drive-thru retail establishments in the C-1, C-2, and C-3 Districts.**

Planning and Zoning Commissioner Bryan Swinney presented the Commission’s final report.

Alderman Henley moved to accept the final report from the Planning and Zoning Commission regarding a proposal to amend Chapter 153 of the Code of Ordinances of the City of Meadows Place, Texas, entitled “Planning and Zoning Regulations,” to require specific use permits for all drive-thru retail establishments in the C-1, C-2, and C-3 Districts. Alderman Isbell seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Staigle, Henley, and Mills

Nays: None

The motion carried

2. **Consider Ordinance No. 2017-04 amending Section 153 of the Code of Ordinances of the City of Meadows Place, Texas, entitled “Planning and Zoning,” to require specific use permits for drive-thru retail establishments in the C-1, C-2, and C-3 districts; providing a penalty; providing for repeal; providing for severability; and providing an effective date.**

Alderman Staigle moved to approve Ordinance No. 2017-04 amending Section 153 of the Code of Ordinances of the City of Meadows Place, Texas, entitled "Planning and Zoning Regulations," to require specific use permits for all drive-thru retail establishments in the C-1, C-2, and C-3 Districts. Alderman Isbell seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Staigle, Henley, and Mills

Nays: None

The motion carried

3. Discussion and possible action regarding an Ordinance on chickens/laying hens in the City.

Mayor Jessup called for a motion regarding an Ordinance on chickens in the City. There was no motion, but Alderman Bezner started the discussion for this item and stated that there are five sets of deed restrictions in the City and they all say no chickens. Although the City cannot enforce these deed restrictions neighbors can through a lawsuit. Alderman Bezner stated that he thinks the City needs to consult with legal counsel regarding deed restrictions and ordinances that conflict with the deed restrictions. There was brief discussion about having the City Attorney attend a workshop with Council to discuss deed restrictions versus ordinances.

Alderman Henley stated that years ago when the City began creating ordinances they tried to create ordinances that helped to enforce the deed restrictions. He thinks if Council is going to pass an ordinance it should state the same as the deed restrictions.

4. Consider Ordinance No. 2017-05 repealing subsection 150.02(d) of section 150.02 of chapter 150 of the code of ordinances and substituting a new subsection 150.02(d) of section 150.02 of chapter 150 of the code of ordinances; adopting with amendments the 2014 National Electrical Code; providing for a penalty; providing for severability; providing for repeal; and providing an effective date.

Alderman Staigle moved to approved Ordinance No. 2017-05 repealing subsection 150.02(d) of section 150.02 of chapter 150 of the code of ordinances and substituting a new subsection 150.02(d) of section 150.02 of chapter 150 of the code of ordinances; adopting with amendments the 2014 National Electrical Code; providing for a penalty; providing for severability; providing for repeal; and providing an effective date.. Alderman Bezner seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Staigle, Henley, and Mills

Nays: None

The motion carried

5. Consider Resolution No. 2017-06 authorizing the Mayor and City Secretary of the City of Meadows Place, Texas to enter in an agreement with Tyler Technologies for the purchase and implementation of the Incode Payroll Module.

Alderman Mills moved to approve Resolution No. 2017-06 authorizing the Mayor and City Secretary of the City of Meadows Place, Texas to enter in an agreement with Tyler Technologies for the purchase and implementation of the Incode Payroll Module. Alderman Henley seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Staigle, Henley, and Mills

Nays: None

The motion carried

6. Consider Resolution No. 2017-07 authorizing participation in the TexPool Investment Pools and designation of Mayor, Charles D. Jessup, IV, Mayor Pro Tem, Terry J. Henley, and City Secretary, Courtney Rutherford, as the Authorized Representatives and Finance Director, Anna-Maria Weston as an Inquiry Representative.

Alderman Isbell moved to approved Resolution No. 2017-07 authorizing participation in the TexPool Investment Pools and designation of Mayor, Charles D. Jessup, IV, Mayor Pro Tem, Terry J. Henley, and City Secretary, Courtney Rutherford, as the Authorized Representatives and Finance Director, Anna-Maria Weston as an Inquiry Representative. Alderman Bezner seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Staigle, Henley, and Mills

Nays: None

The motion carried

7. Consider Resolution No. 2017-08 in opposition to a revenue cap and legislative interference with local service.

Alderman Henley moved to approved Resolution No. 2017-08 in opposition to a revenue cap and legislative interference with local service. Alderman Bezner seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Staigle, Henley, and Mills

Nays: None

The motion carried

8. Discussion and possible action on possible acquisition of property.

Mayor Jessup stated that Council discussed this item during the Work Shop Meeting and have agreed that they will address this at another meeting after meeting with Legal Counsel and an appraiser.

G. Consent Agenda

1. Consider approval of the Minutes held on:

January 24, 2017 – Workshop Meeting

January 24, 2017 – Regular Meeting

February 7, 2017 – Special Meeting

2. Presentation of Bills

HDR	\$ 17,508.88
Citizen's 1 st Bank	\$ 13,139.39
Joe L. Salvide	\$ 8,065.00
Joe L. Salvide	\$ 13,735.00
Joe L. Salvide	\$ 3,065.00
Randle Law Office LTD, L.L.P.	\$ 292.50
Randle Law Office LTD, L.L.P.	\$ 175.50
Randle Law Office LTD, L.L.P.	\$ 10,356.00
Texas Municipal League IRP	\$ 5,651.00
Aquatic Advisors, Inc.	\$ 5,497.90
WillyGoat	\$ 28,003.00
MESA Alarm Systems	\$ 6,238.50

Alderman Bezner moved to approve all items of the consent agenda. Alderman Henley seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Staigle, Henley, and Mills

Nays: None

The motion carried

H. Audience Comments

Chuck McClurkin, resident at 11947 Brighton Lane, stated that he contacted CenterPoint to fix the lights along Dorrance that were out. It took about 2 weeks, but the lights are working now. Mayor Jessup thanks Mr. McClurkin for contacting CenterPoint and getting the lights working again.

I. Adjourn

There being no further business on the agenda Alderman Staigle moved to adjourn the meeting. Alderman Bezner seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Staigle, Henley, and Mills

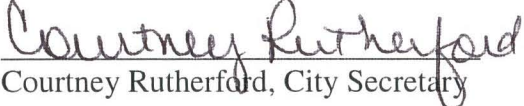
Nays: None

The motion carried

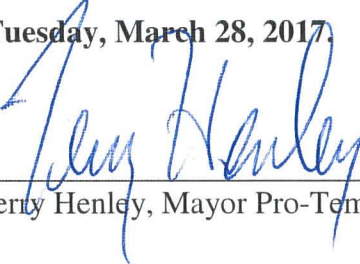
The meeting was adjourned at 8:33 p.m.

These minutes were approved by City Council on Tuesday, March 28, 2017.

ATTEST:



Courtney Rutherford, City Secretary



Terry Henley, Mayor Pro-Tem

