



**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON JANUARY 22, 2019 AT 6:30 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, Charles D. Jessup IV, at 6:38 p.m. with the following present:

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

Mayor Pro-Tem, John F. Isbell, was not present due to illness.

Staff in attendance: Chief Gary Stewart, Meadows Place Police Department.

**1. Pledge of Allegiance and Invocation**

Pledge by:	Cooper Haldiman
Invocation by:	James Russell, Chaplain

**B. Presentations and Proclamations**

**1. Chief Stewart – 25 Years of Service (01/01/1994)**

Mayor Jessup acknowledged Chief Gary Stewart for his 25 years of service and presented him with his 25 Year Service Pin. He also acknowledged that Chief Stewart is the longest serving officer in the City of Meadows Place.

Captain Ashton also thanked the Chief for his leadership and service. He then presented him with a gift from the members of Meadows Place Police Department.

**C. Reports**

**1. Police Department**

Police Chief Gary Stewart gave an overview of the monthly statistics and activities report, for both January 2019, which was distributed to City Council and filed with the City Secretary.

Chief Stewart reported that there were three (3) incidents due construction on Kirkwood; all before January 9<sup>th</sup>.

He also reported that a FBISD Police vehicle was broken into and Meadows Place Police recovered some of the items. Chief Stewart stressed how important it is to lock your

vehicle and remove all valuables. The Police continue their car report card program where they observe vehicles and leave a “report card” regarding the status of what is visible in the vehicle.

Alderman Bezner asked if fireworks were a problem this year. Mayor Jessup stated that fireworks were heard in the City, but after investigation it was found that the fireworks were not in the City.

Alderman Henley again stressed the fact that 911 cannot pinpoint a location from a cell phone, but they can if the call is made from a landline.

## **2. Public Works**

Mayor Jessup reported that the City has hired a new Public Works Director, Erik Tschanz. Mr. Tschanz is a former Meadows Place resident and will start work on February 4<sup>th</sup>.

## **3. Fire Department Monthly Report for December 2018**

Mayor Jessup provided an overview of the Stafford Fire Department report for December 2018 which was filed with the City Secretary. Mayor Jessup reported that both Fire and EMS have been working well with the City through Kirkwood construction. The mailbox located at the Fire Department entrance has been removed until the construction is complete.

## **D. Mayor and Council Comments**

### **1. Mayor’s Comments**

#### **a. Neighborhood Watch**

Mayor Jessup explained that Neighborhood Watch is at a plateau and we need more resident involvement in order to keep it going.

#### **b. Citizen Emergency Response Team**

Mayor Jessup explained that City is interested in putting together a Citizen Emergency Response Team, CERT, but we need 8 people minimum to get it started. Any one interested needs to attend the Neighborhood Watch meeting on January 29<sup>th</sup> at 7:00 p.m. for more information.

*Mayor Jessup called the next time items together.*

#### **c. 2018 in Review**

#### **d. Meadows Place Property Values**

Mayor Jessup stated that a lot was accomplished in this one square mile in 2018. Some of the highlights are Saving Meadows Place Elementary, opening the Discovery and Nature Center, a new roof and AC were installed at City Hall, the Sex Offender lawsuit against the City was dismissed, set a record for street repairs and

Meadows Place ranked number 8 best suburb in Greater Houston Area. We continue to raise the standards in Meadows Place and it shows in current property values.

## **2. Council's Comments**

### **a. Kirkwood Construction Update – Alderman Rick Staigle**

Alderman Staigle stated that construction on Kirkwood has begun. So far it is moving a good speed. There are a few safety concerns and the City and contractor are looking at ways to make it better.

He stated that residents can email him questions and he will address them as they come in.

### **b. Hero of the Month – Alderman John Isbell**

Alderman Isbell was out sick, so he will report on this item at the February meeting.

### **c. HGAC grant application for bike way – Alderman Rick Staigle**

Alderman Staigle stated that he applied for a grant with HGAC on behalf of the City for walking trails from Meadows Place to the Fountains in Stafford. Unfortunately, HGAC only has \$20,000,000 for the projects and \$290,000,000 worth of projects were submitted, therefore it looks like the City will not be getting part of the grant.

Alderman Mills thanked the residents of MP that contributed food, money, and/or time to make sure that MPFD, Medic 3, and MPPD were provided w/ three meals on Thanksgiving and Christmas days while keeping our city safe.

## **E. Regular Agenda**

### **1. Discussion and consideration to accept the Audit Report for Fiscal Year 2017-2018.**

Jennifer Day, Audit Manager, with McCall Gibson Swedlund Barfoot, PLLC, was present to briefly review the Audit Report for Fiscal 2017-2018.

Alderman Staigle moved to accept the Audit report for Fiscal Year 2017-2018. Alderman Bezner seconded the motion. The vote follows:

Ayes: Aldermen Henley, Bezner, Staigle, and Mills

Nays: None

Aldermen Isbell was not present.

The motion carried

### **2. Discussion and acceptance of the Quarterly & Annual Investment Report.**

Alderman Staigle moved to accept the Quarterly and Annual Investment Report. Alderman Mills seconded the motion. The vote follows:

Ayes: Aldermen Henley, Bezner, Staigle, and Mills

Nays: None

Aldermen Isbell was not present.

The motion carried

**3. Discussion and consideration of Ordinance No. 2019-01 calling a general election to be held on Saturday, May 4, 2019 for the purpose of electing city officials of the City of Meadows Place to Alderman Place IV and Alderman Place V, providing for early voting and providing for notice of said election.**

Alderman Staigle moved to approve Ordinance No. 2019-01 calling a general election to be held on Saturday, May 4, 2019 for the purpose of electing city officials of the City of Meadows Place to Alderman Place IV and Alderman Place V, providing for early voting and providing for notice of said election. Alderman Henley seconded the motion. The vote follows:

Ayes: Aldermen Henley, Bezner, Staigle, and Mills

Nays: None

Aldermen Isbell was not present.

The motion carried.

*Mayor Jessup then called Item #8 out of order since the auditor, Jennifer Day, was present to answer any questions that Council may have.*

**8. Discussion and consideration of Ordinance No. 2019-04 authorizing the cash defeasance of certain of the City of Meadows Place, Texas General Obligation Bonds, Series 2005.**

The Finance Director, Anna-Maria Weston, explained that the City had the funds available to pay off the General Obligation Bonds, Series 2005. She explained that if the City pays off the bond they will need to discuss what to do with the funds and it could possibly affect the tax rate. After paying off this bond the City will still the 2010 Bond Series which will be paid off in 2020.

Alderman Staigle suggested that the City pay off both the 2005 and 2010 bonds.

Jennifer Day, Audit Manager, with McCall Gibson Swedlund Barfoot, PLLC, explained that the 2010 bond is not eligible pay off at this time.

There was discussion among Council to have a Work Session meeting on Saturday, February 16, 2019 at 8:30 a.m. to discuss what to do with the funds.

Alderman Staigle moved to approve Ordinance No. 2019-04 authorizing the cash defeasance of certain of the City of Meadows Place, Texas General Obligation Bonds, Series 2005. Alderman Henley seconded the motion. The vote follows:

Ayes: Aldermen Henley, Bezner, Staigle, and Mills

Nays: None

Aldermen Isbell was not present.

The motion carried.

**4. Discussion and acceptance of the report from the Planning and Zoning Commission regarding the adoption of new Chapter 154 to the City of Meadows Place Code of Ordinances, providing rules and regulations for sexually oriented businesses.**

Planning and Zoning President, Ever Ramirez, presented a report from the Planning and Zoning Commission to City Council recommending that City Council consider the adoption of new Chapter 154 to the City of Meadows Place Code of Ordinances, providing rules and regulations for sexually oriented businesses. He also stated that the Commission would like to have a work session with City Council to consider Special Use Permits requirements for business that sometimes hide a sexually oriented businesses like spas, nail salons, and massage parlors.

Alderman Staigle moved to accept the report from the Planning and Zoning Commission regarding the adoption of new Chapter 154 to the City of Meadows Place Code of Ordinances, providing rules and regulations for sexually oriented businesses. Alderman Mills seconded the motion. The vote follows:

Ayes: Aldermen Henley, Bezner, Staigle, and Mills

Nays: None

Aldermen Isbell was not present.

The motion carried.

**5. Discussion and acceptance of the report from the Planning and Zoning Commission regarding the adoption of a new Section 153.094 of Chapter 153 of the Code of Ordinances; regulating provisions applicable to the C-1 light commercial district regarding veterinary services.**

Planning and Zoning President, Ever Ramirez, presented a report from the Planning and Zoning Commission to City Council recommending that City Council consider the adoption of a new Section 153.094 of Chapter 153 of the Code of Ordinances; regulating provisions applicable to the C-1 light commercial district regarding veterinary services.

Alderman Staigle moved to accept the report from the Planning and Zoning Commission regarding the adoption of a new Section 153.094 of Chapter 153 of the Code of

Ordinances; regulating provisions applicable to the C-1 light commercial district regarding veterinary services. Alderman Henley seconded the motion. The vote follows:

Ayes: Aldermen Henley, Bezner, Staigle, and Mills

Nays: None

Aldermen Isbell was not present.

The motion carried.

**6. Discussion and consideration of Ordinance No. 2019-02 the adoption a new Chapter 154 to the City of Meadows Place Code of Ordinances, providing rules and regulations for sexually oriented businesses.**

Alderman Staigle moved to approve Ordinance No. 2019-02 the adoption a new Chapter 154 to the City of Meadows Place Code of Ordinances, providing rules and regulations for sexually oriented businesses. Alderman Henley seconded the motion. The vote follows:

Ayes: Aldermen Henley, Bezner, Staigle, and Mills

Nays: None

Aldermen Isbell was not present.

The motion carried.

**7. Discussion and consideration of Ordinance No. 2019-03 the adoption of new Section 153.094 of Chapter 153 of the Code of Ordinances; regulating provisions applicable to the C-1 light commercial district regarding veterinary services.**

Alderman Henley moved to approve Ordinance No. 2019-03 the adoption of new Section 153.094 of Chapter 153 of the Code of Ordinances; regulating provisions applicable to the C-1 light commercial district regarding veterinary services. Alderman Bezner seconded the motion. The vote follows:

Ayes: Aldermen Henley, Bezner, Staigle, and Mills

Nays: None

Aldermen Isbell was not present.

The motion carried.

**8. Discussion and consideration of Ordinance No. 2019-04 authorizing the cash defeasance of certain of the City of Meadows Place, Texas General Obligation Bonds, Series 2005. Considered out of order after Regular Agenda Item #3**

**9. Discussion and consideration of Ordinance No. 2019-05 establishing a maximum prima facie speed limit upon certain portions of a public street and highway situated in the territorial limits of the city of Meadows Place, Texas, being certain portions of S. Kirkwood Road.**

Alderman Staigle moved to approve Ordinance No. 2019-05 establishing a maximum the speed limit within the city limits on certain portions of S. Kirkwood Road between the intersection of S. Kirkwood Road and W. Airport Road, and North of the intersection to 11776 S. Kirkwood Road in both directions of travel on such street and highway shall be thirty (30) miles per hour. Alderman Mills seconded the motion. The vote follows:

Ayes: Aldermen Henley, Bezner, Staigle, and Mills

Nays: None

Aldermen Isbell was not present.

The motion carried.

**10. Discussion and consideration of Ordinance No. 2019-06 appointing Tracy Middleton as Assistant Prosecutor.**

Mayor Jessup explained the City's attorney is the primary prosecutor for the City, but we operate with an assistant during weekly dockets. He also reminded Council that the City has to appoint new prosecutors, because the previous prosecutor, Brian Middleton, was elected as the new District Attorney for Fort Bend County.

Alderman Henley moved to approve Ordinance No. 2019-06 appointing Tracy Middleton as Assistant Prosecutor. Alderman Bezner seconded the motion. The vote follows:

Ayes: Aldermen Henley, Bezner, Staigle, and Mills

Nays: None

Aldermen Isbell was not present.

The motion carried.

**11. Discussion and consideration of Ordinance No. 2019-07 appointing Vy Nguyen as Assistant Prosecutor.**

Alderman Bezner asked if having two prosecutors would increase the budget. Mayor Jessup explained that it would not, because they would not be working at the same time.

Alderman Bezner moved to approve Ordinance No. 2019-07 appointing Vy Nguyen as Assistant Prosecutor. Alderman Staigle seconded the motion. The vote follows:

Ayes: Aldermen Henley, Bezner, Staigle, and Mills

Nays: None

Aldermen Isbell was not present.

The motion carried.

**12. Discussion and consideration of Resolution No. 2019-01 appointing three (3) members to the Economic Development Corporation for a term commencing immediately upon passage of this resolution and ending December 31, 2020.**

Alderman Staigle moved to approve Resolution No. 2019-01 appointing Bob Graf, Terry Henley, and Cameron Miller as members to the Economic Development Corporation for a term commencing immediately upon passage of this resolution and ending December 31, 2020. Alderman Bezner seconded the motion. The vote follows:

Ayes: Aldermen Henley, Bezner, Staigle, and Mills

Nays: None

Aldermen Isbell was not present.

The motion carried.

**13. Discussion and consideration of Resolution No. 2019-02 appointing three (3) members to the Planning and Zoning Commission for a term commencing immediately upon passage of this resolution and ending December 31, 2020.**

Alderman Mills moved to approve Resolution No. 2019-02 appointing Ever Ramirez, Matt Oltremari, and Beau Abdulla as commissioners to the Planning and Zoning Commission for a term commencing immediately upon passage of this resolution and ending December 31, 2020. Alderman Henley seconded the motion. The vote follows:

Ayes: Aldermen Henley, Bezner, Staigle, and Mills

Nays: None

Aldermen Isbell was not present.

The motion carried.

**14. Discussion and consideration of Resolution No. 2019-03 appointing one (1) member to the Board of Adjustment for a term commencing immediately upon passage of this resolution and ending December 31, 2019.**

Alderman Mills moved to approve Resolution No. 2019-03 appointing Chris Gawlik as a member to the Board of Adjustment for a term commencing immediately upon passage of this resolution and ending December 31, 2019. Alderman Staigle seconded the motion. The vote follows:

Ayes: Aldermen Henley, Bezner, Staigle, and Mills



Nays: None

Aldermen Isbell was not present.

The motion carried.

## **F. Consent Agenda**

### **1. Consider approval of the Minutes held as follows:**

December 18, 2018 – Regular Meeting

### **2. Ratification of Bills**

<b>Fort Bend Central Appraisal District</b> 2018-2019 Second Quarter Statement	<b>\$ 5,089.00</b>
<b>Joe L. Salvide</b> Sidewalk Replacement	<b>\$ 7,525.00</b>
<b>Joe L. Salvide</b> Sidewalk Replacement	<b>\$ 7,525.00</b>
<b>Joe L. Salvide</b> Sidewalk Replacement	<b>\$ 7,545.00</b>
<b>Del Carmen Consulting, L.L.C.</b> Sidewalk Replacement	<b>\$ 6,350.00</b>
<b>Randle Law Office L.T.D., L.L.P.</b> Code Enforcement	<b>\$ 2,164.50</b>
<b>Randle Law Office L.T.D., L.L.P.</b> General Legal Counsel	<b>\$ 5,385.80</b>
<b>24/6 Technical Services</b> Travel Bridge Repair	<b>\$ 20,179.00</b>
<b>24/6 Technical Services</b> Lift Station Rehab	<b>\$ 23,689.00</b>

Alderman Henley requested to pull item F2, Ratification of Bills, for discussion.

Alderman Staigle moved to approve item F1, Minutes, of the consent agenda. Alderman Bezner seconded the motion. The vote follows:

Ayes: Aldermen Henley, Bezner, Staigle, and Mills

Nays: None

Aldermen Isbell was not present.

The motion carried

Alderman Henley asked that Council review invoice 24/6 Technical Services, for repairs to the travel bridge and lift station. He stated that he had concerns with the repair and wanted to know if it was the wheel. Alderman Staigle reported that former Public Works Director, Mr. Segundo, was working on a 5-year maintenance plan before leaving. Mayor Jessup that repair was not as bad as it could have been due to the previous maintenance performed. Council agreed that the new Director needs to continue with maintenance.

Alderman Henley moved to approve item F2, Ratification of Bills, of the consent agenda. Alderman Staigle seconded the motion. The vote follows:

Ayes: Aldermen Henley, Bezner, Staigle, and Mills

Nays: None

Aldermen Isbell was not present.

The motion carried

#### **G. Audience Comments**

**Charlie Teague, resident at 11611 Dorrance**, stated that crossing Kirkwood during the recent construction is dangerous, especially for children because the traffic does not stop.

Mayor Jessup stated that safety is a concern for the City that they are taking seriously. The Police Department and school are working together to help the children crossing.

**Kurt Kopczynski, resident at 12019 Meadow Hollow**, congratulated Dylan Gawlik for winning this year's fifth grade science project.

Mayor Jessup then called up Dylan Gawlik to explain his project. Dylan stated that he tested the effects of oxygen on light bulbs.

**Cheryl Teague, resident at 11611 Dorrance**, stated that she purchased her own stop sign and whistle to help her children when crossing Kirkwood during construction. is dangerous, especially for children because the traffic does not stop.

Alderman Staigle stated that it could be illegal for her to stop traffic with her own stop sign.

**Chuck McClurkin, resident at 11947 Brighton**, asked if the speed limit posted on the orange sign along Kirkwood is enforceable. Alderman Staigle stated most of the time it is not, but it depends on the court of law. He also reminded him that Council passed an ordinance tonight setting the maximum speed limit for Kirkwood to 30 miles per hour.

#### **H. Adjourn**

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

Ayes: Aldermen Henley, Bezner, Staigle, and Mills

Nays: None

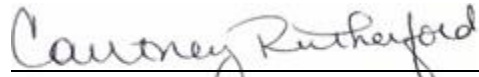
Aldermen Isbell was not present.

The motion carried.

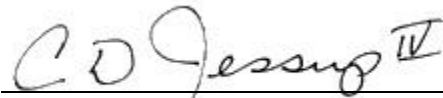
The meeting was adjourned at 8:17 p.m.

**These minutes were approved by City Council on Tuesday, February 26, 2019.**

ATTEST:



Courtney Rutherford, City Secretary



Charles D. Jessup, IV, Mayor

