



**MINUTES OF THE WORKSHOP MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON JANUARY 23, 2018 AT 6:00 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 Jessup, at 6:01 p.m. with the following present:

Mayor, Charles D. Jessup, IV  
Mayor Pro Tempore, Terry J. Henley  
Alderman, Rick J. Staigle

City Secretary, Courtney Rutherford  
Alderman, John F. Isbell  
Alderman, Kelle K. Mills came in 6:03 p.m.

Alderman, Steven H. Bezner was not present.

**B. Status update on City Audit Report**

Anna Maria Weston, Finance Director, explained to Council that she just received the audit draft report today, but she has not had a chance to review it. She has been in contact with Jennifer Daily and things have been going smoothly. The W Airport reconciliation has been the hold up, but they are close to finalizing that and should be ready to present the report at the February Council meeting.

**C. Review Investment Policy and Possible Changes**

Anna Maria Weston, Finance Director, reported that current investments look good and interest rates are rising at both TexPool and Lone Star. She also reported that in mid-December staff moved \$1,200,000.00 from Bank of America to TexPool and linked to Independent Bank. She explained that the changes in the Investment Policy are limits on amount and time of investments and listing brokers for the City.

**D. Discussion regarding drones in the City of Meadows Place city limits**

Mayor Jessup reported that something showed on Facebook recently regarding drones flying over the lake and City property. Since he wasn't sure about the City's responsibility he called around and was relieved to learn that the City has no authority or responsibility regarding drones. Drones fall under FAA rules and the City outside any airport no fly zones. He also stated that you can shoot down a drone. If somebody is concerned they need to contact the FAA.

**E. Discussion regarding Solar Panel Roof Tiles**

Mayor Jessup showed a brief presentation on Facebook regarding Tesla Solar Panels and stated that he believes these new tiles may soon be an issue in the City. Alderman Staigle reported that he has been researching them. He stated that the panels are a first generation product and he believes that we are not ready for them yet. There was discussion that these solar roof panel tiles are a much nicer look and claim to be the same price as regular shingles. Council has concern regarding the battery and connections. Council discussed asking the Planning and Zoning Commission to research this product and report to Council. Alderman Henley would like the Planning and Zoning Commission to research cost and pay off of the tiles.

**F. Discussion of possible ordinance under the authority to “*protect public welfare and safety*” that would make it an ordinance violation to “*fail to repair a controllable leak.*”**

Mayor Jessup reported that the International Property Code states that residents must maintain the water system on their property. There is concern right now regarding a latent leak that is affecting the neighbors and the public sidewalk. Mayor Jessup reported that they are paying the bill, but have not repaired the leak and he believes it is a safety hazard. There was discussion among Council regarding the leak and government getting involved with private property. Council agreed that current ordinances already give the City authorization to address the leak and possible turn the water off under safety and welfare. Council agreed to have staff contact the resident.

**G. Discussion regarding January 16 & 17 Freeze After Action Review**

Mayor Jessup reported that he met with Chief Stewart, Danny Segundo, Courtney Rutherford, and Colene Cabezas regarding the recent freeze. He was pleased with how staff worked during the freeze, but more impressed with how they came together and worked together in review of the event. He reported that the City responded to four (4) residential leaks/broken pipes due to the freeze and all homes did not have the pipes properly wrapped. He also reported that the City had a pipe bust in the WWTP building that was not wrapped. Staff is taking precautions to prevent these issues in the future. Staff will also have sand on hand in the future to address City roads/bridges, because the County was too busy to come out and sand City streets.

**H. Discussion regarding a plan to deal with Sidewalks and Driveways as laid out in Section 302.3 of the International Property Maintenance Code**

Mayor Jessup stated that current code3 Section 302.3 addresses hazardous conditions and repair of driveways. The City does not want this issue to fall on the new homeowner and is looking into a way to address the situation before the sale of the house takes place. The Code Enforcement Officer is going to start checking driveways and writing warnings in order to have the issue on file. If the Code Enforcement Officer sees a For Sale sign go up he will send a reminder regarding warning and state that a Certificate of Occupancy will not be issued to the new homeowner.

**I. W Airport Reconciliation**

Alderman Staigle reported that he recently came to City Hall and worked for several hours with Anna Maria Weston on the reconciliation. They reviewed the TxDOT breakdown and the total cost of the project was \$4,639,120.22. The City will get a refund of \$160,000.00 from TxDOT and owes the County \$211,058.00 for the project. The cost is mostly due to purple pipe and irrigation that the City knew would not be covered by the County, but adds value to the City. Alderman Staigle reported that City saved approximately \$1,700,000.00 on this project. The City is going to send the reconciliation to the County to make sure they agree and then we will ask that the funds be transferred to the Kirkwood project.

**J. Kirkwood Street Update**

Alderman Staigle reported that the project is a little behind where they wanted to be at this time, but they are working to move forward. He and Mayor Jessup met with a few residents regarding their driveways and have given them until mid-January to respond. The Mayor is going to reach out one more time in hopes of the getting the agreements signed. IF the residents do not respond

the City will move forward with the project and replace the driveways as is. He did explain that there is an item on the Regular Agenda for a change order for additional traffic control and median work. After approval of the change order and final answers on the driveways final plans will be presented. He hopes the City will be ready to go out for bid in April.

**K. Discussion and review of Hurricane Harvey claims filed with TML**

Courtney Rutherford, City Secretary, reported that they City filed two claims with TML regarding roof damage after Hurricane Harvey. The first claim was on the roof at City Hall, 1 Troyan Drive, and the second was for the Discovery Center, 11938 Amblerwood. The claim for City Hall was denied. The adjuster reported the damage was pre-existing and not caused by Harvey, however the City did receive a check for \$16,922.00 for damage at the Discovery Center.

**L. Review items on the January 23, 2018 Regular Agenda**

Council briefly reviewed the upcoming agenda items scheduled to be discussed at tonight's regular meeting.


**M. Adjourn**

There being no further business to discuss, Alderman Henley moved to adjourn the meeting. The motion was seconded by Alderman Staigle seconded the motion and with unanimous approval the meeting was adjourned at 7:25 p.m.

**These minutes were approved by the City Council on Tuesday, February 27, 2018.**

ATTEST:

  
Courtney Rutherford, City Secretary

  
Charles D. Jessup, IV, Mayor

