



**MINUTES OF THE SPECIAL SESSION MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON TUESDAY, FEBRUARY 9, 2021 AT 6:30 P.M., VIRTUALLY VIA ZOOM.**

**A. Call to order and announce a quorum is present.**

The meeting was called to order by Mayor, Charles D. Jessup IV, at 3:03 p.m. with the following present via videoconference:

Mayor, Charles D. Jessup, IV

Alderman, John F. Isbell

Aldermen, Rick J. Staigle

Mayor Pro-Tem, Kurt Kopczynski

Alderman, Tia Baker

Alderman, Kellie Mills

Nick Haby, City Administrator

City Secretary, Courtney Rutherford

**B. Conduct a Joint Public Hearing before the City of Meadows Place City Council and Planning & Zoning Commission to receive written and oral comments from any interested person(s) concerning an application for a Specific Use Permit under Code of Ordinances, Chapter 153, Section 153.094(B)(2)(f), Restaurants with drive-thru service for the property located at 11707 W Airport Blvd, Meadows Place, TX.**

Mayor Jessup opened the Joint Public Hearing at 6:31 p.m. stated that a quorum was present for both City Council and the Planning and Zoning Commission. He then explained that the purpose of this hearing was to give all interested parties the right to appear and to be heard.

With no one signing up to speak, Mayor Jessup closed the Joint Public Hearing closed at 6:35 p.m.

*Council took a brief recess at 6:35 p.m. while the Planning and Zoning Commission reconvened in a meeting to prepare a report and recommendation to City Council.*

*Council reconvened at 6:52 p.m.*

**C. Accept report from the Planning and Zoning Commission regarding the application for a Specific Use Permit under Code of Ordinances, Chapter 153, Section 153.094(B)(2)(f), Restaurants with drive-thru service for the property located at 11707 W Airport Blvd, Meadows Place, TX.**

Planning and Zoning Chairman, Sean Ulrey, presented a report from the Planning and Zoning Commission approving the application for a Specific Use Permit and allowing for the Restaurants with drive-thru service for the property located at 11707 W Airport Blvd, Meadows Place, TX under Code of Ordinances, Chapter 153, Section 153.094(B)(2)(f) with site plan submitted and reviewed during the Joint Public Hearing.

**D. Discussion and consideration of Ordinance No. 2021-04 approving the Specific Use Permit application to for the property located at 11707 W Airport Blvd, Meadows Place, TX allowing a restaurants with drive-thru service per Code of Ordinances, Chapter 153, Section 153.094(B)(2)(f).**

Alderman Isbell moved to approve Ordinance No. 2021-04 approving the application for a Specific Use Permit and allowing for the Restaurants with drive-thru service for the property located at 11707 W Airport Blvd, Meadows Place, TX under Code of Ordinances, Chapter 153, Section 153.094(B)(2)(f) with site plan submitted and reviewed during the Joint Public Hearing. Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Baker, Staigle, Kopczynski, and Mills

Nays: None

The motion carried.

**E. Discussion and possible action regarding the use of the Majors Baseball field for the 2021 Spring Season by Meadows Place Pony Baseball League.**

James Fields of Meadows Place Pony Baseball League was present and spoke on behalf of the association. He stated that they wanted permission to use the field as is. The league will organize a work day and get the field ready for practice and hold games on other fields.

There was lengthy discussion among Mr. Fields, City Council, and staff regarding the condition of the field and using it for practice.

Alderman Baker stated that she would like to find a compromise since the league has already faced several hardships due to COVID-19. She is in favor of allowing them to practice so long as they know they city will not provide any maintenance at this time.

Colene Cabezas, Parks and Recreation Director, stated that the field is not in a playable condition and she believes that it is in a dangerous condition. She stated that field needs to be cleaned and graded and the irrigation needs to be repaired. She also stated that she does not know if the lights are working at this time.

Alderman Kopczynski stated that he was in favor of letting them start practicing on the field as long as they put a fence up.

There was discussion regarding the south field and Ms. Cabezas reminded everybody that their south field is not a maintained field and it is an open plat field.

Mayor Jessup stated that he wants to make sure that Meadows Place Pony Baseball League understands that the City will not begin work on the field until they are done.

Alderman Kopczynski moved to allow Meadows Place Pony Baseball League to use Majors Baseball field for practice after they install fence, organize a work day to make the field safer. Alderman Baker seconded the motion.

Alderman Staigle added the condition that once the contractor releases the field Meadows Place Pony Baseball League will have to decide whether to finish the season and risk the fields not being ready for the fall season or quit using the field so that the city can take over in order to make repairs and get it ready for play.

The vote follows:

Ayes: Aldermen Isbell, Baker, Staigle, Kopczynski, and Mills

Nays: None

The motion carried.

**F. Discussion and possible action regarding public infrastructure reconstruction in the City of Meadows Place.**

HDR Engineering Inc. is working on a proposal for the reconstruction of Dorrance Lane and they had a few questions before moving forward. City Council and staff briefly discussed the following questions:


1. Does the City want HDR to include any time for doing a Public Meeting(s)? If so, how many? Note that we are planning a 30%, 75% and 100% Submittal to the City. Council stated that they do not want a public meeting.
2. Can the City confirm if the proposed sidewalk widths will be 4 feet (w/ the 5-ft landings as part of the driveways) or 5 feet throughout? Aldermen Isbell, Kopczynski, and Mills voted for 5 foot sidewalks. Alderman Baker and Staigle voted for 4 foot sidewalks. Based on a majority vote they want 5 foot sidewalks.
3. HDR's current proposal will only be for design phase services for both packages and the first package bid phase. Separate proposals will be provided at a later date for Construction Phase services of Package 1 and Bid/Construction Phase services for Package 2. Is this agreeable to the City? Council stated that this is agreeable.
4. Does the City want us to do anything related to the sanitary sewer within project area? I realize that the sewer trunk mains are in the back yards but there is 1-2 sanitary sewer crossings at the intersections. If the City wants us to incorporate any sanitary sewer items (survey of manholes & flowlines, clean and televise, replacement across intersections, etc.) just let us know. Council agreed to replace sanitary within the project area.


**G. Adjourn**

Alderman Mills moved to adjourn. Alderman Baker seconded the motion. There be no further business the meeting adjourned at 8:04 p.m.

**These minutes were approved by City Council on February 23, 2021.**

**ATTEST:**

  
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Courtney Rutherford, City Secretary

  
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Charles D. Jessup IV, Mayor

