



**MINUTES OF THE WORKSHOP MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON TUESDAY, APRIL 25, 2023, AT 5:30 P.M., AT THE MEADOWS PLACE EOC/TRAINING CENTER, 11975 W AIRPORT BLVD., MEADOWS PLACE, TEXAS 77477.**

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

The meeting was called to order by Mayor, Charles D. Jessup IV, at 5:30 p.m. with the following present.

Mayor, Charles D. Jessup, IV  
Tia Baker, Alderman  
Kurt Kopczynski, Alderman

David Mertins, Mayor Pro Tem  
Rick J. Staigle, Alderman  
Kelle Mills, Alderman

Nick Haby, City Administrator

Courtney Rutherford, City Secretary

The following staff were also in attendance: Communications Director, Cameron Miller; Police Chief, Gary Stewart; Assistant Police Chief, Jack Ashton; and Public Works Director, Rod Hainey.

**B. Presentation from Chad Nesvadba regarding proposed development on 9 acres within Meadows Place.**

Chad Nesvadba with Aeco Developers was in attendance with representatives from Huitt Zollars. They presented two concepts of apartments with 20,000 square feet of retail space. The retail space would include stores and restaurants. Each concept would have 275 residential units all with one bathroom and 190 of the units would be one bedroom. The structure would be five stories with a parking garage on the first two levels. Council asked if they had commitments for the retail space and they stated they had interest, but not commitments at this time.

Council had brief discussion regarding revenue, additional police needed, and water and sewer. Council agreed to discuss the development in more detail at a future meeting, but they all prefer Concept #2 for the community.

**C. Discussion regarding rental properties in the City of Meadows Place.**

Mayor Jessup introduced the item and stated that staff are having a difficult time getting real numbers for rental properties in the city. Council discussed different ways to track rental properties including getting a list from Fort Bent County Appraisal District of all properties not claiming homestead. Alderman Kopczynski volunteered to work with staff to create a list of rental properties that can be maintained by staff.

**D. Discussion regarding Mayor and Aldermen terms of office and length of terms.**

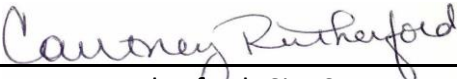
Mayor Jessup stated that he requested this item. He would like Council to consider changing the terms of Council. Currently every other year a quorum of Council is up for election. He would like to see the terms changed to three years and two Council members up for election at a time. There was brief discussion regarding the change of terms. It would require a vote of the public to change the terms of office. Council directed staff to work with legal to put together an item for more discussion at an upcoming workshop with legal counsel.

**E. Adjourn**

There being no further business to discuss the meeting adjourned at 6:26 p.m.

**These minutes were approved by City Council on May 23, 2023.**

**ATTEST:**

  
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Courtney Rutherford, City Secretary

  
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Charles D. Jessup IV, Mayor

