



MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON TUESDAY, APRIL 27, 2021 AT 6:30 P.M., AT MEADOWS PLACE CITY HALL, 1 TROYAN DRIVE, 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 6:30 p.m. with the following present:

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

Mayor Pro-Tem, Kurt Kopczynski
Alderman, Rick J. Staigle

Alderman, Kelle Mills was not present. Alderman Place 1 is vacant.

Nick Haby, City Administrator

City Secretary, Courtney Rutherford

The following staff were also in attendance: Gary Stewart, Police Chief and Rod Hainey, Public Works Department.

1. Pledge of Allegiance and Invocation

Pledge by: Steve Bezner, Former Alderman and Resident

Invocation by: Jimmy Fenwick, Resident

B. PRESENTATIONS – SERVICE RECOGNITION

1. Lynn Dottie, Police Sergeant, 15 Years of Service

Mayor Jessup acknowledged Sergeant Dottie for her fifteen years of dedicated service with the City.

C. REPORTS

1. Police Department – Chief Gary Stewart

Chief Stewart then gave a brief overview of the monthly statistics and activities report, for March 2021, which was distributed to City Council and filed with the City Secretary.

Chief Stewart spoke on a few highlights from the month as follows:

- Arrest made in burglary at Sugar Grove Church
- Aggravated Robbery/Home Invasion – Suspects were armed. This case is still under investigation and believed to be related to narcotics.
- 3 Stolen Vehicles recovered due to FLOCK HIT (License Plate Reader)

- Assault & Stand Off with armed suspect – Aggravated assault of 2 Public Servants and Family Member – Peaceful resolution. Large amount of narcotics were recovered with multiple firearms.
- Assisted another agency in serving a Capital Murder Warrant
- Continue to follow COVID-19 Protocols.
- Live Scan Grant in Process
- Two new Police Officers have advanced to Phase Four of the training program.
- Two full time positions remain open but do have candidates they are looking at.
- Shop 36 was totaled and has been replaced. New vehicle is currently getting striped, and equipment installed.

Alderman Baker stated that she continues to be amazed by all that the Police Department does on a monthly basis, especially all the arrest made.

Mayor Jessup shared the Newcomers Guide ad displaying Meadows Place Police Department. We are Safe!

2. Public Works – Rod Hainey, Public Works Director

Mr. Hainey gave a brief summary of Public Work activities for the last quarter, January, February, and March. A copy of which was distributed to City Council and filed with the City Secretary. Below are a few key points from her presentation:

- Sidewalk Repair and Replacement Program
- Street Repairs/Road Fee Funding Repairs
- USW Expenses – February Freeze Repairs
- Backflow Device Update
- Irrigation System Review and Update
- Utility Department Changes – Moved some duties in house and created a new door hanger with information on what was done when they go out to a property.

Alderman Staigle asked if we are educated staff how to work around irrigation. Mr. Hainey stated that he and the Parks Director are working to educate their staff. Alderman Staigle advised that staff she avoid driving vehicles in the parks.

Mayor shared new Public Works video on Shutting off Water for repairs. Alderman Baker suggested making the video to educate the public.

Alderman Kopczynski thanked Rod for his presentation, great amount of detail, and all the work he has done so far. He also thanked Rod for getting door hangers made to communicate with residents.

Alderman Baker wanted to know if sidewalk repair list is available to the public. Mr. Hainey stated that at this time it is not available. It is a working list between the City and the contractor. She stated that it would be good to have available to the public. Mayor stated that the sit can change due to hazard.

3. Fire Department Report for March 2021 – Mayor Charles Jessup IV

Mayor Jessup presented the Stafford Fire Department report for Meadows Place for the month of March 2021, a copy of which was filed with the City Secretary. Mayor stated that he is proud of the working relationship between the City and the Fire Marshal's office. Fire Department contract is up in September and he will be meeting with Chief DiCamillo soon to discuss the contract renewal.

4. City Administrator's Report – Nick Haby, City Administrator

City Administrator, Nick Haby, gave a brief review of City activities for the last month. Mr. Haby stated that investment report is included in tonight's agenda. This is a good snapshot of where we are in the budget. He stated the budget for Sales Tax is \$1.3 million and so far, we have collected over \$900K and with these projections we will most likely come in significantly over the budgeted number.

Due to COVID staff did not have their annual employee appreciation lunch. The Directors came together, and we like to have an employee family appreciation day at the pool. This even will be May 22 11 am to 2 pm. He also invited Council to attend.

Mr. Haby gave a brief update on the Charter Commission. He stated that the commission has a questionnaire of 182 questions they are going through and so far, they are on question 111.

CenterPoint filed application for new light poles on Kirkwood at W Airport for the new Starbucks. We have ordinance for inground utilities, but we also have a franchise. The cost for inground is about \$650k, therefore new poles will be installed.

He and the City Secretary got together to review Council notes for Huitt Zollars Facility Review and sent updates to Huitt Zollars. He told Council to expect a budget amendment to reallocate funds for this project.

Alderman Staigle asked about having an appreciation event for boards/volunteer groups. He also suggested a power easement on the back part of the property for the remaining 9 acres on W Airport.

D. MAYOR AND COUNCL COMMENTS

Pursuant to Texas Government Code § 551.0415, City Council Members and City staff may make reports about items of community interest during a meeting of the governing body without having given notice of the report.

Items of community interest include: Expressions of thanks, congratulations, or condolence; Information regarding holiday schedules; An honorary or salutary recognition of a public official, public employee, or other citizen; A reminder about an upcoming event organized or sponsored by the governing body; Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

1. Mayor's Comments

a. Video Update

Mayor Jessup stated that the City continues to make educational videos for the residents. Most of these videos have been taken with iPhone. He recently met with Tom Erickson and have upgraded to a videographer for these videos.

The Police Department is currently working a recruitment video. We are also finalizing a video on the school rebuild and the Kirkwood project.

b. Subsidence District Update

Mayor Jessup stated that he has been fighting this for some time. We currently have an agreement with WCID2 for the ground water reduction plan, which allows the City to pump ground water. The City must pay fee to WCID to pump ground water and this fee is passed to the residents on the utility bill. This is our water, and we control it. They are looking at resetting permissible levels and he will be attending the Fort Bend County Mayors and Councils meeting on Thursday with Mike Turco, General Manager of the Fort Bend Subsidence District to receive more detail.

c. Council Vacancy

Mayor Jessup stated that City Council decided to take applicants for this vacant position instead of just appointing a resident. Notice was posted on the website and in the April newsletter. Council received eight applicants and will be interviewing four of these applicants. Council hopes to appoint that position at the May Council meeting.

2. Council Comments

a. Kirkwood Construction Update – Alderman Rick Staigle

Alderman Staigle stated that we will review this item in the Regular Agenda. We need to replace this item with a Dorrance update,

b. Mobility Bond Project Update – Alderman Rick Staigle

Alderman Staigle gave a brief update on the Mobility Bond Project. This is a joint project with the City of Stafford and will include a trail system, a bridge at the Discovery Center, and a new parking lot near the Training Center. He and staff met with Stafford

and the consultant to get design ideas. Initial interlocal had been sent to county and we will also have one with Stafford soon. Hope to start construction first of the year. 80% covered by County Bond and remaining to be covered by Meadows Place and Stafford.

There is a small piece of Stafford that crosses into W Airport. The Cities are discussing a land swap to zone that as Meadows Place.

E. REGULAR AGENDA

- 1. Discussion and consideration of Ordinance No. 2021-07 acknowledging the resignation of John Isbell, Alderman Place 1, and appointing a successor for the unexpired term.**

No Action on this item. Council decided at the Special Session on April 24th to interview four (4) applicants on May 11 and 12 and then make a decision on an appointment.

- 2. Discussion and consideration closing out and accepting the Kirkwood Reconstruction project.**

Alderman Staigle moved to authorize closing out and accepting the Kirkwood Reconstruction project contingent on all paperwork being submitted. Alderman Kopczynski seconded the motion.

This outstanding item is a release from all subs stating that they have been paid. The vote follows:

Ayes: Aldermen Baker, Staigle, and Kopczynski

Nays: Alderman Mills was not present.

Alderman Place 1 is currently vacant.

The motion carried.

- 3. Discussion and possible action regarding the structure located at 11810 Dorrance Lane, Meadows Place, TX 77477 deemed substandard by City Council on February 23, 2021.**

Mayor Jessup moved this item to this end of the agenda.

- 4. Discussion and consideration of Resolution No. 2021-10 authorizing staff to advertise of a Request for Proposals for Professional Auditing Services.**

Mayor Jessup stated that there is no state regulation to make a change, however it is a good practice to look at changing auditors every few years.

Alderman Staigle moved to approve Resolution No. 2021-10 authorizing staff to advertise of a Request for Proposals for Professional Auditing Services. Alderman Baker seconded the motion. The vote follows:

Ayes: Aldermen Baker, Staigle, and Kopczynski

Nays: Alderman Mills was not present.

Alderman Place 1 is currently vacant.

The motion carried.

5. Discussion and consideration of Ordinance 2021-08 amending Chapter 130 of the Code of Ordinances Titled “Miscellaneous Offenses” by adding Section 130.11: Portable on Demand Storage Units.

Mayor Jessup stated that this item was brought by staff, because currently there is not an ordinance addressing storage pods.

Alderman Staigle moved to approve Ordinance 2021-08 amending Chapter 130 of the Code of Ordinances Titled “Miscellaneous Offenses” by adding Section 130.11: Portable on Demand Storage Units. Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen Baker, Staigle, and Kopczynski

Nays: Alderman Mills was not present.

Alderman Place 1 is currently vacant.

The motion carried.

There was discussion among Council regarding a time period to allow storage pods without a permit.

Alderman Staigle amended his motion approving Ordinance No, 2021-08 amending Section (B)(3) as follows: No person shall install, deposit, park or leave any POD or similar devices longer than 72 hours on any property within the city without first obtaining a permit from the City. A permit fee shall be paid as set forth by City Council in a schedule of fees. The permit shall be for a time period not to exceed 90 days during which time the unit may be kept on the property. The 90 days will include loading and unloading time. No more than one permit may be issued for any lot or parcel of property in any 12-month period. Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen Baker, Staigle, and Kopczynski

Nays: Alderman Mills was not present.

Alderman Place 1 is currently vacant.

The motion carried.

6. Discussion and consideration of Ordinance No. 2021-09 adjusting the City of Meadows Place schedule of fees for Portable on Demand Storage Units.

Steve Bezner, resident at 12222 Meadow Crest, spoke against fees for storage PODS.

Alderman Staigle moved to approve Ordinance No. 2021-09 adjusting the City of Meadows Place schedule of fees for Portable on Demand Storage Units Permit fee of \$25. Alderman Baker seconded the motion. The vote follows:

Ayes: Aldermen Baker, Staigle, and Kopczynski

Nays: Alderman Mills was not present.

Alderman Place 1 is currently vacant.

The motion carried.

Council then went back to item #5.

7. Discussion and consideration setting a date for the Council Budget Retreat.

Council agreed to hold a Council Budget Retreat on Saturday, June 19, 2021 at 8:30 a.m.

F. CONSENT AGENDA

Consent Agenda items are considered routine in nature and will be enacted with one motion and vote. There will be no separate discussion on these items unless requested by a Council Member, in which event the item will be removed from the Consent Agenda and considered by separate action.

- 1. Acceptance of the Quarterly Investment Report.**
- 2. Acceptance of CenterPoint Energy's Annual Franchise Payment Calculation effective July 1, 2021.**
- 3. Consider approval of the Minutes held as follows:**
 - February 23, 2021 – Public Hearing
 - March 11, 2021 – Possible Quorum
 - March 23, 2021 – Special Session & Workshop Meeting
 - March 23, 2021 – Regular Meeting

Alderman Staigle moved to approve consent agenda as presented. Alderman Baker seconded the motion. The vote follows:

Ayes: Aldermen Baker, Staigle, and Kopczynski

Nays: Alderman Mills was not present.

Alderman Place 1 is currently vacant.

The motion carried.

G. AUDIENCE COMMENTS (*for matters not on the agenda*)

Charlie Teague, resident at 11611 Dorrance Lane, read a thank you note from his children for the new park on Brighton Lane.

Steve Bezner, resident at 12222 Meadow Crest, stated that a few residents have asked him about the dead plants in their front yards. He asked that Council instruct Code Enforcement to give residents more time to evaluate and tend to their landscape.

Mayor Jessup stated that they have increased the time frame before enforcement. City met with Boone Holiday of Texas AgLife to get advice regarding dead landscape. Staff is working with residents.

Alderman Baker stated that she has talked to some residents and is finding that there is also an issue at this time getting plants. She stated that Code Enforcement does not need to be too harsh at this time.

Terry Henley, resident at 12203 Alston Drive, stated that he testified in Austin on the bills regarding newspaper advertising. He also stated that he and TML are concerned about SB10 that will not allow cities to lobby. He is also concerned about HB1869, that would require an election before using Certificates of Obligation.

Mayor Jessup thanked him for going to Austin to testify.

Mayor Jessup stated that Council will be moving into Executive Session under Section 551.071, Consult with the Attorney to discuss.

Council then recessed 8:03 p.m. to consult with the City Attorney, Grady Randle, regarding Regular Agenda Item #3.

3. Discussion and possible action regarding the structure located at 11810 Dorrance Lane, Meadows Place, TX 77477 deemed substandard by City Council on February 23, 2021.

Council reconvened at 8:32 p.m.

Alderman Staigle moved to authorize the City Attorney to proceed with filing a lawsuit to demolish the building at 11810 Dorrance Lane previously determined substandard by City Council. Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen Baker, Staigle, and Kopczynski

Nays: Alderman Mills was not present.

Alderman Place 1 is currently vacant.

The motion carried.

H. ADJOURN

There being no further business to discuss the meeting adjourned at 8:34 p.m.

These minutes were approved by City Council on May 25, 2021.

ATTEST:


Courtney Rutherford, City Secretary


Kelle Mills, Mayor Pro Tem

