



MINUTES OF THE WORKSHOP MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON JUNE 9, 2018 AT 10:00 A.M. AT THE MEADOWS PLACE TRAINING CENTER/EOC, 11975 W AIRPORT BLVD, MEADOWS PLACE, TX 77477

A. Call to Order

The meeting was called to order by Mayor Charles Jessup, at 10:21 a.m. with the following present:

Mayor, Charles D. Jessup, IV
Mayor Pro Tem, John F. Isbell
Alderman, Steven H. Bezner
Alderman, Kelle K. Mills

City Secretary, Courtney Rutherford
Alderman, Terry J. Henley
Alderman, Rick J. Staigle

B. Discussion regarding Kirkwood Road Construction Process, Schedule and Finance Options.

Alderman Staigle reported that he hopes to have bid packets by June 15th. He is still waiting on drawings from HDR. Once he receives the drawings he will review landscaping and make some changes on possible alternates for St. Augustine versus Bermuda grass. He stated that the bid process should take about three (3) weeks with one (1) week to review. He will review the drawings last time to make sure nothing is missing before going to bid. The earliest a bid could possibly be awarded is in September.

There was discussion regarding traffic diversion during the construction. Alderman Staigle stated that only one intersection will be closed at a time and one side of Kirkwood will always be open.

Total construction should take about 14 months.

Council discussed possible finance options, including funds from the county, the City general fund and Meadows Place Economic Development. The plan is to pay for the construction without taking on debt. The city's portion of the construction should be approximately \$700,000 to \$1,800,000. The City will review bids before making any decisions on the project.

C. Discussion regarding Code Enforcement

Mayor Jessup stated he is actively looking for a new Code Enforcement official/officer. He met with the City Secretary, Courtney Rutherford, and John Brown, the interim building official for the City of Fulshear. After reviewing the budget and meeting with Mr. Brown he has decided to post the agenda as a combination position for Building Inspector and Code Enforcement. Mr. Brown helped to build a new job description.

Alderman Bezner thinks the job description focuses more on building inspections than code enforcement and he thinks it needs to state more about code enforcement.

Alderman Henley suggested outsourcing code enforcement. There was brief discussion among Council regarding outsourcing and raising the salary for just code enforcement. Council agreed to see what kind of applications they receive and make a decision at a later date on the position.

D. Discussion regarding Social Media and Council Response

Mayor Jessup stated that he has concern regarding social media and responses on non-official pages. He reminded Council that they should not respond on the non-official pages and direct people the City's official Facebook or the City website. If a Council member does respond they need to keep it to factual information.

E. Discussion regarding the proposed 2018-2019 Municipal Budget including preliminary FBCAD valuations, tax rate, exemptions, and upcoming departmental budget meetings/presentations, etc.

Council reviewed the current tax and the proposed tax rate. There was brief discussion among Council regarding tax rates, property values, and increased revenue. The increased revenue could be used to pay off debt and then once the debt is paid off those funds could be used for infrastructure repair.

Alderman Henley stated that he would like to consider higher homestead and over 65 exemptions. There was brief discussion among Council regarding the decreased revenue if Council increases the tax exemptions. There was some concern among Council in becoming a retirement community and have less revenue. No decision was made at this meeting. Council will review exemptions options during budget planning workshops.

There was discussion regarding infrastructure and making repairs to the water and sewer lines with the streets. There was discussion that once the City's debt is paid off those funds can be used towards future infrastructure maintenance.

F. Discussing regarding TML Intergovernmental Employee Benefits 2018-2019 Rerate for Medical and Dental Coverage.

The City Secretary, Courtney Rutherford, presented options for the 2018-2019 TML Medical/Dental rerate. In order to keep the same benefit the City will see an 18% increase in premiums due to the "stop loss" rate of 2017-2018. Ms. Rutherford met with TML to look at additional options with a lower premium increase. These options will change the employee's benefits. The employee will get an increased deductible and out of pocket cost. The City's current plan is a deductible plan, which means the employee pays out of pocket until the deductible is met and then the plan pays 80% for in-network claims. The 18% premium cost will cost the City approximately \$87,000 for the year.

Council reviewed several options for insurance coverage including changes in the employee's coverage, options for two (2) types of plans, and increasing the employee's premium portion. Council discussed the employees currently working for the City and their dedication to the City. Council agreed that benefits are one of the key factors in hiring dedicated quality staff and agreed that they did not want to make changes to employees benefits.

G. Discussion regarding the Welcome Packet and additional promotional materials.

Mayor Jessup brought a copy of the City's current Welcome Packet and brochure. He stated that information in the packet is dated and he would like to update the packet. Council briefly discussed the packet and agreed that they would like for Erickson advertisement to update the brochure. It was even discussed adding a QR code that would direct people to the City's website.

H. Discussion regarding infrastructure including streets, water lines, storm sewer, sidewalks, etc.

There was brief discussion among Council regarding the City's current infrastructure. Council discussed working on a long term plan for infrastructure maintenance and repair. The would like both a financial and construction plan.

I. Discussion regarding Park's projects.

There was discussion regarding the previous Parks Masterplan and the possibility of an updated masterplan. Mayor Jessup stated that Park's does not have any large projects at this time or for the upcoming budget. Council would like to put together a committee to work with the Parks Director, Colene Cabezas, and work on a new masterplan to present to Council.

J. Discussion regarding project management and reporting to Council.

There was some concern among Council regarding projects going on in the City and not getting updates. City Secretary, Courtney Rutherford, stated that she met with Mayor regarding this issue. She will email staff weekly for an update on projects going on or coming up and she will report to Council in her weekly flash report.

K. Discussion regarding Notification of Council for events.

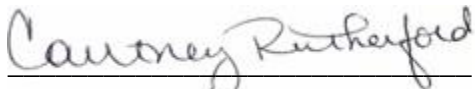
As discussed in the previous item the City Secretary will update Council weekly in her flash report.

L. Adjourn

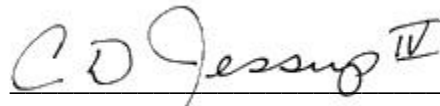
There being no further business to discuss, Alderman Mills moved to adjourn the meeting. The motion was seconded by Alderman Bezner seconded the motion and with unanimous approval the meeting was adjourned at 1:25 p.m.

These minutes were approved by the City Council on Tuesday, June 26 2018.

ATTEST:



Courtney Rutherford, City Secretary



Charles D. Jessup, IV, Mayor

