



Audrey St. Germain, Mayor
David Mertins, Sr. Alderman
Rick Staigle, Alderman
Nick Haby, City Administrator

Emily Merkley, Mayor Pro Tem
Tia Baker, Alderman
Kurt Kopczynski, Alderman
Shandra Phillips, City Secretary

MEADOWS PLACE CITY COUNCIL REGULAR MEETING AGENDA

Notice is hereby given of a Regular Meeting of the City Council of the City of Meadows Place to be held **Tuesday, July 28, 2026, at 6:30 p.m.**, at Meadows Place City Hall, 1 Troyan Drive, Meadows Place, Texas 77477, for the purpose of considering the following agenda items.

All agenda items are subject to action. A quorum of the City Council will be physically present at the meeting; however, some Council Members may participate in the meeting via videoconference per Texas Government Code Sec. 551.127. City Council reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by title 5, Chapter 551, of the Texas Government Code.

A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

1. Pledge of Allegiance
2. Invocation

B. PROCLAMATION

1. Recognition and Presentation to Police Chief Gary Stewart

C. REPORTS

1. Police Department – Gary Stewart, Police Chief
2. Public Works – Byron Hughey, Director
3. City Administrator's Report – Nick Haby, City Administrator
 - a. July 4th Event

D. PUBLIC COMMENTS

Citizens who have completed a comment card and wish to speak to the City Council will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, City staff and City Council Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy. Citizens shall be limited to **three (3) minutes** for comments to City Council.

1. Texas Municipal League Report – Terry Henley

E. MAYOR AND COUNCIL COMMENTS

Pursuant to Texas Government Code § 551.0415, City Council Members 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. Fort Bend Mobility Bond Project No. 20211 – Bikeway at Meadows Place/Stafford Update – Alderman Rick Staigle

2. Dorrance Lane Reconstruction Project Phase 3 – Alderman Rick Staigle

F. REGULAR AGENDA

1. Presentation and discussion regarding the Quarterly Investment Report.
2. Presentation and discussion regarding Quarterly Budget and Financial Report.
3. Discussion and consideration regarding Ordinance No. 2026-11 authorizing and allowing, under the act governing the Texas Municipal Retirement System to annually accrue Updated Service Credits and Cost of Living Adjustment.
4. Discussion and consideration regarding Ordinance No. 2026-12 accepting the proposed Capital Improvement Plan for Fiscal Year 2026-2027.
5. Discussion and consideration regarding Ordinance No. 2026-13 amending the schedule of fees by increasing the fees for water, sewer, and garbage service rates.
6. Discussion and consideration of Ordinance No. 2026-14 setting the 17th day of August 2026 at 6:30 p.m. at Meadows Place City Hall, 1 Troyan Drive, Meadows Place, TX 77477, as the date, time, and place for a public hearing on the proposed Municipal Budget Fiscal Year 2026-2027.
7. Discussion and consideration of Resolution No. 2026-14 authorizing the Mayor to execute a mutual consent letter authorizing an extension of the City's agreement with SAFEbuilt Texas, LLC for plan review and building inspection services.
8. Discussion and consideration of Resolution No. 2026-15 appointing an Interim Police Chief and Emergency Management Coordinator.
9. Discussion and consideration regarding ratifying the Mayor's signature on the amended Audit Engagement Letter with Crowe, LLP.
10. Discussion and consideration regarding the proposal from HDR Engineering, Inc. for Construction Management Services for the Tennis Court Design and Repair.
11. Discussion and consideration regarding an e-bike and scooter ordinance for the City of Meadows Place.
12. Discussion and consideration regarding the water infrastructure costs at 12002 Southwest Freeway.
13. Discussion and consideration regarding a resolution to seek introduction and passage of legislation that would increase transparency of and accessibility to legal notices by providing options in the method of their distribution and select a delegate to serve as its liaison at the annual TML business meeting at which resolutions will be considered.
14. Discussion and consideration to cancel the Regular City Council Meeting on August 25, 2026, and schedule a Special Called City Council Meeting on August 17, 2026.

G. 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. Consider approval of the Minutes held as follows:

June 23, 2026 – Communications Workshop

June 23, 2026 – City Council Regular Meeting

June 27, 2026 – Budget Workshop

July 08, 2026 – Budget Workshop

H. RECESS REGULAR SESSION

Recess the Regular Session to Convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section 551.074 – Personnel Matters.

I. EXECUTIVE SESSION

Pursuant to the Texas Open Meetings Act, Government Code Section 551.074 – Personnel Matters regarding the Interim Police Chief and Emergency Management Coordinator.

J. ADJOURN EXECUTIVE SESSION

Adjourn the Executive Session stating the date and time the Executive Session ended and reconvene the Regular Session.

K. RECONVENE

Discuss and take appropriate action on items discussed in Executive Session.

L. ADJOURN

CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, this agenda was posted for public information at least 3 business days preceding the scheduled time of the meeting at Meadows Place City Hall located at 1 Troyan Drive, Meadows Place, TX 77477 on the 22nd day of July 2026 at 2:00 p.m. and remained posted until said meeting was convened.



Shandra Phillips, City Secretary

In compliance with the Americans with Disabilities Act, the City of Meadows Place will provide for reasonable accommodations for persons attending City Council meetings. Request for accommodations must be made to the City Secretary by calling (281) 983-2950 forty-eight (48) hours prior to the meeting. Agendas are posted on the Internet Website at www.cityofmeadowsplace.org.