

**CITY COUNCIL
REGULAR MEETING MINUTES
AUGUST 25, 2015**

Present were: Mayor Charles D. Jessup, IV, Mayor Pro Tempore Terry J. Henley, Aldermen Steven H. Bezner, John F. Isbell, Kelle K. Mills, and Rick J. Staigle. Also present were: City Secretary Janice M. Moore, Police Chief Gary Stewart, and Code Enforcement Officer Jerry Parker.

1. Call to Order:

Mayor Jessup called the meeting to order at 7:35 p.m.

a. Pledge of Allegiance and Invocation

The Pledge of Allegiance was led by Harry Hamilton. The invocation was led by Chaplain Wayne Collins.

2. Presentations: None.

3. Reports:

a. Police Department

Police Chief Gary Stewart provided an overview of the monthly statistics and activities report, which was distributed to the Council and filed with City records. He answered questions posed by the Council. Police Chief Stewart introduced new Police Officer Doron Kenig and Police Reserve Ann Marie Carrizales.

b. Code Enforcement

Official Jerry Parker reported the following:

1. Violations since 5/27/2015: 425
2. Cases opened: 362 (Difference in numbers due to ability of more than 1 violation per case.)
3. Current open cases: 63
4. Actual citations issued: 23
5. Current projects are 1; tree over roadway and sidewalks. 2; outward appearance of homes: (Siding, paint, fascia, gutters and fences).
6. Top reoccurring issues:

- a. Addresses: 80
- b. Trash Cans: 48
- c. Trees: 36
- d. Grass/Weeds: 29
- e. Fascia/Siding: 26

7. Unoccupied/Vacant building total fluctuates between 24-31 at any given time. This is due to high turnover of rental properties. Avg. vacancy of 7 – 15 days. There are 8 that have been deemed long term, greater than 90 days, and have all been mailed a copy of the ordinance and given 30 – 45 days (staggered) to respond to the ordinance. Because of citations and the beginning of the substandard process, 3 home have been recently removed from the substandard/vacant list. (Hoggard, Scarcella and Blairmeadow.)

Alderman Bezner strongly recommended if the City treated pools then it should file a lien on properties. He said he would like to discuss this issue in a workshop and then inquired about the number of violations vs. the number of citations (6%) and violations per case. Code Enforcement Official Parker answered with 240 residences. Alderman Staigle clarified the number included warnings, resolved citations, complaints, etc.

Alderman Bezner noted he had received more and more feedback from residents and inquired if there was anything the City could change in its policies. He also questioned Code Enforcement Official Parker if he was overwhelmed. Code Enforcement Official Parker responded that working by districts has greatly assisted with the workload. Mayor Pro Tem Henley noted the “puck” pool treatment was to prevent health hazards and was not worth filing a lien for the \$200 - \$300; however, if there were other problems with the residence it was worth filing the lien.

Alderman Staigle inquired about funds for lost time in picking up signs and filing criminal charges. Code Enforcement Official Parker responded if it was to become an issue, he would involve the Police Department.

- c. Fire Department Response Statistics (July 2015) – Mayor Charles D. Jessup IV

Mayor Jessup provided an overview of the report, which was filed in City records.

4. Mayor’s Comments:

- a. Introduction of New Parks & Recreation Director Colene Cabezas

Mayor Jessup introduced Ms. Cabezas as the new parks and recreation director. Ms. Cabezas spoke about being a resident of the City for 10 years, spoke about her family, and said she was very excited to be employed with the City.

- b. Meadows Place Community Development Program Update

Mayor Jessup explained this was a voluntary program to refurbish, enhance, and resell homes in order to improve the beauty of the City and real estate values. He added the program would be rolled out within the next 30 days and added that each applicant was required to meet certain

criteria. Mayor Pro Tem Henley stressed the program was strictly volunteer and gives the resident another option.

c. August 22nd Kid Fish Event

Mayor Jessup reported a successful event. He thanked Texas Parks & Wildlife for attending, the Parks & Recreation Assistant Monica Parson for organizing the event, and the Police Department for its presence. Mayor Jessup also thanked Alderman Isbell and Bezner for stepping up.

d. West Airport Reconstruction Project Status

Alderman Staigle reported the contractor had scheduled a Sept. 10th signal turn-on with all lanes open. He further reported the contractor would take 2-3 weeks regarding a final punch list of outstanding items, ramps, sod, etc. Alderman Staigle stated there would be \$30,000 in liquidated damages for missing the deadline of completion. Mayor Jessup thanked Alderman Staigle for his participation and insight in understanding the project.

e. September Council Meetings Rescheduled

Mayor Jessup announced a change in the September meetings with the following dates: Sept. 15th at 6:00 p.m. for the workshop and 7:30 p.m. for the regular meeting.

f. Process Overview of Proposed Tax Rate

Mayor Jessup provided a brief overview of the process and thanked all department heads, City Secretary Janice Moore, the finance staff, and Council with multiple changes and finalization of the proposed budget and tax rate.

5. Council Comments: None

6. New Business:

a. Reschedule Sept. 22nd Council Workshop & Regular Meeting to Sept. 15th

Alderman Isbell moved to **reschedule** the Sept. 22nd Workshop and Regular Meeting to Sept. 15th. Alderman Staigle seconded the motion, which passed unanimously.

b. Discuss Proposed Tax Rate and Take a Record Vote

Mayor Jessup announced the following breakdown of the proposed tax rate:

M & O	.72425
I & S	.14375
Proposed Tax Rate:	0.868

Voice Vote Taken on Proposed Tax Rate:

Alderman Bezner	Aye
Alderman Isbell	Aye
Alderman Mills	Aye
Alderman Staigle	Aye
Mayor Pro Tem Henley	Aye

c. Announcement of Budget Public Hearing Dates, Times & Locations

Alderman Bezner moved to **schedule** Sept. 8th at 7:00 p.m. for the proposed budget and proposed tax rate hearings. Alderman Mills seconded the motion, which passed unanimously.

d. Certification of 2015 Tax Year Appraisal Roll & New Property Value

Mayor Pro Tem Henley moved to **accept** the certification. Alderman Staigle, seconded the motion, which passed unanimously.

7. **Ordinances:**

a. Ordinance 2015-14:

AN ORDINANCE AMENDING CHAPTER 153 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, TEXAS, ENTITLED "PLANNING AND ZONING REGULATIONS," TO REQUIRE SPECIFIC USE PERMITS FOR HOTELS, MOTELS, CHURCHES, SCHOOLS, AND DAY CARE CENTERS; PROVIDING A PENALTY; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor Jessup read the title. Alderman Isbell moved to **adopt** Ordinance 2015-14. Alderman Mills seconded the motion, which passed unanimously.

8. **Resolutions:**

a. Resolution 2015-18:

A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH USW UTILITY GROUP FOR WATER OPERATIONS, MAINTENANCE, MANAGEMENT OF MUNICIPAL WATER, WASTEWATER COLLECTION SYSTEMS, & WASTEWATER TREATMENT PLANT.

Mayor Jessup read the title. Alderman Bezner moved to **approve** Resolution 2015-18. Vice President Scott Spidle and Regional Manager Terry Schoener of USW introduced themselves. Alderman Staigle seconded the motion, which passed unanimously.

9. **Consent Agenda:**

All Consent Agenda items are considered to be routine and will be enacted by one (1) motion. There will not be discussion unless an item is removed at the request of a Council Member.

a. Minutes:

July 18, 2015 Special (2nd)
July 28, 2015 Workshop
July 28, 2015 Regular

b. Presentation of Invoices:

Joe Salvide	\$19,175.00
Level Pro Home Services	\$ 8,800.00
Randle Law Office	\$ 6,411.17

Mayor Pro Tempore Henley moved to **approve** the Consent Agenda. Alderman Staigle seconded the motion, which passed unanimously.

10. Audience Comments (*for matters NOT on the agenda*)

Anita Ewing read a letter (as distributed to the Council) concerning the water utility billing process and noted a lack of response to her questions via email to the mayor. Mayor Jessup spoke about the process and tried to answer Ms. Ewing's inquiries.

Larry Ewing inquired about the unfinished repair on Dorrance Lane. Alderman Staigle reported the drainage district started the repair regarding flooding and bank failures and were trying to get back to the project.

Chuck McClurkin inquired about the status of the Texas Direct Auto Building design. He also spoke about the issue of TDA unloading and loading cars on Dorrance Lane and inquired about status of the contractor bid. Alderman Staigle noted the bid from a private contractor came in significantly more than anticipated and now the City was seeking county assistance.


11. Adjournment:

Alderman Staigle moved to **adjourn** the meeting at 8:47 p.m. Mayor Pro Tempore Henley seconded the motion, which carried unanimously.

**These minutes were approved by the
City Council on Tuesday, September 15, 2015.**

ATTEST:


Janice M. Moore, City Secretary


Charles D. Jessup, IV, Mayor

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