



MINUTES OF THE SPECIAL SESSION MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON AUGUST 12, 2021, AT 6:00 P.M. VIRTUALLY AT THE MEADOWS PLACE TRAINING CENTER/EOC, 11975 W AIRPORT BLVD., MEADOWS PLACE, TEXAS 77477.

1. Call to Order and Announce a Quorum is Present

The meeting was called to order by Mayor, Charles D. Jessup IV, at 6:00 p.m. with the following present.

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

Aldermen David Mertins
Aldermen, Rick J. Staigle

Nick Haby, City Administrator

City Secretary, Courtney Rutherford

Mayor Pro-Tem, Kelle Mills was not present.

The following staff were also in attendance: Finance Director, Anna-Maria Weston; Police Chief, Gary Stewart; Public Works Director, Rod Hailey; and Parks & Rec Director, Colene Cabezas.

2. Discussion and consideration of Resolution No. 2021-19 authorizing the Mayor to execute an Interlocal Agreement with the City of Stafford for City-Managed Mobility Project Fort Bend County Project No. 20211- Bikeway at Meadows Place/Stafford.

Alderman Staigle moved to Resolution No. 2021-19 authorizing the Mayor to execute an Interlocal Agreement with the City of Stafford for City-Managed Mobility Project Fort Bend County Project No. 20211- Bikeway at Meadows Place/Stafford. Alderman Baker seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, and Kopczynski

Nays: None

Alderman Mills was not present.

The motion carried.

3. Discussion and consideration of Resolution No. 2021-20 authorizing the Mayor to execute an agreement with Transcend Engineers & Planners LLC for the Bike and Pedestrian Trail Engineered Design per the Fort Bend County Mobility Bond Project No. 20211.

Alderman Staigle moved to Resolution No. 2021-20 authorizing the Mayor to execute an agreement with Transcend Engineers & Planners LLC for the Bike and Pedestrian Trail Engineered Design per the Fort Bend County Mobility Bond Project No. 20211. Alderman Mertins seconded the motion.

Alderman Staigle stated that he and staff met with CenterPoint. They asked for the route, and they will give us a route analysis and where they want the trail to be. This wouldn't many big changes. The trail would cross Dorrance to the Nature Center and then cut across. Then did state that they would like the trail as straight as possible. CenterPoint is planning to install a 20" gas line in 2022 so the trail will need to go around that.

They discuss the parking lot and CenterPoint stated that they would prefer gravel, but he pointed out they have concrete in other places.

The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, and Kopczynski

Nays: None

Alderman Mills was not present.

The motion carried.

4. Discussion and consideration of Ordinance No. 2021-26 amending the General Fund Budget for the fiscal year beginning October 1, 2020, and ending September 30, 2021, in the amount not to exceed \$17,500 from the City's General Fund Balance to line item 100-060-580000, Parks & Rec Capital Improvements, for the purchase and installation of an electronic sign at the Community Center.

Alderman Kopczynski moved to Ordinance No. 2021-26 amending the General Fund Budget for the fiscal year beginning October 1, 2020, and ending September 30, 2021, in the amount not to exceed \$17,500 from the City's General Fund Balance to line item 100-060-580000, Parks & Rec Capital Improvements, for the purchase and installation of an electronic sign at the Community Center. Alderman Baker seconded the motion.

Alderman Baker asked about the timing for installation. Ms. Cabezas stated that it will be ordered tomorrow. We expect delivery in about 2 weeks.

Alderman Staigle asked about funding from the existing budget, but Ms. Cabezas has plans for that money and some items have been ordered but have not been added to the spreadsheet.

The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, and Kopczynski

Nays: None

Alderman Mills was not present.

The motion carried.

5. Discussion and consideration of Ordinance No. 2021-27 amending the General Fund Budget for the fiscal year beginning October 1, 2020, and ending September 30, 2021, in the amount not to exceed \$16,250 from the City's General Fund Balance to line item 100-060-572001, Parks & Rec Grounds Maintenance, for asphalt overlay of the cul-de-sac at the end of Brighton Lane.

Alderman Staigle moved to Ordinance No. 2021-27 amending the General Fund Budget for the fiscal year beginning October 1, 2020, and ending September 30, 2021, in the amount not to exceed \$16,250 from the City's General Fund Balance to line item 100-060-572001, Parks & Rec Grounds Maintenance, for asphalt overlay of the cul-de-sac at the end of Brighton Lane. Alderman Mertins seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, and Kopczynski

Nays: None

Alderman Mills was not present.

The motion carried.

Alderman Baker asked that staff contact the school and let them know when construction will take place. Chief Stewart suggested contacting FBISD Police Department to coordinate traffic control during construction.

6. Discussion and consideration of Ordinance No. 2021-28 amending the General Fund Budget for the fiscal year beginning October 1, 2020, and ending September 30, 2021, in the amount not to exceed \$49,000 from the City's General Fund Balance to line item 100-040-542013, EOC/TTC West Airport, to replace the air conditioners at the EOC/Training Center.

Mayor Jessup stated that there have been issues with the AC at the Training Center. About 6 weeks ago MLN came out to recharge the system. At that time, they found all three (3) units were leaking. Lennox are currently installed and have a history of bad evaporator coils that leak often. Staff is not aware of the unit leaking prior to this. The concern is that we are in hurricane season and this a critical building. It will be impossible to house staff if the ac is down. MLN provided quotes for repair and replacement. and Ms. Hainey has received several quotes for replacement. Repair cost is \$24,000 to \$32,000 and replacement is \$37,000 to \$49,000. These quotes were pulled together quickly, because there is a 6 – 8-week lead time for replacement. Mr. Hainey stated that the unit is out of warranty.

Replacement cost for Carrier is \$47,000 or \$33,000 between two vendors, but Mr. Hainey has not been able to compare the quote.

Alderman Mertins stated that he thinks we need to replace and not repair due to Lennox history.

Alderman Staigle recommended get a third bid to compare.

Alderman Staigle moved to Ordinance No. 2021-28 amending the General Fund Budget for the fiscal year beginning October 1, 2020, and ending September 30, 2021, in the amount not to

exceed \$49,000 from the City's General Fund Balance to line item 100-040-542013, EOC/TTC West Airport, to replace the air conditioners at the EOC/Training Center. Alderman Mertins seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, and Kopczynski

Nays: None

Alderman Mills was not present.

The motion carried.

7. Discussion and consideration of Ordinance No. 2018-32 regarding the general penalties for ordinance violations.

There was discussion among Council and staff on Ordinance No. 2018-32 regarding general penalties for ordinance violations.

The three (3) questions discussed are as follows:

- What is a violation?
 - Council agreed that fines apply to the violations filed in court and.
- How are multiple violations counted?
 - If multiple violations are filed in the court each violation receives a fine.
- Is there a timeframe or expiration for accumulated violations?
 - Council agreed to look at violations in a three (3) year timeframe.

Council then directed staff to bring amended ordinance to the August 24th meeting for review and approval.

8. Review and discuss the proposed 2021-2022 Municipal Budget Tax Rate, Revenue and Expenditures projections

Reviewed certified tax values for Fort Bend CAD and estimated tax rates. Council reviewed the No New Revenue Rate, Voter Approval Rate, and the De Mimmis Tax Rate and the definitions of each rate.

Council and staff reviewed current revenue and projected revenue.

Reviewed proposed budget and all the changes that staff made for a balanced budget in fiscal year 2021-2022. Reviewed the CIP budget and discussion of how to fund the projects.

Discussion regarding an annual park upgrade to \$30,000. Increase election line item to \$15,000.

Accounting Clerk position going full time. Create a new infrastructure line item in the CIP budget.

9. Discussion and consideration regarding water and sewer rates for residential and commercial usage.

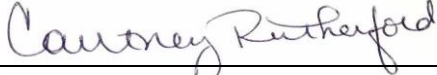
Council and staff review the proposed utility operating budget. There was discussion to increase the trash pick-up rate to \$20.00 per month. Discussion regarding water and sewer rates. Council directed staff to look at adjusting water and sewer rates to help decrease the budget deficit in the utility fund.

10. Adjourn


Alderman Baker moved to adjourn the meeting. Alderman Mertins seconded the motion. There be no further business the meeting adjourned at 9:16 p.m.

These minutes were approved by City Council on Tuesday, August 24, 2021.

ATTEST:



Courtney Rutherford, City Secretary



Charles D. Jessup, IV, Mayor

