



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 SPECIAL MEETING AGENDA

Notice is hereby given of a Special Meeting of the City Council of the City of Meadows Place to be held **Monday, August 17, 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. National Night Out Proclamation – October 6, 2026

### C. REPORTS

1. Police Department – Jack Ashton, Interim Police Chief
2. Code Enforcement – Chelsea Thomas, Code Enforcement Officer
3. City Administrator's Report – Nick Haby, City Administrator
  - a. City emails, website, app, and emergency alerts launch.
  - b. Summer pool schedule.

### 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.

### 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. PUBLIC HEARINGS AND RELATED ACTIONS**

1. The City Council will hold a Public Hearing to hear any and all persons desiring to be heard concerning the City of Meadows Place, Texas Municipal Budget for Fiscal Year 2026-2027.
2. Discussion and consideration of Ordinance No. 2026-16 approving and adopting the City of Meadows Place, Texas Municipal Budget for Fiscal Year 2026-2027.
3. The City Council will hold a Public Hearing to hear any and all persons desiring to be heard concerning the 2026 Tax Year Proposed Property Tax Rate for the City of Meadows Place, Texas.
4. Discussion and consideration of Ordinance No. 2026-17 providing a property tax rate for the levy and collection of ad valorem taxes by the City of Meadows Place, Texas, for the year 2026.

**G. REGULAR AGENDA**

1. Conduct a separate vote to ratify the property tax increase reflected in the City of Meadows Place, Texas Municipal Budget for Fiscal Year 2026-2027.
2. Discussion and consideration regarding Ordinance No. 2026-18 amending the General Fund Budget for Fiscal Year ending September 30, 2026, decreasing line item 100-030-510100, Municipal Courts Salaries and Benefits in the amount of \$30,466 and increase line item 100-050-510100, Police Department Salaries and Benefits in the amount of \$30,466 to fund the full-time Administrative Assistant position.
3. Discussion and consideration regarding Ordinance No. 2026-19 amending the Utility Fund Budget for the Fiscal Year ending September 30, 2026, increasing line item 300-047-526000, Sludge Haul Box, \$85,000 for sludge removal in utility sewer.
4. Discussion and consideration of Ordinance No. 2026-20 amending the General Fund Budget for the Fiscal Year ending September 30, 2026, increasing line item 100-060-565001, Mowing and Landscaping, \$34,000 for tree removal, stump grinding, and tree trimming in the City.
5. Discussion and consideration of Resolution No. 2026-16 authorizing advertisement for sealed competitive bids for concrete work within the City of Meadows Place.
6. Discussion and consideration of Resolution No. 2026-17 authorizing advertisement for sealed competitive bids for Landscape and Lawn Maintenance within the City of Meadows Place.
7. Discussion and consideration of Resolution No. 2026-18 authorizing the Public Works Director to submit a grant application for the smart meter upgrade.
8. Discussion regarding the City of Meadows Place Code of Ordinances Sec. 91. - Garbage, Trash and Weeds; Nuisances.

## **H. 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:**

July 28, 2026 – City Council Regular Meeting

August 06, 2026 – City Council Special Meeting

## **I. 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.

## **J. EXECUTIVE SESSION**

Pursuant to the Texas Open Meetings Act, Government Code Section 551.074 – Personnel Matters regarding the Police Chief Position.

## **K. ADJOURN EXECUTIVE SESSION**

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

## **L. RECONVENE**

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

## **M. 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 11<sup>th</sup> day of August 2026 at 2:00 p.m. and remained posted until said meeting was convened.



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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](http://www.cityofmeadowsplace.org).