



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

Kurt Kopczynski, Mayor Pro Tem
Tia Baker, Alderman
Emily Merkley, 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 **Tuesday, August 19, 2025, 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. CERTIFICATE OF RECOGNITION

1. Meadows Place PONY Baseball 10U All-Star Team

C. PROCLAMATION

1. National Night Out Proclamation – October 7, 2025

D. REPORTS

1. Police Department – Gary Stewart, Chief
2. Code Enforcement – Angie Hernandez, Code Enforcement
3. City Administrator's Report – Nick Haby, City Administrator
 - a. Utility rate changes.

E. 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.

F. 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. CenterPoint Energy – Mayor St. Germain

G. 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 2025-2026.
2. Discussion and consideration of Ordinance No. 2025-28 approving and adopting the City of Meadows Place, Texas Municipal Budget for Fiscal Year 2025-2026.
3. The City Council will hold a Public Hearing to hear any and all persons desiring to be heard concerning the 2025 Tax Year Proposed Property Tax Rate for the City of Meadows Place, Texas.
4. Discussion and consideration of Ordinance No. 2025-29 providing a property tax rate for the levy and collection of ad valorem taxes by the City of Meadows Place, Texas, for the year 2025.

H. 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 2025-2026.
2. Discussion and consideration of Resolution No. 2025-23 authorizing the Mayor to execute Final Change Order No. 2 for Dorrance Lane Reconstruction Project Phase 2 allowing Tandem Services, LLC a net decrease of \$151,150.31.
3. Discussion and consideration of Resolution No. 2025-24 authorizing the Police Chief to submit a grant application for the Car Camera Replacement – City of Meadows Place – Grant Number 5106301.
4. Discussion and consideration of Resolution No. 2025-25 authorizing the Mayor and City Secretary to enter into a two-year extension agreement with VSP Vision Care for employee and dependent vision coverage.
5. Discussion and consideration authorizing the repair of the Water Main at Brighton Lane and Mulholland Drive in the amount of \$62,500 by Power Scoop Utility.
6. Discussion and consideration regarding Water Infrastructure Tap Fees in the City of Meadows Place.

I. 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 28, 2025 – Budget Workshop

July 15, 2025 – Budget Workshop

July 15, 2025 – Special City Council Meeting

July 22, 2025 – City Council Regular Meeting

J. 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 72 hours preceding the scheduled time of the meeting at Meadows Place City Hall located at 1 Troyan Drive, Meadows Place, TX 77477 on the 15th day of August 2025 at 2:15 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.