



Charles Jessup, IV, Mayor
Tia Baker, Alderman
Kurt Kopczynski, Alderman
Nick Haby, City Administrator

David Mertins, Mayor Pro Tem
Rick Staigle, Alderman
Kelle Mills, Alderman
Courtney Rutherford, City Secretary

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON AUGUST 23, 2022, AT 6:30 P.M., AT MEADOWS PLACE CITY HALL, 1 TROYAN Dr., MEADOWS PLACE, TEXAS 77477.

A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

The meeting was called to order by Mayor Jessup at 6:30 p.m. with the following present.

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

David Mertins, Mayor Pro-Tem
Rick J. Staigle, Alderman
Kelle Mills, Alderman

Nick Haby, City Administrator

Courtney Rutherford, City Secretary

The following staff were also in attendance: Assistant Police Chief, Jack Ashton; Finance Director, Anna-Maria Weston, Public Works Director, Rod Haaney; Communications Director, Cameron Miller; and Code Enforcement Officer, Jennifer Cabello.

1. Pledge of Allegiance: Terry Henley, Resident and former Alderman

Invocation: Jimmy Fenwick, Resident

B. PROCLAMATION

1. National Night Out Proclamation

Mayor Jessup presented the Police Department with the National Night Out Proclamation and declared October 4, 2022, as National Night Out in Meadows Place.

C. REPORTS

1. Police Department – Assistant Chief Jack Ashton

Chief Stewart gave a brief overview of the monthly statistics and activities report for August 2022, which was distributed to City Council and filed with the City Secretary.

Chief Ashton spoke on a few highlights from the month as follows:

- 52 Flock Hits (page 5)
- 13 Arrest – 5 from Flock hits (Warrant from other agencies, Public Intoxication, Sex Offender Failed to Register, DWI, and Burglary of Habitation)
- Continue to follow COVID protocol
- MPPD successfully passed TCOLE audit – 100% No Deficiencies!

- Mesa Door access system – Phase One Complete
- Actively working to fill 4 full time and 1 part time position
 - CID conducted testing this week.
- Chief Stewart working with FBC OEM to update Hazard Mitigation Plan
- New storage container in place
- New PD vehicles are almost ready (delayed by radio/siren controller coupler on back order
- Communications Director, Mr. Miller, went out with Sergeant Nix and Officer Duran for the weekly Meals on Wheels delivery

Mayor Jessup and Council congratulated the department on getting 100% in the TCOLE audit.

Mayor Jessup thanked Mr. Miller for setting a Facebook page for the Police Department.

2. Parks and Recreation – Colene Cabezas, Director

Ms. Cabezas was out sick and will report at the September 27, 2022, Regular meeting.

3. Fire Department Monthly Report for July 2022 – Charles Jessup IV, Mayor

Mayor Jessup presented the monthly fire report for July 2022 prepared by Stafford Fire Department this month. Stafford was very active with over 50 incidents in the last month,

4. City Administrator’s Report – Nick Haby, City Administrator

Mr. Haby thanked Mr. Miller again for the Facebook page for PD. He also invited Council to attend the staff appreciation luncheon on September 14th from 11:00 a.m. to 1:00 p.m.

Mr. Haby stated that staff met with IT regarding issues and found out that the City’s internet was only 100x100 an upgraded to 1Gx1G and hope to see improvements.

He also informed Council that they are removing concrete on Dorrance and that majority of the mailboxes in the construction zone have been moved.

D. MAYOR AND COUNCIL COMMENTS

Pursuant to Texas Government Code § 551.0415, City Council Members and City staff 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. Mayor's Comments

a. Investing in our Future

Mayor Jessup stated that Council is trying to prepare for the future and do the best they can for this small city. He explained that with a bond the city is locked into that payment but pay as we go allows the city to work at a pace that the economy and budget allow. He stated that he excited to see Phase One of Dorrance Lane completed. He is happy to see that we continue to raise the standards of the city and he thanked staff and Council for working to make this city better and investing in our future! He encouraged the residents to get involved and reach out to staff or Council with your questions and/or suggestions.

b. Being Neighborly

Mayor Jessup stated this comes up after specifically during an election year. He reminded everybody to follow the golden rule and talk to your friends and neighbors and be neighborly.

2. Council Comments.

a. Dorrance Lane Construction Update – Alderman Rick Staigle

Alderman Staigle stated that he doesn't have much to update at this time. Mr. Haby gave an update already. As of now they are on schedule.

b. Fort Bend Mobility Bond Project No. 20211 – Bikeway at Meadows Place/Stafford Update – Alderman Rick Staigle

Alderman Staigle gave a brief update on the Mobility Bond Project. He stated we have a semi approved line from CenterPoint and engineers are working on release for boring trucks. Hopefully the project will start moving faster now.

Alderman Mertins asked about the lighting along the trail. Alderman Staigle stated that they do not want the trail used at night. They are discussing possible lighting at ground level for safety.

E. REGULAR AGENDA

1. Discussion and public comment regarding Ordinance No. 2022-51 adopting City of Meadows Place Municipal Budget for fiscal year 2022-2023.

Mayor Jessup stated that the budget public hearing was on Friday and the 2022-2023 budget was adopted by council. He then called this item and asked if there was anyone present that

want to speak on the budget for fiscal year 2022-2023. There was nobody present to speak.

2. Conduct a separate vote to ratify the property tax increase reflected in the 2022-2023 budget adopted August 19, 2022.

Alderman Staigle made a motion to ratify the property tax increase reflected in the 2022-2023 budget adopted August 19, 2022. Alderman Kopczynski seconded the motion. The record vote follows:

Aldermen Baker – Aye

Aldermen Mills – Aye

Aldermen Staigle – Aye

Aldermen Kopczynski – Aye

Aldermen Mertins – Aye

Mayor Jessup present but does not vote.

The motion carried unanimously.

3. Discussion and consideration of Ordinance No. 2022-52 providing a property tax rate for the levy and collection of ad valorem taxes by the City of Meadows Place, Texas, for the year 2022.

Alderman Staigle moved to approve Ordinance No. 2022-52 providing a property tax rate of \$0.806000/\$100 for the levy and collection of ad valorem taxes by the City of Meadows Place, Texas, for the year 2022. Alderman Mertins seconded the motion. The record vote follows:

Aldermen Baker – Aye

Aldermen Mills – Aye

Aldermen Staigle – Aye

Aldermen Kopczynski – Aye

Aldermen Mertins – Aye

Mayor Jessup present but does not vote.

The motion carried unanimously.

4. Discussion and consideration of Resolution No. 2022-26 approving Texas Lawn Works to upgrade the irrigation at City Hall not to exceed \$30,240.

Alderman Baker moved to approve Resolution No. 2022-26 approving Texas Lawn Works to upgrade the irrigation at City Hall not to exceed \$30,240. Alderman Mills seconded the

motion.

Mayor Jessup stated that there were some questions regarding this item. He met with staff and the irrigation contractor on Monday. They explained that most of the system is being removed and replaced. This will include head-to-head coverage and save water as well as expanding coverage.

Alderman Mertins asked if was part of the original repair and replace plan and Mr. Hainey stated that it is.

The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, Kopczynski and Mills

Nays: None

The motion passed unanimously.

5. Discussion and consideration of Resolution No. 2022-27 approving Waukesha-Pearce Industries to install a Generator at the Wastewater Treatment Plant located at 11934 ½ Monticeto Lane not to exceed \$242,000.

Mayor reminded Council that this will be funded by County ARPA funds.

Alderman Mertins moved to approve Resolution No. 2022-27 approving Waukesha-Pearce Industries to install a Generator at the Wastewater Treatment Plant located at 11934 ½ Monticeto Lane not to exceed \$242,000. Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, Kopczynski and Mills

Nays: None

The motion passed unanimously.

6. Discussion and consideration of Resolution No. 2022-28 allowing the Mayor and City Secretary to declare surplus equipment and authorizing the sale or disposal thereof.

Alderman Staigle moved to approve Resolution No. 2022-28 allowing the Mayor and City Secretary to declare an old tractor as surplus equipment and authorizing the sale or disposal thereof. Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, Kopczynski and Mills

Nays: None

The motion passed unanimously.

7. Discussion and consideration of Resolution No. 2022-29 amending Section 5.4.4 – Emergency/Inclement Weather Compensation and Section 6.4 – Maternity Leave in the City of Meadows Place Personnel Policy.

Mr. Haby explained that the portion regarding Emergency/Inclement Weather is clarifying verbiage for FEMA and does not change any compensation.

He stated that Maternity Leave is being changed to Parental Leave and included Adoption of a child. He stated the did a survey of other cities and found that cities depend solely on FMLA and then there are cities that give multiple weeks of time off. Staff left it at 3 days and wanted to Council to determine if they wanted to give more leave.

Alderman Staigle moved to approve Resolution No. 2022-29 amending Section 5.4.4 – Emergency/Inclement Weather Compensation and Section 6.4 – Maternity Leave in the City of Meadows Place Personnel Policy. Alderman Baker seconded the motion.

Alderman Kopczynski would like to increase the amount of leave to 3 weeks paid leave.

Alderman Mertins stated that he supports 2 weeks paid leave.

Alderman Baker said she supports 2 weeks of paid leave.

Alderman Mertins moved to amend the current motion to 10 days paid leave. Alderman Baker seconded the amended motion. Alderman Staigle approved the amendment to his motion. The vote follows:

The vote follows:

Ayes: Aldermen Mertins, Baker, Kopczynski and Mills

Nays: Alderman Staigle

The motion passed.

8. Discussion and consideration regarding Estate Sales as it relates to Chapter 112: Garage Sales.

Mayor Jessup introduced the item and stated that this is a Council requested item. He stated that current ordinance states that garage sales on designated days and estate sales have been held to these same days. He also stated that the current ordinance does not address estate sales.

Alderman Kopczynski stated that twice this year he has ran into a resident that experienced loss and needed to hold an estate sale in order to empty the house and then sale house. He

stated that this extended the process and postpones the sale of these homes. He wanted Council input on allowing estate sales outside of garage sale regulations.

Alderman Baker stated that she is in favor allowing estate sales with guidelines and possible permit for estate sales.

Alderman Mertins stated that he agreed and that there should be stiff regulations. His concern is additional traffic and parking on the street. He agrees with a permitting process.

Alderman Mills stated an estate sale should include older couples that need to downsize or move to assisted living.

Alderman Staigle stated that it should include death or moving to an assisted living facility. He thinks the hard part for staff will be getting proof of reason for an estate sale.

Mayor Jessup stated that an estate sale is usually to sell everything in the house. He has concerns with who will make the decision to allow and what proof will be provided. He wonders if there is an actual issue regarding estate sales.

Mayor Jessup suggested staff putting together a policy/procedure and present to Council at the next meeting.

Alderman Baker stated that she would like staff to come back with a suggestion and limit estate sales to indoors.

Alderman Mills suggested that estate sales must be run by a company.

Mr. Haby suggested defining an estate sale and then exempting them from Section 112.02.

Alderman Staigle suggested that each estate sale register with the city and limit the time frame of the sale. He does not want to force resident to hire a company to run the sale.

Estate sells must register and take their word that it is an estate and only allow one per resident.

Mr. Haby and staff will create an ordinance and procedures for a no fee permit for estate sales and allow one per owner to present to Council at the next council meeting. One sign in the yard advertising the sale.

F. 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 20, 2022 – City Council – Special Meeting

July 26, 2022 – City Council – Regular Meeting

August 2, 2022 – City Council Workshop

August 2, 2022 – City Council Special Meeting

August 8, 2022 – City Council – Special Meeting

Alderman Staigle moved to approve the Consent Agenda as presented. Alderman Mills seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, Kopczynski and Mills

Nays: None

The motion passed unanimously.

G. AUDIENCE COMMENTS (for matters NOT on the agenda)

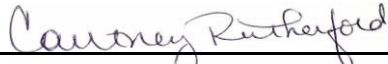
None

H. ADJOURN

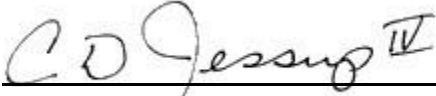
There being no further business to discuss the meeting adjourned at 7:57 p.m.

These minutes were approved by City Council on September 27, 2022.

ATTEST:



Courtney Rutherford, City Secretary



Charles D. Jessup IV, Mayor

