



**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON MONDAY, AUGUST 26, 2024, AT 6:30 P.M., AT MEADOWS PLACE CITY HALL, 1 TROYAN DRIVE, MEADOWS PLACE, TEXAS 77477.**

**The meeting was called to order by Mayor St. Germain at 6:31 p.m.**

Audrey St. Germain, Mayor  
David Mertins, Alderman  
Kurt Kopczynski, Alderman

Rick Staigle, Mayor Pro Tem  
Tia Baker, Alderman  
Kelle Mills, Alderman

Nick Haby, City Administrator

Courtney Rutherford, City Secretary

The following staff were also in attendance: Communications Director, Cameron Miller; and Finance Director; Anna-Maria Weston.

- 1. Conduct Public Hearing before the City Council of the City of Meadows Place, Texas to hear any and all persons desiring to be heard concerning the 2024 Tax Year Proposed Property Tax Rate for the City of Meadows Place.**

Mayor St. Germain introduced the item and opened the Public Hearing at 6:31 p.m. and then called anyone from the public desiring to speak on the proposed tax rate.

**Mike Bezner, resident 11842 Mulholland**, first lead everyone in the Pledge of Allegiance. Mr. Bezner requested no new tax and suggested the City consider selling the Discovery Center. He also requested the extra fees on the water bill be moved to a tax.

**Silvia Romano, resident at 11923 Bloomington**, spoke in support of the tax increase and supports parks programs and improvements and the Police Department.

**Kelle Mills, resident at 12123 Scottsdale**, spoke in favor of the tax increase in order to provide better services in the city.

**Terry Henley, resident at 12203 Alston Dr.** questioned the current ad valorem tax revenue online and in the budget approved last week. Council and staff explained that the city budgets conservatively and will not have actual numbers until the end of the physical year. Mr. Henley stated that he is not in favor of any tax rate over 8%.

**Silvio Romano, resident at 11923 Bloomington**, spoke in favor of the tax increase to keep up services in the city.

**Beatriz Velez, resident at 11819 Scottsdale**, asked Council to consider help with stray animals as part of the tax increase.

**Robert Work, resident at 12018 Scottsdale**, stated that she was not in favor of more taxes, but in reality knows the tax increase is necessary. She asked Council to take into consideration that property values are going up.

With no one else signing up to speak, Mayor St. Germain closed the Public Hearing at 7:00 p.m.

**2. Discussion and consideration of Ordinance No. 2024-36 providing a property tax rate for the levy and collection of ad valorem taxes by the City of Meadows Place, Texas, for the year 2024.**

Alderman Mertins thanked the citizens for their input. He explained that city has several unfunded Capital Improvement projects, and these projects are mostly maintenance of infrastructure. Over the next 10 years there is about \$8,000,000 unfunded projects from the general fund and \$7,000,000 from the utility fund. He stated this tax increase will help the city fund these future projects. He also mentioned that staff works hard to get grants to help fund projects. The current WWTP project was partially funded by ARPA. He also stated that the EDC receives ½ of penny received in sales tax and that money helps to fund parks improvements.

Alderman Baker also shared that she has received emails from several residents and several people have brought up doing away with Concerts in the Park and Discovery Center. She stated that although not all residents attend the Concerts in the Park, but there are several that do attend. She also stated that the Discovery Center/Nature Center partners with local schools and has several field trips throughout the school year plus summer camp. She stated that if they city gets rid of these amenities and activities, we will lose our community. She stated that City Council has put lots of thought and discussion into the tax rate and does not take the decision lightly.

Alderman Mertins moved to approve Ordinance No. 2024-36 providing that the property tax rate be increased by the adoption of a tax rate of \$0.85, which is effectively an 8% increase in the tax rate. The motion died for lack of a second.

Alderman Baker moved to approve Ordinance No. 2024-36 providing that the property tax rate be increased by the adoption of a tax rate of \$0.838722, which is effectively a 6.02% increase in the tax rate. Alderman Kopczynski seconded the motion. The record vote follows:

- Aldermen Baker                      Aye
- Alderman Mills                      Aye
- Alderman Kopczynski              Aye
- Alderman Mertins                  Aye

Aldermen Staigle was not present.

Mayor St. Germain was present but did not vote.

The motion passed unanimously.

**3. Conduct a separate vote to ratify the property tax increase reflected in the 2024-2025 municipal budget adopted August 20, 2024.**

Alderman Mertins moved to to ratify the property tax increase increase of 6.02% reflected in the 2024-2025 municipal budget adopted August 20, 2024. Alderman Baker seconded the motion. The record vote follows:

Aldermen Baker                      Aye

Alderman Mills                      Aye

Alderman Kopczynski              Aye

Alderman Mertins                  Aye

Aldermen Staigle was not present.

Mayor St. Germain was present but did not vote.

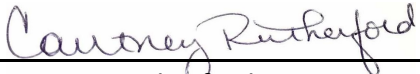
The motion passed unanimously.

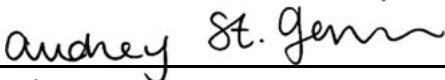
**4. Adjourn**

There being no further business to discuss the meeting adjourned at 7:17 p.m.

**These minutes were approved by City Council on September 24, 2024.**

**ATTEST:**

  
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Courtney Rutherford, City Secretary

  
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Audrey St. Germain, Mayor

