



MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON AUGUST 27, 2019 AT 6:30 P.M. AT THE MEADOWS PLACE CITY HALL, 1 TROYAN DRIVE, MEADOWS PLACE, TX 77477

A. Call to Order:

The meeting was called to order by Mayor, Charles D. Jessup IV, at 6:32 p.m. with the following present:

Mayor, Charles D. Jessup, IV
Mayor Pro-Tem, Rick J. Staigle
Alderman, Steven H. Bezner
Alderman, Kelle K. Mills

City Secretary, Courtney Rutherford
Alderman, John F. Isbell
Alderman, Kurt Kopczynski

Staff in attendance: Captain Jack Ashton, Meadows Place Police Department and Colene Cabezas, Parks & Recreation Director

1. Pledge of Allegiance and Invocation

Pledge by: Mike Schofield, Resident
Invocation by: Jim Fenwick, Pastor and Resident

B. First Public Hearing on Proposed Tax Rate

1. Conduct the first public hearing giving all persons interested the right to appear and to be heard on the proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 15.58 percent (percentage by which proposed tax rate exceeds lower of rollback tax rate or effective tax rate calculated under Chapter 26, Tax Code).

Mayor Jessup opened the public hearing at 6:33 p.m. and stated the purpose of today's hearing is to give all interested parties the right to appear and be heard regarding the City's proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 15.58 percent.

Mayor Jessup then called those who signed up to speak at the Public Hearing.

Steven Bezner, alderman and resident at 12222 Meadow Crest Dr. stated that he was not in favor of the additional funds for more dispatch. He does not think the additional dispatch will actually solve the problem of 911 in the city. Alderman Staigle reminded Council that the Police Chief did not ask for additional funds for dispatch and that this was put in by City Council.

Michael Schofield, resident at 12118 Meadowdale, stated that he was against additional funding for dispatch and additional officers. He also stated that he was against the tax

rate increase. He also asked what the tax increase would be next year. Alderman Staigle stated that next year's rate could not be determined at this time, but this year's increase was due to additional personnel.

Terry Henley, resident at 12203 Alston, stated that he was against the tax rate increase and that he believes the calculation in the newsletter is incorrect and that the impact on residents will actually be \$200 to \$400 for the year due to increased property values. He stated that he was in favor of a City Administrator, but not the other proposed personnel.

Mayor Jessup then stated the City Council will meet on Tuesday, September 24, 2019 at 6:30 p.m. at the Meadows Place City Hall, 1 Troyan Drive, Meadows Place, Texas, for the purpose of voting on the proposed tax rate. There being no one desiring to speak, Mayor Jessup closed this public hearing at 6:58 p.m.

C. Presentations and Proclamations

1. National Night Out – October 1, 2019

Mayor Jessup presented the Police Department with a proclamation for National Night Out on October 1st. He encouraged all of Council and the residents of Meadows Place to participate in the event.

D. Reports

1. Police Department

Police Captain Jack Ashton gave an overview of the monthly statistics and activities report, for August 2019, which was distributed to City Council and filed with the City Secretary.

Captain Ashton state that there were no accidents due to the construction on Kirkwood reconstruction, however one vehicle did hit the concrete round-a-bout and left the scene.

He also stated that officers are back from vacations and illness, therefore there are more officers on patrol and there will be less overtime.

Alderman Isbell asked if the Police Department would advise citizens to drive the Police Department if being chased on the road. Captain Ashton stated that he would recommend the citizen stay mobile, call 911 and stay on the phone until an officer was able to catch up to them. He also advised that they should drive to a well populated area if possible.

Alderman Bezner asked if there has been additional pressure on the Police Department due to the school construction. Captain Ashton stated that it just changed their navigation and traffic flow has been reduced since there is no school in the city at this time.

Mayor Jessup thanked Captain Ashton and the Police Department for working with ProCam to get up at the school so the city and citizens can watch the progress.

2. Parks and Recreation

Parks and Recreation Director, Colene Cabezas, gave a brief recap of Public Works activity for the last quarter. Below is a brief recap:

Parks and Facilities:

Inclusive Playground- Installed equipment and turf. Next is painting the light poles, install boulders, modify the little library and hang signage.

Pool-Last weekend for the pool. We had an increase of wrist band sells from last year as well as pool rentals. (4K more than FY18)

Trails- Monarch ROW was mowed, bailed and seeded. Now completing Monarch Trail head with demo table signage, seating and walking trail.

Discovery & Nature Center-Hosted 10 weeks of summer camp. \$18,917. Working on a brochure to help promote all the amenities (Field Trips, Party Rental, MOPS, Drop In)

Completed Events:

Splash night 300 attended

BFF / BFF JR / Italian Cooking

Kid Fish – 75 attended Sponsored by CCA

July 4 Parade most entries to date with over 95 vehicles / 60 entries

Volunteer Hours

1 Experience Works staff provided **240 hours = \$5,048**

Partnerships:

Meadows Elementary – Posting monthly updates in city newsletter to help keep community connected and informed. Bricks will be distributed on Oct 5 during Monarch Madness.

Helfman Ford- Donated 10 wheelchairs for the city to distribute as sees fit. 2 sizes to choose from.

ABC Vet – Provides well checks on site at the NC every 4 months

On-Going Projects:

New Trail – Treatment Center to Kirkwood

Kirkwood Roundabout

Upcoming Events:

Sept 8th Grandparents Day

Sept 20th YAC Bash

Oct 5th Monarch Madness / Grand opening of new trail head

Oct 25th Oktoberfest

Oct TBD Glow Fun Run

Oct TBD Inclusive Playground Grand Opening

3. Fire Department Monthly Report for July 2019

Mayor Jessup stated that he recently met with Fire Chief DiCamillo to discuss some issues; one of which is the new Meadows elementary. Chief DiCamillo stated that he is concerned about the fire access lane at the school and the changes due to HB2439 regarding building materials. He also stated that Stafford will be moving a 100-foot ladder truck the station in Meadows Place next year and this will be very beneficial for the City.

Mayor Jessup then provided an overview of the Stafford Fire Department report for June 2019 which was filed with the City Secretary.

E. Mayor and Council Comments

1. Mayor's Comments

a. Government Treasurers' Organization of Texas Certification of Investment Policy

Mayor Jessup stated that the Government Treasurer's Organization of Texas has awarded the City with a Certificate of Distinction for its 2018 Investment Policy in July. This is the third time that the City has been awarded this certificate and it is good for 2 years. The City is one of 30 entities awarded the certificate. Mayor Jessup acknowledged the work of Finance Director, Anna-Maria Weston, and thanked her for part in getting this award.

b. Municipal Cyber Attack / Lunch & Learn

Mayor Jessup explained that a few weeks ago 23 cities in Texas were attacked by ransomware and their information was being held hostage. Some of them paid the ransom while others are trying to fight it legally. He also stated that at that time an attempt, actually 66 attempts, were made on the City of Meadows Place, but due to recent upgrades in the City they were unsuccessful and kicked back.

He then reported that on Friday, August 30th staff closed city offices and attended a lunch and learn on cyber security with Wright Technologies.

c. EOC Parking Lot

Mayor Jessup stated that he met with the City of Stafford and they have no interest in sharing the cost. He will be asking EDC if they are willing to help fund the parking lot.

d. Code Enforcement / Health Inspector

Mayor Jessup stated that the position has been posted and very applications have been received. He also would like to talk to Stafford about an interlocal agreement for Food and Health inspections.

2. Council's Comments

a. Kirkwood Construction Update – Alderman Rick Staigle

Alderman Staigle stated the project is moving along, but still a mess. He also stated that the contractor has made up for a little of the lost time and is still behind schedule, but still plan to finish by the end of the year.

There was brief discussion regarding the temporary asphalt and Alderman Staigle stated that the contractor is aware and working to make improvements.

F. Regular Agenda

1. Discussion and action to accept the 2019 Tax Year Anticipated Collection Rate from Carrie Surratt, PCC, CTOP, Fort Bend County Tax Assessor/Collector.

Alderman Staigle moved to accept the 2019 Tax Year Anticipated Collection Rate from Carrie Surratt, PCC, CTOP, Fort Bend County Tax Assessor/Collector. Alderman Isbell seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Staigle, Kopczynski, and Mills

Nays: None

The motion carried.

2. Discussion and consideration of Ordinance No. 2019-22 amending Chapter 34 of the City of Meadows Place Code of Ordinances, establishing a municipal court of record.

Alderman Isbell moved to approve Ordinance No. 2019-22 amending Chapter 34 of the City of Meadows Place Code of Ordinances, establishing a municipal court of record. Alderman Staigle seconded the motion.

Mayor Jessup stated that this change will allow the city to move forward with abatement warrants which allows the city to move faster on code enforcement.

The vote follows:

Ayes: Aldermen Isbell, Bezner, Staigle, Kopczynski, and Mills

Nays: None

The motion carried.

3. Discussion and consideration of Ordinance No. 2019-23 appointing the City Secretary as the Court Clerk of the Municipal Court of Record.

Alderman Bezner moved to approve Ordinance No. 2019-23 appointing the City Secretary as the Court Clerk of the Municipal Court of Record. Alderman Mills seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Staigle, Kopczynski, and Mills

Nays: None

The motion carried.

4. Discussion and consideration of Ordinance No. 2019-24 providing for schedule of fees; updating fees for residential building permits; repealing all ordinance or resolutions in conflict herewith; providing a penalty; providing for severability; and providing an effective date.

Alderman Staigle moved to approve Ordinance No. 2019-24 providing for schedule of fees; updating fees for residential building permits; repealing all ordinance or resolutions in conflict herewith; providing a penalty; providing for severability; and providing an effective date. Alderman Kopczynski seconded the motion.

Alderman Staigle that this ordinance lowers fees but should still cover the cost of inspections.

The vote follows:

Ayes: Aldermen Isbell, Bezner, Staigle, Kopczynski, and Mills

Nays: None

The motion carried.

5. Discussion and consideration of Resolution No. 2019-21 accepting the new contract with BBG Consulting, Inc. for building official duties, residential and commercial plan reviews, inspections, and consultations for the City.

Alderman Bezner moved to approve Resolution No. 2019-21 accepting the new contract with BBG Consulting, Inc. increasing the monthly fee from \$2,000 to \$2,700 for building official duties, residential and commercial plan reviews, inspections, and consultations for the City. Alderman Isbell seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Staigle, Kopczynski, and Mills

Nays: None

The motion carried.

6. Consider Ordinance No. 2019-25, setting the 24th day of September 2019 at 6:30 p.m. at Meadows Place City Hall, 1 Troyan Drive, Meadows Place, TX 77477, as the date, time, and place for a public hearing on the proposed municipal budget fiscal year 2019-2020.

Alderman Isbell moved to approve Ordinance No. 2019-25, setting the 24th day of September 2019 at 6:30 p.m. at Meadows Place City Hall, 1 Troyan Drive, Meadows

Place, TX 77477, as the date, time, and place for a public hearing on the proposed municipal budget fiscal year 2019-2020. Alderman Mills seconded the motion.

Alderman Staigle stated that he will not be at the September 24th meeting.

The vote follows:

Ayes: Aldermen Isbell, Bezner, Staigle, Kopczynski, and Mills

Nays: None

The motion carried.

7. Discussion and possible action on animal control in the City.

Mayor Jessup stated that he put this on the agenda because it is ongoing issue that the City is working on. The county has a trap, neuter and release program and they clip the ear of the animal before releasing it to show it has been neutered. He thinks this is something that will need to be discussed with the new code enforcement officer.

Alderman Staigle that he has polled some residents and they don't want the city spending a lot of money on animal control. He suggested getting tags for animals and fining the owner when they are picked up.

Alderman Kopczynski asked about an ordinance against feeding feral cats and the Mayor explained that it is hard to define feral.

Alderman Isbell suggested adding animal control to code enforcement and the Mayor explained that there is separate training and certifications for animal control.

8. Discussion and possible action regarding massage parlor businesses within the City of Meadows Place.

Alderman Kopczynski explained that he asked for this to be added to the agenda. He stated that this subject was recently discussed during a Planning & Zoning meeting regarding sexually oriented businesses. He gave Council a hand out with the City of Pearland's ordinance regrading massage parlors.

Resident, Jimmy Fenwick, also spoke in support of an ordinance to regulate massage parlors in the city. Alderman Kopczynski stated that there are several massage businesses that are a front for sex and human trafficking.

There was brief discussion among council about how to enforce an ordinance and what businesses to include, like in home massage businesses. Council agreed that all massage businesses should be licensed.

Mayor Jessup thanked Alderman Kopczynski and Mr. Fenwick for bringing this subject to Council for discussion.

Council would like to work with legal counsel and bring this back a later time.

9. Discussion and possible action regarding substandard house on the City of Meadows Place.

Alderman Isbell asked this be added to the agenda because he has received several complaints about a few houses on Brighton. He would like to see a timeline for handling these situations but knows that we need to wait until we have a code enforcement officer.

Mayor Jessup stated that if people suspect they are dealing drugs that is a criminal offense and needs to be reported the Police Department. He also stated that the city needs an address in order to act and that becoming a court of record will help.

Alderman Staigle stated that when hiring a new code enforcement officer make sure they understand the expectations of Council.

Mayor Jessup also stated that if it is a report of substandard conditions the city needs a complaint with pictures. The city needs cooperation from the residents to work towards abatement.

10. Discussion and possible action regarding employee drug testing.

Mayor Jessup stated that a city employee recently has an at fault accident in a city vehicle which brought up the fact that the city does not require drug or alcohol testing after accident. There was brief discussion among council regarding when drug testing would be required and what would be tested for. Council agreed that they would like for the City Secretary to get drug testing policies from other cities to review.

G. Consent Agenda

1. Consider approval of the Minutes held as follows:

- July 4, 2019 – Possible Quorum (Parade)
- July 23, 2019 – Regular Meeting
- July 30, 2019 – Special Meeting and Budget Workshop

2. Ratification of Bills

Degg Service Enterprise, Inc. Repair of Bar Screen at WWTP	\$ 7,322.80
HDR, Inc. Engineering for Kirkwood Reconstruction (06/30-08/03)	\$ 28,850.42
HDR, Inc. Engineering for Kirkwood Reconstruction (05/26-06/29)	\$ 21,535.03
Mar-Con Services, LLC Pay Estimate #7 for Kirkwood Reconstruction	\$256,736.10
VORTEX Corp. ADA Access button on City Hall Doors	\$ 5,296.20

Vortex, Corp. Installation of Panic Bars on City Hall Doors	\$ 11,137.30
Joe Savide Street Repairs	\$ 18,650.00
Randle Law Office LTD., LLP Texas Direct Auto SUP Work	\$ 253.50
Randle Law Office LTD., LLP General Legal Counsel for July 2019	\$ 9,613.50
Randle Law Office LTD., LLP Code Enforcement Legal Counsel	\$ 1,131.00

Alderman Kopczynski moved to approve the consent agenda. Alderman Mills seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Staigle, Kopczynski, and Mills

Nays: None

The motion carried.

H. Audience Comments

Charles Teague, resident at 11611 Dorrance, thanked Council for the excellent job they are doing. He also asked if the crosswalks on Kirkwood were going to be 6 feet, because they currently look like 2 feet. Alderman Staigle stated that he would look into it, but the crosswalks were not poured yet and just temporary.

Cheryl Teague, resident at 11611 Dorrance, asked about sheds in the backyard and the permitting process. The City Secretary briefly explained the requirements for accessory buildings. She stated that accessory buildings less than 200 square feet do not need a permit, but if over 200 square feet or adding electrical and/or plumbing would require a permit.

I. Recess Regular Meeting

Recess the Regular Session to Convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section 551.071 – Consultation with Attorney.

Mayor Jessup recessed the regular meeting at 8:46 p.m. for Council to go into executive session with the City Attorney.

J. Executive Session

1. Pursuant to the Texas Open Meetings Act, Government Code Section 551.071 – Consultation with Attorney to extend and modify the Specific Use Permit for Texas Direct Auto, now known as VROOM.

K. Adjourn Executive Session

Adjourn the Executive Session, stating that date and time the Executive Session ended and Reconvene the Regular Meeting.

L. Reconvene

The executive session adjourned at 9:17 p.m. and council reconvened into regular session.

- 1. Discuss and take appropriate action to extend and modify the Specific Use Permit for Texas Direct Auto, now known as VROOM.**

Alderman Staigle moved to authorize the City Attorney to revise the Specific Use Permit with VROOM for council to review. Alderman Isbell seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Staigle, Kopczynski, and Mills

Nays: None

The motion carried.

M. Adjourn

There being no further business on the agenda Alderman Mills moved to adjourn the meeting. Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Staigle, Kopczynski, and Mills


Nays: None

The motion carried.

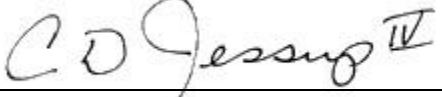
The meeting was adjourned at 9:17 p.m.

These minutes were approved by City Council on Tuesday, September 24 2019.

ATTEST:



Courtney Rutherford, City Secretary



Charles D. Jessup, IV, Mayor

