



MINUTES OF THE SPECIAL SESSION MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON SEPTEMBER 21, 2021, AT 6:00 P.M. AT THE MEADOWS PLACE CITY HALL, 1 TROYAN DRIVE, MEADOWS PLACE, TEXAS 77477.

A. Call to Order and Announce a Quorum is Present.

The meeting was called to order by Mayor, Charles D. Jessup IV, at 6:02 p.m. with the following present.

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

Mayor Pro-Tem, Kelle Mills
Aldermen, Rick J. Staigle

Nick Haby, City Administrator

City Secretary, Courtney Rutherford

The following staff were also in attendance: Finance Director, Anna-Maria Weston, Public Works Director, Rod Hainey, and Code Enforcement, Jennifer Cabello.

Aldermen David Mertins was not present.

City Attorney, Megan Mikutis, was also present.

B. Public Hearings

- 1. Conduct a 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 2021 Tax Year Proposed Property Tax Rate for the City of Meadows Place.**

Mayor Jessup opened the Public Hearing at 6:03 p.m. He stated that the purpose of this hearing is to give all interested parties the right to appear and be heard concerning the City of Meadows Place proposed municipal budget for the fiscal year 2021-2022. Mayor Jessup then waiting to see if anybody would show up to speak.

With no one present or signing up to speak, Mayor Jessup closed the Public Hearing at 6:07 p.m.

- 2. Conduct a Public Hearing before the City Council of the City of Meadows Place, Texas to hear any and all persons desiring to be heard concerning City of Meadows Place Municipal Budget for Fiscal Year 2021-2022.**

Mayor Jessup opened the Public Hearing at 6:08 p.m. He stated that the purpose of this hearing is to give all interested parties the right to appear and be heard concerning the

City of Meadows Place proposed municipal budget for the fiscal year 2021-2022. Mayor Jessup then waiting to see if anybody would show up to speak.

With no one present or signing up to speak, Mayor Jessup stated that City Council will meet on Tuesday, September 28, 2021, 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. Mayor Jessup then closed the Public Hearing at 6:14 p.m.

C. Regular Agenda

- 1. Discussion and report from the Building Official and resident regarding the structure located at 12047 Sturdivant Street, Meadows Place, TX 77477 deemed substandard by City Council on July 7, 2021.**

Mayor Jessup stated that the Building Official, Kevin Taylor, performed an inspection of the property on Monday, September 20th. Mr. Taylor reported that the broken windows and front door had been replaced, however repairs were still needed to the soffits and fascia boards.

Isaiah Blair and his sister, Christina Blair, were present to discuss progress on their house at 12047 Sturdivant. Mr. Blair stated that he is working with several friends and family members to get the property repaired, but all repairs are not complete at this time. He stated that he doesn't have much free time as he is working a new job and going to school full time. Council explained to him that it is very important that he make time to complete the required repairs in a timely manner.

Mayor Jessup also told Mr. Blair that the water bill is past due again. Mr. Blair stated that he will pay the bill in full on Friday, September 27th.

Mayor Jessup then asked Mr. Blair for a date that he will have all repairs on the house complete. Mr. Blair stated that he could not give a date.

D. Executive Session

Council recessed at 6:28 p.m. to consult with the City Attorney, Megan Mikutis, per Texas Open Meetings Act, Government Code Section 551.071, Consultation with the Attorney.

- 1. Pursuant to the Texas Open Meetings Act, Government Code Section 551.071, Consultation with the Attorney to receive an update regarding the lawsuit regarding the structure located at 11810 Dorrance Lane, Meadows Place, TX 77477 deemed substandard by City Council on February 23, 2021.**
- 2. Pursuant to the Texas Open Meetings Act, Government Code Section 551.071, Consultation with the Attorney regarding possible action regarding the structure located at 12047 Sturdivant Street, Meadows Place, TX 77477 deemed substandard by City Council on July 7, 2021.**

E. Adjourn Executive Session

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

Council adjourned the Executive Session and reconvened the Regular Agenda at 7:34 p.m.

F. Reconvene Regular Agenda

2. Discussion and take appropriate action regarding the structure located at 11810 Dorrance Lane, Meadows Place, TX 77477 deemed substandard by City Council on February 23, 2021.

Mayor Jessup stated that a court hearing is set in County court for Monday, September 27th for this property. No action was taken at this time.

3. Discussion and take appropriate action regarding the structure located at 12047 Sturdivant Street, Meadows Place, TX 77477 deemed substandard by City Council on July 7, 2021.

Alderman Staigle made a motion to set an administrative adjudication hearing, per Section 150.41 of the Code of Ordinances of the City of Meadows Place, for 12047 Sturdivant on Tuesday, October 26th at 6:30 p.m. giving the resident time to pay the water bill and make repairs to the house's facia and soffits. If repairs are not made the city may assess a civil penalty in an amount not to exceed \$1,000 a day for each violation. Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen Baker, Staigle, Kopczynski, and Mills

Nays: None

Alderman Mertins was not present.

The motion carried.

Mayor Jessup asked Mr. Blair who was currently living in the house. Mr. Blair and his sister, Christina, stated that they are both living in the house.

4. Presentation from USW Utility Group and HRM Environmental LLC regarding repairs to the Wastewater Treatment Plant.

Corey Bostick of USE Utility Group, Rudy Morrison of Ovivo, and Brendan Kelly of HRM Environmental LLC were present for the presentation.

Mr. Bostick gave a brief history on the Wastewater Treatment Plant. He stated that the plant is over 40 years old and requires a lot of maintenance and repairs. He stated

that in the last five (5) years the city has spent over \$350,000 repairing the travel bridge. He also stated that there are some safety hazards when cleaning the clarifiers. He's met with a couple contractors who stated that over \$1,500,000 of repairs are needed. He then met with HRM & Ovivo who stated the repairs could be done for around \$800,000.

Mr. Morrison gave a brief presentation on the background of the two companies. He stated that they specialize in travel bridge clarifiers. He stated that the city's basin appears to be in good shape, however the wheels on the traveling bridge are worn out and out of alignment. The current traveling bridge has 4 wheels with individual motors that run at different speeds causing it to get out of alignment. The new proposed version runs on modernized power distribution.

Mr. John Vorwaller of Ovivo then gave a presentation on the suggested repairs and upgraded. He showed the differences between and Inboard Launder and the SEL Launder. In the SEL all components are underwater which provides more protection. He recommends upgrading from the hydraulic system to the SEL line shaft system, eliminate the troughs that are rotting and upgrade the existing tank.

There was brief discussion with Council regarding the upgrade and repairs. Council asked about the life expectancy of the new system. Mr. Vorwaller stated that they life expectancy of the new system is 20 to 25 years.

5. Discussion and consideration regarding repairs at the Wastewater Treatment Plant.

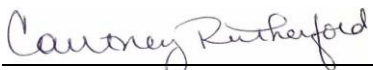
Council directed staff to work with USW Utility Group and HRM Environmental LLC on a proposal for repairs at the Wastewater Treatment Plant that includes a design phase, bid phase and construction with cost for Council to consider.

G. Adjourn


There being no further business to discuss Alderman Mills to adjourn. Alderman Baker seconded the motion and the meeting adjourned at 8:44 p.m.

These minutes were approved by City Council on September 28, 2021.

ATTEST:



Courtney Rutherford, City Secretary



Charles D. Jessup IV, Mayor

