



MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON SEPTEMBER 24, 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
Alderman, John F. Isbell
Alderman, Kurt Kopczynski

City Secretary, Courtney Rutherford
Alderman, Steven H. Bezner
Alderman, Kelle K. Mills

Mayor Pro-Tem, Rick J. Staigle was not present.

Staff in attendance: Captain Jack Ashton, Meadows Place Police Department

1. Pledge of Allegiance and Invocation

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

**B. Public Hearing on Proposed Fiscal Year 2019-202 Municipal Budget
First Public Hearing on Proposed Tax Rate**

1. Conduct a public hearing giving all persons interested the right to appear and to be heard on the proposed City of Meadows Place municipal budget for fiscal year 2019-2020.

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 concerning the City of Meadows Place proposed municipal budget for the fiscal year 2019-2020.

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

Terry Henley, resident at 12203 Alston, stated that he was against a tax rate increase and asked for the proposed rate. Mayor Jessup stated that after reviewing the proposed budget more Council is considering staying with the current rate of \$0.832.

There being no one else desiring to speak, Mayor Jessup closed this public hearing at 6:38 p.m.

C. Reports

1. Police Department

Police Captain Jack Ashton gave an overview of the monthly statistics and activities report, for September 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 the Police Department has issued three (3) citations to 18-wheeler drivers for cutting through the City.

Alderman Bezner asked about the resident on Mulholland that was robbed after leaving the bank. Captain Ashton stated that they have very little information, but possibly have a license plate number.

Mayor Jessup asked about the loud party that the Police Department responded to and wanted to know if it was an Airbnb rental. Captain Ashton stated that it was a 19-year-old that rented the house for the night to host a party. Most of the attendees left after the Police arrived.

2. Code Enforcement

Mayor Jessup stated that position is still vacant, and he is currently reviewing applications.

3. Fire Department Monthly Report for August 2019

Mayor Jessup stated that a leak was recently report at the Fire Station and Public Works is looking into it. The new lettering for the EMS building is scheduled to be installed soon.

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

D. Mayor and Council Comments

1. Mayor's Comments

a. FBCMCA Proclamation for the 83rd annual Fort Bend County Fair Association

Mayor Jessup stated Meadows Place is he is the current chairman for FBCMCA, and he will be participating in the parade. He also stated that if anybody was interested in the buyer's club to contact him.

b. National Night Out – October 1, 2019

Mayor Jessup reminded everybody that National Night is October 1st at 6:00 p.m. and encouraged everybody to participate and reminded them to register with Madonna at the Police Department.

c. Monarch Madness – October 5, 2019

Mayor Jessup invited everybody to attend the Monarch Madness Festival and Garden Club Craft Show on October 5th at 9:00 a.m. He also stated that bricks from Meadows Elementary will be available at 11:00 a.m.

d. Floor on September 19, 2019

Mayor Jessup stated that once again the City was spared during the recent floods and the streets are designed to hold water and the City continues to drain well. He was at a meeting in Katy and when he returned to the City about 3:00 p.m. the waters had receded. He reminded everybody to stay in when there is flooded. “Turn around don’t drown”!

2. Council’s Comments

a. Kirkwood Construction Update – Alderman Rick Staigle

Alderman Staigle was absent, but Mayor Jessup stated that they are still on schedule to complete by January 3, 2020. Alderman Staigle will have more information next month.

E. Regular Agenda

1. Discussion and consideration of Resolution No. 2019-23 accepting the Auditor’s Engagement letter from McCall Gibson Swedlund Barfoot PLLC.

Alderman Isbell moved to accept Resolution No. 2019-23 accepting the Auditor’s Engagement letter from McCall Gibson Swedlund Barfoot PLLC. Alderman Bezner seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Kopczynski, and Mills

Nays: None

The motion carried.

Alderman Staigle was not present.

Mayor Jessup then called item #3 out of order.

3 Discussion and consideration of Ordinance No. 2019-27 adopting the City of Meadows Place municipal budget for fiscal year 2019-2020.

Alderman Isbell moved to approve Ordinance No. 2019-27 adopting the City of Meadows Place municipal budget for fiscal year 2019-2020 as amended. Alderman Kopczynski seconded the motion.

Stewart Barrowman, resident at 11947 Brook Meadows Lane, thanked Council for amending the proposed budget before adopting and stated that he is against hiring a City Administrator.

The vote follows:

Alderman Bezner: Aye
Alderman Mills: Aye
Alderman Isbell: Aye
Alderman Kopczynski: Aye
Alderman Staigle was not present.

The motion carried.

2. Discussion and consideration of Ordinance No. 2019-26 levying a tax rate for the City of Meadows Place, Texas for the Tax Year 2019.

Alderman Bezner moved to approve Ordinance No. 2019-26 levying a tax rate for the City of Meadows Place, Texas for the Tax Year 2019 of \$0.832/\$100. Alderman Isbell seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Kopczynski, and Mills

Nays: None

The motion carried.

Alderman Staigle was not present.

The motion carried.

4. Discussion and consideration of Ordinance No. 2019-28 approving the City of Meadows Place Economic Development Corporation 2019-2020 fiscal year budget as adopted by the Board of Directors at its September 5, 2019 meeting.

Alderman Kopczynski moved to approve Ordinance No. 2019-28 approving the City of Meadows Place Economic Development Corporation 2019-2020 fiscal year budget as adopted by the Board of Directors at its September 5, 2019 meeting. Alderman Mills seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Kopczynski, and Mills

Nays: None

The motion carried.

Alderman Staigle was not present.

The motion carried.

5. Discussion and consideration of Ordinance No. 2019-29 adopting a Drought Contingency Plan; providing for a penalty.

Alderman Bezner moved to approve Ordinance No. 2019-29 adopting a Drought Contingency Plan; providing for a penalty. Alderman Isbell seconded the motion.

Mayor Jessup asked if there were anybody from the public that wanted to speak on this item. Nobody wanted to comment. The vote follows:

Ayes: Aldermen Isbell, Bezner, Kopczynski, and Mills

Nays: None

The motion carried.

Alderman Staigle was not present.

The motion carried.

6. Discussion and consideration of Resolution No. 2019-24 authorizing the Mayor and City Secretary to negotiate an agreement with HDR Engineering, Inc. for on-going GIS services.

Alderman Kopczynski moved to approve Resolution No. 2019-24 authorizing the Mayor and City Secretary to negotiate an agreement with HDR Engineering, Inc. for on-going GIS services. Alderman Bezner seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Kopczynski, and Mills

Nays: None

The motion carried.

Alderman Staigle was not present.

The motion carried.

7. Discussion and consideration of Resolution No. 2019-25 authorizing the Mayor and City Secretary to negotiate an amendment to the current contract with HDR Engineering, Inc. to revise the fees related to construction management services for the Kirkwood Road reconstruction.

Alderman Isbell moved to approve Resolution No. 2019-25 authorizing the Mayor and City Secretary to negotiate an amendment to the current contract with HDR Engineering, Inc. to revise the fees related to construction management services for the Kirkwood Road reconstruction. Alderman Mills seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Kopczynski, and Mills

Nays: None

The motion carried.

Alderman Staigle was not present.

The motion carried.

8. Discussion and consideration of Ordinance No. 2019-30 amending the General Fund budget for the fiscal year beginning October 1, 2018 and ending September 30, 2019 in the amount not to exceed \$400.00 to line item 100-020-542000, Training and Travel, from the General Fund balance for TML travel expenses for Terry Henley.

Alderman Isbell moved to approve Ordinance No. 2019-30 amending the General Fund budget for the fiscal year beginning October 1, 2018 and ending September 30, 2019 in the amount not to exceed \$400.00 to line item 100-020-542000, Training and Travel, from the General Fund balance for TML travel expenses for Terry Henley. Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Kopczynski, and Mills

Nays: None

The motion carried.

Alderman Staigle was not present.

The motion carried.

9. Set date for a Special Council Meeting to review and amend the Specific Use Permit for VROOM, formally known as Texas Direct Auto.

Council agreed to meet on Tuesday, October 8th at 6:00 p.m.

Cheryl Teague, resident at 11611 Dorrance, spoke about the VROOM employees unsafe driving on Dorrance. She stated that a friend was driving a 15-passenger van and was hit by a VROOM employee who did not have insurance. She has tried to contact VROOM but had not received a call back and was hung up on. She also complained about the car carrier trucks driving through the City. Mayor Jessup stated that the City is installing new larger signs stating, “No thru trucks”.

Leigh Pew, resident at 11319 Scottsdale, stated that they employees do not pay attention when entering on to Dorrance and speed down Dorrance and Scottsdale.

10. Discussion and possible action regarding short term, vacation rentals, i.e. Airbnb within the City of Meadows Place.

Mayor Jessup stated that he and others have started noticing short term rentals in the City. The most recent being the 19-year-old that rented out a house for the night to have a party. This rental caused lots of traffic and noise issues. The Police had to be called out due to the noise. He also stated that he is not sure if there is much the City can do but wanted Council to discuss the issue with the legal counsel. There was discussion regarding registration of these properties or requiring a license. The state does collect tax from Airbnb, but the city does not have a hotel occupancy tax, therefore we can collect the taxes.

Brandon Morris, Legal Counsel from Randle Law, stated that currently there is no state law preventing the city from regulating short term rentals, but there were six bills presented at the legislative session that were not passed. He believes they will come up again at the next legislation.

The city can address short term rentals through zoning and allowing it only in certain districts. Alderman Isbell asked if the city could ban short term rentals in the city. Mr. Morris stated that at the current time there is no state law preventing the city from banning them.

Alderman Kopczynski asked if they city could require the occupancy inspection every time a new tenant rents the property and Mr. Morris said yes. Mayor Jessup stated that he thought that was a good idea, but who would enforce it, the city does not have the required staff to monitor that.

Alderman Bezner stated that he doesn't want to jump the conclusion that the city wants to ban them due to one incident.

Mayor Jessup stated this item does not need action at this time but will be needed soon.

F. Consent Agenda

1. Consider approval of the Minutes held as follows:

August 27, 2019 – Regular Meeting

September 3, 2019 – Special Meeting

September 10, 2019 – Special Meeting and Tax Rate 2nd Public Hearing

2. Ratification of Bills

Caldwell Country	\$27,440.00
2020 Chevrolet Tahoe for PD	
City of Stafford	\$234,000.00
Fire Fighting, Dispatch, & Fire Marsal Services	
Emergency Fleet Service	\$9,688.19
Emergency Equipment for New Police Vehicle	
GTS Technology Solutions	\$5,266.33

Equipment for New Police Vehicle	
H&H Escobar Property Services	\$17,642.50
Installation of turf at Inclusive Playground	
Joe Salvide	\$18,265.00
Street repairs – Scottsdale	
Joe Salvide	\$18,270.00
Completion of Street Repairs – Scottsdale	
Mar-Con Services, LLC	\$230,751.94
Kirkwood Reconstruction Pay Estimate #8	
Medrano Painting	\$5,500.00
Repair & paint exterior of EMS building	
Pro Cam Texas	\$5,600.00
Camera at Meadows Elementary	
Randle Law Office, LTD., L.L.P.	\$4,309.50
General Legal Counsel	
Randle Law Office, LTD., L.L.P.	\$585.00
TDA Special Use Permit	
Randle Law Office, LTD., L.L.P.	\$1,131.00
Code Enforcement Legal Counsel	
Regas Contracting	\$8,472.05
Remodel of City Hall bathrooms (50%)	
Texas Hydrant Services	\$35,975.00
Fire Hydrant Repairs	

Alderman Bezner moved to approve the consent agenda. Alderman Isbell seconded the motion. The vote follows:

Ayes: Aldermen Isbell, Bezner, Kopczynski, and Mills

Nays: None

The motion carried.

Alderman Staigle was not present.

The motion carried.

G. Audience Comments

Ryan Kimbrell resident at 12319 Meadowdale Drive, asked if the City enforces code violations on commercial properties. He stated that he has noticed several in violation. The Mayor asked Mr. Kimbrell to call the him to discuss specific addresses.

Terry Henley, resident at 12302 Alston, commended Council for reviewing the budget and adopting a tax rate within their limits.

H. 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 8:09 p.m. for Council to go into executive session with the City Attorney.

I. Executive Session

1. Pursuant to the Texas Open Meetings Act, Government Code Section 551.071 – Consultation with Attorney to discuss the status of the house 11418 Brighton Lane.

J. Adjourn Executive Session

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

K. Reconvene

The executive session adjourned at 8:36 p.m. and council reconvened into regular session.

1. Discuss and take appropriate regarding 11418 Brighton Lane.

No action was taken.

L. Adjourn

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

Ayes: Aldermen Isbell, Bezner, Kopczynski, and Mills

Nays: None

The motion carried.

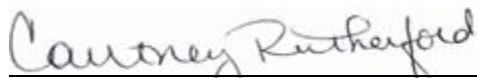
Alderman Staigle was not present.

The motion carried.

The meeting was adjourned at 8:37 p.m.

These minutes were approved by City Council on Tuesday, October 22, 2019.

ATTEST:



Courtney Rutherford, City Secretary



Charles D. Jessup, IV, Mayor

