



MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON OCTOBER 8, 2019 AT 6:00 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 5:00 p.m. with the following present:

Mayor, Charles D. Jessup, IV	City Secretary, Courtney Rutherford
Mayor Pro-Tem, Rick J. Staigle	Alderman, John F. Isbell
Alderman, Steven H. Bezner	Alderman, Kurt Kopczynski
Alderman, Kelle K. Mills	

Drew Shirley from Randle Law Office was also present.

B. Discussion and consideration regarding the first amendment to the Development Agreement between the City of Meadows Place, Texas, and Left Gate Property Holding, Inc. d/b/a Texas Direct Auto.

Mayor Jessup stated that the relationship with VROOM, formally Texas Direct Auto, have been improving. He has been in touch with Paul Hennessy regarding the amendment to the Development Agreement. The following changes addressed in the Amendment are as follows:

- No Parking in the Alleyway and Vroom keeps it cleaned
- Install a French drain or similar to drain the back (west side) of the dog park to keep it dry
- Re-landscape TDA Dog Park to get rid of the water features and put in a fountain / water system for the dogs
- Permit Meadows PD to install a camera system they can access on pole in dog park
- Extend the SUP to coordinate with Vroom lease dates. Through December 31, 2024
- Allow Vroom to utilize the now empty retail space on the northeast corner of the building for automotive purposes benefitting Vroom
- Vroom to submit a monthly payment of \$ 10,000.00 to the City of Meadows Place to replace the loss of sales tax revenue (city will rebate the amount of sales tax actually generated up to \$10,000 per month)

There was discussion among Council and legal counsel regarding the changes in the amendment.

Council agreed that they would like for legal counsel to amend the First Amendment to address the following changes:

Section 3.041

- Verbiage Change: install, maintain and repair French drain and drainage at the dog park
- Verbiage change: Maintain and repair landscaping
- Complete improvements within 120 days of the agreement effective date
- Install, maintain, and repair prominent signage in the dog park that states. “THIS DOG PARK IS MAINTAINED BY VROOM, INC. PLEASE CONTACT _____ AT (____) _____ - _____ WITH ANY QUESTIONS OR CONCERNS.”

Section 3.10

- add Developer agrees to pain the alleyway curbs red and to install, maintain, and repair signage indicating that the alleyway is a fire lane and that no parking is allowed in the alleyway.

Section 4.01

- Sales Tax Revenue payment from VROOM is due by the first (1st) of each month
- If a rebate is due it shall be paid within fifteen (15) days after the date the City receives from the Secretary of State of Texas detailed information regarding the specific amount of sales tax revenue generated by the tenant. If the amount of sales tax revenue actually received by the City from the tenant exceeds \$10,000 per month for any three (3) consecutive months, then the payment by the Developer to the City and the rebate from the City to the Developer shall be suspended until and if the sales tax revenue actually received by the City falls below \$10,000 in any individual month, in which case the Developer payments and City rebates shall automatically be reinstated.

Section 7.01

- Provide contact name and address for Notice delivery

Alderman Bezner moved to authorize Randle Law to make amendments as discussed to the First Amendment as discussed and authorize the Mayor and City Secretary to negotiate an agreement after the revisions have been made by Randle Law. Alderman Kopczynski seconded the motion. The vote follows:

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

Nays: None

The motion carried.

C. Adjourn

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

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

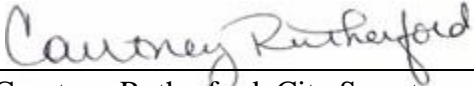
Nays: None

The motion carried.


The meeting was adjourned at 6:39 p.m.

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

ATTEST:



Courtney Rutherford, City Secretary



Charles D. Jessup, IV, Mayor

