



Audrey St. Germain, Mayor
David Mertins, Sr. Alderman
Kurt Kopczynski, Alderman
Nick Haby, City Administrator

Rick Staigle, Mayor Pro Tem
Tia Baker, Alderman
Kelle Mills, Alderman
Courtney Rutherford, City Secretary

MEADOWS PLACE CITY COUNCIL SPECIAL MEETING AGENDA

Notice is hereby given of a Special Meeting of the City Council of the City of Meadows Place to be held **Tuesday, November 19, 2024, at 6:30 p.m.** at Meadows Place City Hall, 1 Troyan Drive, Meadows Place, Texas 77477, for the purpose of considering the following agenda items.

All agenda items are subject to action. A quorum of the City Council will be physically present at the meeting; however, some Council Members may participate in the meeting via videoconference per Texas Government Code Sec. 551.127. City Council reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by title 5, Chapter 551, of the Texas Government Code.

A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

1. Pledge of Allegiance
2. Invocation

B. JOINT PUBLIC HEARINGS

1. Conduct a Joint Public Hearing before the City of Meadows Place City Council and the Planning and Zoning Commission for the purpose of receiving written and oral comments from any interested person(s) regarding a Specific Use Permit application from AutoZone Parts Inc. c/o Yen W. Lai, P.E. per Meadows Place Code of Ordinances, Chapter 153, Section 153.94(b)(2)(d)(2) allowing for auto parts sales, AutoZone, on the property located at 11707 W Airport Blvd., Meadows Place, TX 77477.
2. Conduct Joint Public Hearing before the City of Meadows Place City Council and the Planning and Zoning Commission for the purpose of receiving written and oral comments from any interested person(s) regarding a Specific Use Permit application from Coree Corbin of Collision Motor Specialist per Meadows Place Code of Ordinances, Chapter 153, Section 153.95(B)(2)(c)(4) allowing for auto body shop on the property located at 12002 Southwest Freeway, Meadows Place, TX 77477.

C. SERVICE RECOGNITION

1. Recognize Assistant Police Chief, Jack Ashton – 30 Years of Service

D. REPORTS

1. Police Department – Gary Stewart, Chief
2. Code Enforcement – Angie Hernandez, Code Enforcement Official
3. Fire Department Monthly Report for October 2024 – Audrey St. Germain, Mayor

4. City Administrator's Report – Nick Haby, City Administrator
 - a. Hurricane Beryl Reimbursements
 - b. Fort Bend County Mobility Bond Funding – Dorrance Lane
 - c. Quarterly Newsletter Publication in March, June, September, and December

E. PUBLIC COMMENTS

Citizens who have completed a comment card and wish to speak to the City Council will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, City staff and City Council Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy. Citizens shall be limited to **three (3) minutes** for comments to City Council.

F. MAYOR AND COUNCIL COMMENTS

Pursuant to Texas Government Code § 551.0415, City Council Members may make reports about items of community interest during a meeting of the governing body without having given notice of the report. Items of community interest include: Expressions of thanks, congratulations, or condolence; Information regarding holiday schedules; an honorary or salutory recognition of a public official, public employee, or other citizen; A reminder about an upcoming event organized or sponsored by the governing body; Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

1. Fort Bend Mobility Bond Project No. 20211 – Bikeway at Meadows Place/Stafford Update – Alderman Rick Staigle
2. Dorrance Lane Reconstruction Project Phase 2 – Alderman Rick Staigle

G. REGULAR AGENDA

1. Discussion and consideration of Resolution No. 2024-46 casting the city's vote for the candidate(s) for the 2025 Fort Bend County Appraisal District Board of Directors.
2. Discussion and consideration of Resolution No. 2024-47 authorizing the Mayor to enter into an agreement with Lemons Auctioneers, LLC and Online Pros per Buy Board #708-23 to auction city equipment declared surplus.
3. Discussion and consideration of Resolution No. 2024-48 adopting a Covered Applications and Prohibited Technology Policy that prohibits the installation of certain social media applications on government-owned and -leased devices and that require removal of those applications on such devices.
4. Discussion and consideration of the first reading of Resolution No. 2024-49 declaring the Incentive Agreement to Meadows Place Real Estate LLC as a project and authorizing the expenditure of \$90,000 for the incentive agreement to Meadows Place Real Estate LLC at 11720 W. Airport, Meadows Place, Texas.
5. Discussion and consideration regarding the second reading of Resolution No. 2024-49

declaring the Incentive Agreement to Meadows Place Real Estate LLC as a project and authorizing the expenditure of \$90,000 for the incentive agreement to Meadows Place Real Estate LLC at 11720 W. Airport, Meadows Place, Texas.

6. Discussion and consideration of Resolution No. 2024-50 authorizing a Performance Agreement between the Meadows Place Economic Development Corporation and Meadows Place Real Estate, LLC.
7. Discussion and consideration of Resolution No. 2024-51 adopting a revised City organizational chart.
8. Discussion and consideration of Ordinance No. 2024-51 adding Communications and Building Permits to the City Administrator's management and oversight.
9. Accept the report from the Planning and Zoning Commission regarding a Specific Use Permit application from AutoZone Parts Inc. c/o Yen W. Lai, P.E. per Meadows Place Code of Ordinances, Chapter 153, Section 153.94(b)(2)(d)(2) allowing for auto parts sales, AutoZone, on the property located at 11707 W Airport Blvd., Meadows Place, TX 77477.
10. Discussion and consideration of Ordinance No. 2024-52 regarding a Specific Use Permit application from AutoZone Parts Inc. c/o Yen W. Lai, P.E. per Meadows Place Code of Ordinances, Chapter 153, Section 153.94(b)(2)(d)(2) allowing for auto parts sales, AutoZone, on the property located at 11707 W Airport Blvd., Meadows Place, TX 77477.
11. Accept the report from the Planning and Zoning Commission regarding a Specific Use Permit application from Coree Corbin of Collision Motor Specialist per Meadows Place Code of Ordinances, Chapter 153, Section 153.95(B)(2)(c)(4) allowing for auto body shop on the property located at 12002 Southwest Freeway, Meadows Place, TX 77477.
12. Discussion and consideration of Ordinance No. 2024-53 regarding a Specific Use Permit application from Coree Corbin of Collision Motor Specialist per Meadows Place Code of Ordinances, Chapter 153, Section 153.95(B)(2)(c)(4) allowing for auto body shop on the property located at 12002 Southwest Freeway, Meadows Place, TX 77477.

H. CONSENT AGENDA

Consent Agenda items are considered routine in nature and will be enacted with one motion and vote. There will be no separate discussion on these items unless requested by a Council Member, in which event the item will be removed from the Consent Agenda and considered by separate action.

1. Consider approval of the Minutes held as follows:

October 22, 2024 – City Council Workshop

October 22, 2024 – City Council Regular Meeting

October 24, 2024 – Town Hall Meeting

I. RECESS REGULAR MEETING

Recess the Regular Session to Convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section 551.074 – Deliberation regarding the duties of the Police Chief, Assistant Police Chief, and Finance Director.

J. EXECUTIVE SESSION

Pursuant to the Texas Open Meetings Act, Government Code Section 551.074 – Deliberation regarding the duties of the Police Chief, Assistant Police Chief, and Finance Director.

K. ADJOURN EXECUTIVE SESSION

Adjourn the Executive Session stating the date and time the Executive Session ended and reconvene the Regular Session.

L. RECONVENE

Discuss and take appropriate action regarding the duties of the Police Chief, Assistant Police Chief, and Finance Director.

M. ADJOURN

CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, this agenda was posted for public information at least 72 hours preceding the scheduled time of the meeting at Meadows Place City Hall located at 1 Troyan Drive, Meadows Place, TX 77477 on the 14th day of November 2024 at 4:15 p.m. and remained posted until said meeting was convened.



Courtney Rutherford, City Secretary

In compliance with the Americans with Disabilities Act, the City of Meadows Place will provide for reasonable accommodations for persons attending City Council meetings. Request for accommodations must be made to the City Secretary by calling at (281) 983-2950 forty-eight (48) hours prior to the meeting. Agendas are posted on the Internet Website at www.cityofmeadowsplace.org.