



MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON TUESDAY, DECEMBER 12, 2023, AT 6:030 P.M., AT MEADOWS PLACE CITY HALL, 1 TROYAN DRIVE, MEADOWS PLACE, TEXAS 77477.

- A.** The meeting was called to order by Mayor, Charles D. Jessup IV, at 6:00 p.m. with the following present.

Mayor, Charles D. Jessup, IV
Rick J. Staigle, Alderman
Kelle Mills, Alderman

David Mertins, Alderman
Kurt Kopczynski, Alderman

Nick Haby, City Administrator

Courtney Rutherford, City Secretary

Tia Baker, Mayor Pro Tem was not present.

The following staff were also in attendance: Communications Director, Cameron Miller; Parks and Recreation Director, Colene Cabezas; Public Works Director, Rod Hainey; and Jack Ashton, Assistant Police Chief.

- B. Discussion and consideration authorizing the City Attorney to prepare a lease agreement between the City of Meadows Place and Beechnut FEC LLC for the dog park located on Dorrance Lane.**

Mayor Jessup introduced the item and explained that VROOM is leaving at the end of the month and plans to shut the dog park. He stated that has met with the property owner and discussed the city leasing the property and maintaining the dog park for \$1.00 a year for 99 years. He explained that there will be additional cost of approximately \$18,000 a year to maintain the dog park plus a few more expenses for water and electricity.

Alderman Mertins asked if the \$1.00 per year lease amount has been agreed upon by the owner. Mayor responded that he has spoken with the owner and assumes they agree to the \$1.00 per year.

Alderman Staigle asked about the out clause in the lease and Mayor Jessup stated it would be 30 days in writing for either party. Alderman Staigle stated that he has concern about spending funds there and then the owner ending the agreement.

Alderman Kopczynski stated that he polled some friends and only one actually uses it and she was not in favor of keeping it. She stated that she does not see many residents there and her vet does not recommend going to dog parks due to disease and dog fights. He is also worried about dogs being dropped off there.

Mayor Jessup then called upon those who signed up to speak on this item.

Silverio Romano, 11823 Bloomington Ln, spoke in favor of keeping the dog park.

Mike Bezner, resident at 11842 Mullholland Dr, stated that he uses the dog park daily. He suggested signage at the dog park stating that dumping dogs is illegal with a fine. He also suggested access cards to use the park.

Sean Garland, resident from Huntington Village, stated that he currently uses the dog park and wouldn't mind paying for access to the dog park.

Tom Lloyd, resident at 11415 Dorrance Ln, does use the dog park, but prefers to go to Sugar Land, because this park is small and not maintained. He would use it more if it was maintained.

Alderman Staigle moved to authorize the City Attorney to prepare a one-year lease for \$1.00 for the enclosed dog park and attached parking lot only with no 30 days out to allow time to get more information from the public and allow staff to bring a budget amendment in the amount of \$25,000 to maintain the dog park. Alderman Mertins seconded the motion.

There was discussion among Council and staff regarding maintenance, installing monitored cameras, and possibly building a city owned dog park in more central location in the city.

There was discussion that the agreement should state that any equipment/amenities purchased by the city and added to the dog park would be property of the city and would be removed at the termination of the agreement.

Council asked the Parks Department to report back at the January meeting with an interim plan to run the dog park for one year with a budget amendment to cover the cost if the property owner agrees to the one-year lease for \$1.00. At that time City Council will decide if they want to move forward with the lease and maintain the enclosed dog park and attached parking lot.

Alderman Staigle stated that he would be interested in Council and staff working on a long-term plan for parks.

Ernest Harding stated that he has been going to dog park since before it opened. He suggested asking one of the car dealerships to take over the dog park. He also stated that the current drainage needs to be repaired to allow the water to drain and prevent illness.

Janice Spear stated that she goes to the dog park often. She also stated that there are broken pipes on the property which causes standing water and illness.

The vote follows:

Ayes: Aldermen Mertins, Staigle, Kopczynski, and Mills

Nays: None

Alderman Baker was not present.

The motion passed unanimously.

C. Discussion and consideration regarding the design and construction of Dorrance Lane Phase 2 and Phase 3.

Alderman Staigle stated that he asked for this item to be put on the agenda after a resident contacted regarding Dorrance Lane Phase 2 construction. The resident needs to replace their driveway and was asking if they should wait until construction starts.

There was discussion among Council regarding the Fort Bend 2023 Mobility Bond funds. The City has currently agreed to fund Dorrance Lane Phase 2 construction and asked the County to fund Phase 3 design and construction. The City is proposing that staff reach out to the County and ask them to move forward with funding the construction of Phase 2 plus design of Phase 3. If the county agrees the city would have to fund the construction of Phase 3, however this allows this project to keep moving forward and gives the city more time to save funds for Phase 3 construction.

Alderman Mertins moved to direct staff to contact the County to change the order of the Dorrance Lane reconstruction project and ask the County to fund the construction of Dorrance Lane Phase 2 and design of Phase 3. Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Staigle, Kopczynski, and Mills

Nays: None

Alderman Baker was not present.

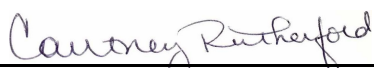
The motion passed unanimously.

D. Adjourn

There being no further business to discuss the meeting adjourned at 7:02 p.m.

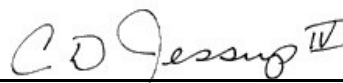
These minutes were approved by City Council on December 19, 2023.

ATTEST:



Courtney Rutherford, City Secretary





Charles D. Jessup IV, Mayor