



MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON DECEMBER 18, 2018 AT 6:30 P.M. AT THE MEADOWS PLACE CITY HALL, 1 TROYAN DRIVE, MEADOWS PLACE, TX 77477

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

The meeting was called to order by Mayor, Charles D. Jessup IV, at 6:30 p.m. with the following present:

Mayor, Charles D. Jessup, IV
Mayor Pro Tem, John F. Isbell
Alderman, Rick J. Staigle
Alderman, Kelle K. Mills

City Secretary, Courtney Rutherford
Alderman, Steven H. Bezner
Aldermen, Terry J. Henley

Staff in attendance: Police Chief, Gary Stewart and Police Captain Jack Ashton

1. Pledge of Allegiance and Invocation

Pledge by: Kurt Kopczynski, Resident

Invocation by: Chaplain Jim Russell

B. Reports

1. Police Department

Police Chief, Gary Stewart gave an overview of the monthly statistics and activities report for December 2018. A copy was distributed to City Council and filed with the City Secretary. Chief Stewart stated that this a short reporting period due to the holidays and the December meeting being moved up.

Chief Stewart explained that he met with EMS and Stafford Fire Department regarding staging during the Kirkwood Road construction. Mayor Jessup thanked him for his professionalism and getting ahead of the issue.

2. Code Enforcement

Code Enforcement Officer, Karl Velasco, was not present therefore, Mayor Jessup gave a brief recap on code enforcement. Mayor Jessup pointed out that 67% of the code enforcement cases open this quarter were self-initiated by Mr. Velasco and the top

violation continues to be bandit signs. Code Enforcement filed charges on a property on Alston Drive and learned the process for abating property.

Mayor Jessup also reported that Mr. Velasco contacted Comcate regarding the software back up process. Comcate advised that they have security in place and they monitor and back up the system.

Alderman Isbell stated that he has seen Mr. Velasco around quite a bit and it appears that he is taking care of business.

3. Fire Department Monthly Report for November 2018

Mayor Jessup provided an overview of the Stafford Fire Department report for November 2018 which was filed with the City Secretary.

C. Mayor and Council Comments

1. Mayor's Comments

a. Christmas Memories

Mayor Jessup stated that the Parks Department decided to move the event to Thursday due to the weather. This was a big deal, because most of the communities around Meadows Place canceled their events. Due to the hard work of staff this was one of the most successful Christmas Memories to date. The Parks Department even added a Polar Express trolley ride that was very popular.

b. Moody's Report

Mayor Jessup stated that the City received a great report due to our financial strength and the City's rating went up to AAA3 and in a robust financial position.

c. Forthcoming Changes in the City

Mayor Jessup stated that Meadows Place is very active for one square mile. The City is the process of looking for a new prosecutor, since our current prosecutor, Brian Middleton, was elected as the District Attorney for Fort Bend County. Mayor Jessup hopes to bring a replacement prosecutor to Council at the January meeting.

Mayor Jessup also reported that the current Public Works Director, Danny Segundo, will be leaving. He was offered a City Administrator position. He has been doing a great job planning for the future of Meadows Place and will be greatly missed.

Mayor Jessup the reported that the he and staff met with a new company for Building Official Duties and inspections, which in on the agenda farther down for approval.

Another big change coming in the City is the rebuilding of Meadows Place Elementary and this is another example of raising the standards in Meadows Place.

d. Changed in Fort Bend County Mayor and Council Association

Mayor Jessup stated that Meadows Place has been an active participant in the Fort Bend County Mayors & Councils Association and usually have the highest percentage of Council in attendance. Effective January 1st Meadows Place will be taking over leadership of the FBCMCA currently led Mayor Allen Owen.

2. Council Comments

a. Kirkwood Construction Update – Alderman Rick Staigle

Alderman Staigle stated that the City is still waiting on a schedule from the contractor, but they Notice to Proceed date is January 2, 2019 and should last about one year.

b. H-GAC Update – Alderman Terry Henley

Alderman Henley stated they have a new Director that is taking a very proactive approach on the legislative agenda and supportive of Cities and Counties.

c. TML Update – Alderman Terry Henley

Alderman Henley stated that he attended the legislative agenda last week and they had a great speaker, Dennis Bowman. They are encouraging cities to pass a resolution against revenue caps. TML plans to address state legislature regarding the loss of revenue for cities.

He also stated that TML is supporting a bill to allow postings on City websites for legal publications instead of posting in the newspaper.

D. Regular Agenda

1. Discussion and consideration of Resolution No. 2018-29 accepting the proposal from BBG Consulting, Inc. and entering into a contract for building official duties, residential and commercial plan reviews, inspections, and consultations for the City.

Alderman Staigle approve moved to approve Resolution No. 2018-29 accepting the proposal from BBG Consulting, Inc. and entering into a contract for building official duties, residential and commercial plan reviews, inspections, and consultations for the City with a monthly rate of \$2,000.00. Alderman Bezner seconded the motion.

Evan Duvall from BBG Consulting was in attendance to answer any questions that Council might have. He explained that the monthly fee for building official services is

\$2,000 per month. BBG will only charge extra for commercial jobs over \$1,000,000.00. The fee for these projects is 25% of the permit cost.

Kurt Kopczynski, resident at 12019 Meadowhollow, stated that he was a little apprehensive when he first saw this item on the agenda, but he is thankful to see that the City did the work ahead of time. He hopes that the new company understands the City's small-town feel

The vote follows:

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

Nays: None

The motion carried.

- 2. Discussion and consideration of Ordinance No. 2018-33 calling a Joint Public Hearing before the City Council of the City of Meadows Place, Texas, and the Planning and Zoning Commission of the City of Meadows Place, Texas, to be held on the 22nd day of January, 2019, at 6:30 p.m. at the City of Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, to hear any and all persons desiring to be heard on or in connection with any matter or question involving a proposal to adopt a new Chapter 154 to the City of Meadows Place Code of Ordinances, providing rules and regulations for sexually oriented businesses.**

Alderman Staigle moved to approve Ordinance No. 2018-33 calling a Joint Public Hearing before the City Council of the City of Meadows Place, Texas, and the Planning and Zoning Commission of the City of Meadows Place, Texas, to be held on the 22nd day of January, 2019, at 6:00 p.m. at the City of Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, to hear any and all persons desiring to be heard on or in connection with any matter or question involving a proposal to adopt a new Chapter 154 to the City of Meadows Place Code of Ordinances, providing rules and regulations for sexually oriented businesses. Alderman Henley seconded the motion. The vote follows:

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

Nays: None

The motion carried.

- 3. Discussion and consideration of Ordinance No. 2018-34 calling a Joint Public Hearing before the City Council of the City of Meadows Place, Texas, and the Planning and Zoning Commission of the City of Meadows Place, Texas, to be held on the 22nd day of January, 2019, at 6:30 p.m. at the City of Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, to hear any and all persons desiring to be heard on or in connection with any matter or question regarding a new Section**

153.094 of Chapter 153 of the Code of Ordinances; regulating provisions applicable to the C-1 Light Commercial District regarding veterinary services.

Alderman Staigle moved to approve Ordinance No. 2018-34 calling a Joint Public Hearing before the City Council of the City of Meadows Place, Texas, and the Planning and Zoning Commission of the City of Meadows Place, Texas, to be held on the 22nd day of January, 2019, at 6:00 p.m. at the City of Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, to hear any and all persons desiring to be heard on or in connection with any matter or question regarding a new Section 153.094 of Chapter 153 of the Code of Ordinances; regulating provisions applicable to the C-1 Light Commercial District regarding veterinary services. Alderman Mills seconded the motion. The vote follows:

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

Nays: None

The motion carried.

4. Discussion and consideration of Resolution No. 2018-30 accepting the proposal from Asakura Robinson and entering into a contract for construction phase service for Kirkwood linear park landscape architecture.

Alderman Staigle moved to approve Resolution No. 2018-30 accepting the proposal from Asakura Robinson and entering into a contract for construction phase service for Kirkwood linear park landscape architecture. Alderman Mills seconded the motion. The vote follows:

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

Nays: None

The motion carried.

5. Discussion and consideration of Resolution No. 2018-31 expressing opposition to legislative interface with local services, local, revenue, and local control.

Alderman Staigle moved to approve Resolution No. 2018-31 expressing opposition to legislative interface with local services, local, revenue, and local control. Alderman Isbell seconded the motion. The vote follows:

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

Nays: None

The motion carried.

6. Discussion and possible action on City code regarding signs.

Mayor Jessup explained that Wallis Bank recently submitted plans for a new sign with an electronic message. He explained that per City ordinance electronic message signs are only allowed along the frontage of U.S. Highway 59. Alderman Henley stated that he thinks the electronic signs are the way of the future and that allowing them is business friendly. Alderman Staigle stated that there is a different Council now and maybe they should revisit the issue. He stated that Planning and Zoning should review the ordinance and make a recommendation to City Council. Mayor Jessup said that the City still needs to have some control if electronic signs are allowed.

Theresa Ballow of Sign Co. was in attendance for Wallis State Bank. She brought documentation on the newer electronic signs and explained that are much better quality. She also brought to Council's attention that both Kelly's Kitchen and Walgreens on W Airport have electronic message signs. She explained that is approved Wallis State Bank would run City business on the electronic message sign.

Alderman Staigle moved to have the Planning and Zoning Commission review the current ordinance on signs and make a recommendation to Council. Alderman Isbell seconded the motion. The vote follows:

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

Nays: None

The motion carried.

7. Discussion and possible action on commercial vehicles in residential areas.

Mayor Jessup explained that the City has received some complaints regarding commercial vehicles. He asked how to do determine what constitutes a commercial vehicle. He said that the City code states a weight limit, but some personal pickup trucks could exceed the 1-ton capacity. Mayor Jessup stated that the City needs a clear definition of what's a commercial vehicle. This clarification is needed for code enforcement.

Alderman Staigle moved to have the Planning and Zoning Commission review the current ordinance on commercial vehicles and make a recommendation to Council. Alderman Isbell seconded the motion. The vote follows:

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

Nays: None

The motion carried.

8. Discussion and possible action regarding occupancy inspections.

There was discussion among City Council and resident, Kurt Kopczynski regarding residential occupancy inspections. One issue discussed is why does the City require it on a purchased home when most home owners have a thorough inspection before purchasing the home. It was also pointed out that the City’s occupancy inspection is more a health and safety inspection. Items looked at in the occupancy inspection are vacuum breakers, smokes detectors, and driveway conditions.

Council agreed that they should have a work shop meeting with the City Attorney and Planning and Zoning to consider possible changes.

E. Consent Agenda

1. Consider approval of the Minutes held as follows:

November 27, 2018 – Regular Meeting

2. Ratification of Bills

Concrete Raising Corp.	\$ 7,843.36
Street Raising Program (Oct2018)	
Concrete Raising Corp.	\$ 16,583.70
Street Raising Program (Nov2018)	
Watchmen Community Services, LLC	\$ 6,585.00
Landscaping at City Hall	
Randle Law Office LTD., L.L.P.	\$ 3,120.00
12027 Alston	
Randle Law Office LTD., L.L.P.	\$ 6,981.00
General Code Enforcement	
McCall Gibson Swedlund Barfoot PLLC	\$ 16,000.00
Audit as of September 30, 2018	
Brown & Root Industrial Services LLC	\$ 6,646.00
Replace brick flashing on roof at City Hall	
Joe L. Salvide	\$ 16,118.00
Street Repairs	
Tree Master	\$ 22,000.00
Tree trimming throughout the City	

Alderman Bezner moved to approve the Consent Agenda. Alderman Isbell seconded the motion. The vote follows:

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

Nays: None

The motion carried.

F. Audience Comments

Sharon Leal, resident at 12105 Meadowdale Drive and committee member for the Community Garden talked to Council about bringing more attention to the Community Garden. She stated that the Community Garden is at a crossroads and needs City help with advertising to help it flourish or the Community Garden might just go away.

Mayor Jessup stated that Community Garden is not a City maintained garden, but he would be happy to meet with her January to discuss ways the City could help get the word out.

G. Adjourn

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

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

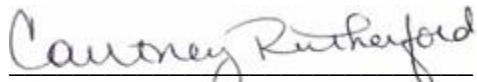
Nays: None

The motion carried.

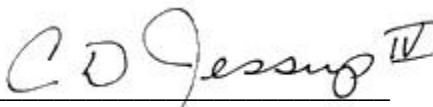
The meeting was adjourned at 8:54 p.m.

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

ATTEST:



Courtney Rutherford, City Secretary



Charles D. Jessup, IV, Mayor

