



MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON FEBRUARY 24, 2026 AT 6:30 P.M., AT MEADOWS PLACE EOC/TRAINING CENTER, 11975 W AIRPORT BLVD., MEADOWS PLACE, TEXAS 77477.

A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

The meeting was called to order by Mayor St. Germain at 6:31 p.m. with the following present.

Audrey St. Germain, Mayor	Kurt Kopczynski, Mayor Pro Tem
David Mertins, Alderman	Tia Baker, Alderman
Rick Staigle, Alderman	Emily Merkley, Alderman
Nick Haby, City Administrator	Shandra Phillips, City Secretary

The following staff were also in attendance: Communications Director, Cameron Miller; Assistant Police Chief, Jack Ashton; Public Works Director, Byron Hughey; Finance Director, Anna-Maria Weston; Parks & Recreational Director, Colene Cabezas.

1. Pledge of Allegiance: Meadows Elementary Students
2. Invocation: Jimmy Fenwick, Chaplain and resident

B. PROCLAMATION

1. Teacher of the Year

- a. Natalie Brizuela

Mayor St. Germain presented a Proclamation to Meadows Elementary Teacher of the Year Natalie Brizuela. She congratulated Ms. Brizuela on her accomplishment.

C. AUDIT

1. Presentation, discussion, and consideration to receive and accept the Auditor's Financial Report for Fiscal Year 2024-2025.

Robert Belk, CPA and Alan Lawrence, CPA, with Crowe LLP, presented the Auditor's Financial Report for Fiscal Year 2024-2025.

Mr. Belk advised that they issued a clean unmodified opinion of the City's financial statements which was the highest level of assurance that can be given. He thanked staff for their attributes.

Alderman Mertins motioned to accept the Auditor's Financial Report for Fiscal Year 2024-2025. Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, Kopczynski, and Merkley

Nays: None

The motion passed unanimously.

D. REPORTS

1. Police Department – Chief Gary Stewart

- a. Acceptance of Annual Racial Profiling Report
- b. Introduction of Police Officer, Chelsea Martin-Rice

Assistant Police Chief, Jack Ashton presented the Annual Racial Profiling Report to City Council. He introduced the new Meadows Police Department Officer Chelsea Martin-Rice.

Assistant Police Chief Ashton gave a brief overview of the monthly statistics and activities report for February 2026, which was distributed to City Council and filed with the City Secretary.

He spoke on a few highlights from the month as follows:

- Calls for Service – 1519
- Accidents – 10
- Arrest – 7
- Traffic Citations Issued – 426
- Assault – 0
- Burglary of Motor Vehicle – 1
- Burglary of Business, Residential or Residential Building – 0
- Criminal Mischief – 1
- Fraud – 1
- Robbery – 0
- City Ordinance – 14
- Theft – 0
- Property Checks – 2781
- Flock Safety Alerts – 121
 - Stolen Vehicles – 22
 - Sex Offender – 37
 - Stolen License Plates – 11
 - Gang/Suspected Terrorists – 21
 - Missing Person Alert – 0
 - Warrant – 2
 - Protection Order – 16
 - Other Agency Hot List – 11
 - Violent Person – 1

Additional Notes:

- Grant Status:
 - All approved and 2 remaining to collect.
- MPPD currently has 1 Full-Time Police Officer position. One candidate is in background.
- MPPD newest Police Officer is Chelsea Martin-Rice, and she began her career with the City on January 20, 2026. She has advanced to Phase Two after Taser Training and Defensive Tactics.
- MPPD new training cycle has begun and continually developing relationships with neighboring cities. Also, worked with City of Stafford and Sugar Land Police Department for defensive tactics, taser certification/recertification, and patrol rifle.
- Continuous collaboration with Fort Bend County District Attorney's Office on Human Trafficking.

2. Code Enforcement – Chelsea Thomas, Code Enforcement Officer

Chelsea Thomas, Code Enforcement Officer gave a brief overview of the monthly statistics and activities for December 2025, January and February 2026, which were distributed to City Council and filed with the City Secretary. A few key points are listed below:

Top Violations:

- High Grass/Weeds/Grass over the curb- 4
- Depositing on Public or Private Property; Accumulations Prohibited- 11
- Obstruction/Clearance-Tree/Landscaping- 7
- Exterior Walls/Trims-Repaired/Replaced/Repainted- 8

Ms. Thomas advised that there were 32 open cases, 50 closed, and 0 citations issued for the quarter.

3. City Administrator’s Report – Nick Haby, City Administrator

- a. Introduction of Public Works Director, Byron Hughey
- b. 9th Annual Meadows Place Family Campout – March 21st
- c. Save the Date, April 10th – Concert in the Park

Mr. Haby introduced the new Public Works Director, Byron Hughey. He advised that the 9th Annual Meadows Place Family Cookout would be held on Saturday, March 21st and to Save the Date for Concert in the Park that would be held on April 10th. Mr. Haby proposed dates for a Special Called City Council Meeting.

E. PUBLIC COMMENTS

No public comments were made.

F. MAYOR AND COUNCIL COMMENTS

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

Alderman Staigle advised that the Engineer was sending plans on Monday, February 23rd but had not received them as of yet. He also advised that the City of Stafford was on task and would submit packages to Centerpoint at the same time.

2. Dorrance Lane Reconstruction Project Phase 3 – Alderman Rick Staigle

Alderman Staigle advised that the design was 20% complete and would be meeting soon for additional updates.

G. REGULAR AGENDA

1. Receive and accept the Certification of Unopposed Candidates for May 02, 2026, General Election from the City Secretary.

Alderman Merkley motioned to accept the Certification of Unopposed Candidates for May 02, 2026, General Election from the City Secretary. Alderman Kopczynski seconded the motion.

The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, Kopczynski, and Merkley

Nays: None

The motion passed unanimously.

2. Discussion and consideration regarding Ordinance No. 2026-03 cancelling the General Election on May 02, 2026.

Alderman Mertins motioned to approve Ordinance No. 2026-03 cancelling the General Election on May 02, 2026. Alderman Staigle seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, Kopczynski, and Merkley

Nays: None

The motion passed unanimously.

H. CONSENT AGENDA

1. Consider approval of the Minutes held as follows:

January 27, 2026 – Regular City Council Meeting

Alderman Baker moved to approve the Consent Agenda as presented. Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, Kopczynski, and Merkley

Nays: None

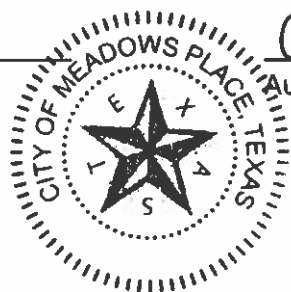
The motion passed unanimously.

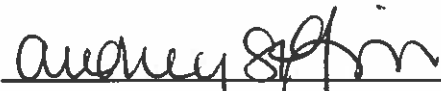
I. ADJOURN

There being no further business to discuss the meeting adjourned at 7:24 p.m.

ATTEST:


Shandra Phillips, City Secretary




Audrey St. Germain, Mayor