

MINUTES OF REGULAR MEETING
OF JANUARY 27, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:32 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor: Mark McGrath

Aldermen: Terry Henley
Charles Jessup
Joe McCann
David Piwonka
Leen Zellers

thus constituting a quorum.

Police Captain Jack Ashton gave the police report. He said that since the last regularly scheduled Council meeting, there were four vehicular accidents resulting in \$8,500 worth of damage. There were eleven arrests and 638 calls for service. While the Christmas and New Year holidays were fairly uneventful, criminal activity in the city has picked up. There were three residential burglaries reported with suspects being caught in one of the incidents. Captain Ashton said he could not stress enough the importance of residents calling the police whenever they see anything suspicious. There were also three arrests stemming from drug activity. The motorcycle has been productive, increasing the amount of citations issued to 532 for this month compared to 287 issued last month and 457 for the same time period last year. Councilmember McCann asked how the motorcycle was holding out. Captain Ashton answered that a typical police motorcycle will last about 12 months. Because of the down time experienced with this one, it should last for about 18 months. Councilmember Jessup said he was grateful for the police presence at the school in the morning and also for the welfare check benefit they provide city residents.

Dan McGraw gave the Public Works/Public Utilities report. He said that in December ECO Resources responded to 85 water related and 12 sewer related service calls. Also, the first phase of sidewalk rehabilitation for 2004 will commence on February 9th with 550 linear feet of sidewalk and several handicapped ramps to be installed in Sections 3 and 4. Public Works employees have completed the installation of the electrical wiring on the entrance sign on Kirkwood near Walgreen's and hope to begin work on the remaining sign on West Airport near the Southwest Freeway. They are also working on replacing some of the speed limit signs on West Airport and may increase the number by one (to six total.) Councilmember McCann said he would like to see a breakout of calls completed by ECO Resources by city related vs. resident related. Councilmember Henley thanked Mr. McGraw for his quick response on a curb problem.

Parks Co-Director Terry Modeland reported on the grant update. The application for the second grant must be submitted by January 31st. It is complete and will be hand delivered to the Texas Parks and Wildlife Department in Austin tomorrow by City Secretary Elaine Herff who will be attending an Election Law Seminar in that city. The last grant was awarded with a total of 35 points. We believe we will have 40 points with this grant. The grant includes tennis court light replacement, fence renovations, playground updates and pool deck renovations. Some non-grant projects, including lights at the small park on Pender are also being undertaken by the Parks Department. Baseball lights, approved to be purchased with Grant Number One have been approved. Techline will break ground for the installation next week or the week following and written approval for the lights was received from the school this week. Alderman Henley reminded the Parks Department he would like them to submit a project for recognition by the TML

Excellent Awards program and he hopes Meadows Place will participate in Governor Perry's Texas Roundup Program "Fit to be a Texan" to culminate in Austin in April.

During audience comments, Cathy Cammeron with the Sugar Grove Church of Christ told council she felt the current allotment of only two banner signs per year on their property was too restrictive. The church itself has four events they would like to advertise. Mayor McGrath noted that legally council cannot grant a change to the zoning ordinance but the church can apply to the Board of Adjustment for a variance.

During Mayor's comments, Mayor McGrath reported that Meadows Place Senior Village held their ground breaking ceremony yesterday. This will be a \$12 million project. The same company has purchased the old Park Place facility and is calling it The Oasis. They have a new sign and plans to totally redo the 14 acre site. A new Alzheimer's facility will be built along with a new hospital and doctor's facilities. The whole project will be geared to seniors. Mayor McGrath also reported interest in the 4.5 acres of city owned property at the corner of West Belfort and Dairy Ashford by CVS Pharmacy. The potential developers have presented conceptual drawings of the site. In order to sell the property, the city will need to advertise twice in a local newspaper for sealed bids. It may be necessary to hold special council meeting to do this.

During Council comments, Councilmember Piwonka introduced Boy Scout David Backer of Troop 301 and his dad, Steven Backer. David is working on earning a badge. Councilmember Jessup thanked the young scout for preparing to become a leader of our community.

Councilmember McCann then made a motion, seconded by Councilmember Henley to approve the minutes of the November 4, 2003 special meeting, the November 25, 2003 regular meeting and the December 16, 2003 workshop and Public Hearing meetings as presented. The motion carried unanimously.

Mayor McGrath then read the caption to the following resolution:

A RESOLUTION OF THE CITY OF MEADOWS PLACE SUSPENDING THE EFFECTIVE DATE OF CENTERPOINT ENERGY ENTEX'S REQUESTED RATE CHANGES TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH OTHER CITIES WITHIN THE HARRIS, MONTGOMERY AND FORT BEND COUNTY AREA DISTRIBUTION SYSTEM TO CREATE A STEERING COMMITTEE TO DIRECT THE EFFORTS OF LEGAL COUNSEL AND CONSULTANTS NECESSARY FOR RATEMAKING OR LITIGATION; AUTHORIZING THE EMPLOYMENT OF COUNSEL; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; AUTHORIZING INTERVENTION IN ANY RATEMAKING PROCEEDING AT THE RAILROAD COMMISSION AND PURSUIT OF APPEALS THAT RELATES TO THE COMPANY'S FILING; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY.

Mayor McGrath explained that, after 18 years, Entex is proposing to increase the rates they charge for gas to residential customers effective February 1st. Meadows Place has the opportunity to suspend the rate increase for 90 days and to join a coalition of other cities to examine the proposal. Councilmember Henley made a motion to adopt the resolution, numbered **2004-01**, suspending the proposed increase in Centerpoint Energy Entex's rates for 90 days. Councilmember McCann seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE CALLING AN ELECTION FOR THE CITY OF MEADOWS PLACE, TEXAS, TO BE HELD ON SATURDAY, THE 15TH DAY OF MAY, 2004, FOR THE PURPOSE OF ELECTING CITY OFFICIALS, PROVIDING FOR EARLY VOTING AND PROVIDING FOR NOTICE OF SAID ELECTION.

Mayor McGrath explained that due to this year's redistricting, the State Legislature has changed the date for the May general election to the third Saturday. This is a change for this year only. Next year, and each preceding year, the date for the city's general election will again be on the first Saturday of May. Canvass dates are from May 23 through May 26. Since our regular May council meeting is scheduled for May 25th, we can canvass our election then. Councilmember Piwonka made a motion to adopt the ordinance, numbered **2004-02**, calling the city's general election for May 15th and inserting the date to canvass as May 25, 2004 at 7:30 p.m. Councilmember Zellers seconded this motion which was unanimously adopted.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO EXECUTE CHANGE ORDER NUMBER TWO (2) TO A CONTRACT WITH INSITUFORM TECHNOLOGIES FOR THE CITY'S PHASE TWO-A WASTEWATER COLLECTION SYSTEM IMPROVEMENTS PROJECT.

This change order decreases the cost of the project by \$32,274.50. The first change order decreased the cost by almost \$50,000. The city saved a total of \$80,000 on this project. Councilmember Henley made a motion, seconded by Councilmember Jessup, to adopt the ordinance, numbered **2004-03**, as presented. The motion carried unanimously.

Council then considered ratifying the following expenditures: \$7,322.00 to Houston Fence Co., Inc. for replacing the fence blown down at the sewer treatment plant during the November tornado; \$146,512.68 as the final payment to Insituform for Phase 2 of the city's sewer rehabilitation project; \$15,661.14 to Philpott Motors for a new Public Works truck; \$10,514.74 to Ross, Banks, May, Cron & Cavin, P.C. for legal work completed in December, 2003 on the case involving two residents who want to move 43 cats back into the city. Councilmember Piwonka made a motion to ratify the expenditures as presented. Councilmember Zellers seconded this motion which was unanimously approved.

There were no audience comments at this time.

There being no further business to consider, Councilmember McCann made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:17 p.m.

Elaine Herff, City Secretary