

MINUTES OF REGULAR MEETING
OF JULY 26, 2005
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:33 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:

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| Mayor: | Mark McGrath |
| Aldermen: | Terry Henley Charles Jessup Joe McCann David Piwonka Rick Staigle |

thus constituting a quorum.

Police Chief Mike Pickett reported on police activity since the last regular council meeting. He said there were five accidents, 18 arrests, 1,385 calls for service, 385 citations issued, 70 incident reports and 90 warning citations issued. He said National Night Out would be observed next Tuesday, August 2, 2005. Chief Pickett noted that our motorcycle officer has been promoted to night sergeant. Officer Kelley Davis will take over as our school officer. Sergeant Nix, as night sergeant, has made several drug arrests for possession of a controlled substance and drug paraphernalia.

Public Works Director Dan McGraw gave the Public Works report. He said there were 64 service calls for water problems. 62 of them were city related and two were on private lines. 23.9 million gallons of water were pumped during May. There have been 12 main water line breaks since May 20th. There were 3 sewer related service calls for May. All were on private lines. Phase 3 of pavement repairs is 45% complete. Repairs around the school will be completed by Friday, July 30th. Phase 4 sidewalk repairs will begin August 15th and school cross walks will begin being painted on July 27th. A large July 3rd water main break, combined with a new ECO telephone system (which developed a "glitch") made for an interesting Sunday. Many messages were on the Mayor's telephone when he returned that night from an out of town trip.

Monya Keenen, Co-director of the Parks and Recreation Department gave their report. She said August 12th would be the last week day that the pool would be open and it will close for the season on Labor Day, September 5, 2005. The YMCA day camp worked out pretty well. Monday Movie Matinees and Wednesday Bingo were well attended. Mrs. Keenen praised her pool staff. They received an exceptional rating on their 2nd audit recently. Even Swim Team has paid many complements to the pool staff and they recently awarded a plaque of appreciation along with a \$500 check to our summer program. We hope to begin a Junior Life Guard Program next year which should help to staff the pool in future years. The fourth Barefoot 'n Friday was recently held. Approximately 100 children between the ages of 9 and 14 were in attendance. Boy Scout Troop 301 sold refreshments and our Police Department provided security. Currently, activities for seniors are partnered with the City of Sugar Land. Mrs. Keenen and Co-director Terry Modeland have a meeting scheduled with Jim Hussey who is with Meadows Place Senior Village. It is hoped that a program for Meadows Place seniors can be started in our city. The Community Center is consistently rented for one or two evenings each weekend. The Community Center and the Annex Building will be re-keyed the week of August 29th.

During audience comments, Marti Pattinson told Council to check the city's web site. Charles Kulhanek has added information on National Night Out and the city Neighborhood on Watch program.

Janet Pote said she would check to see if any of the teenagers from Sugar Grove Church of Christ would be interested in distributing any of the flyers for National Night Out. Mrs. Pote also said she was concerned about the appearance of the city's entrance at Dorrance/US 59 feeder road. She said she would hate to see C&H Steak House move out because of it. She said Prestige Furniture and Oasis/Senior Village have several unsightly banners, although the one at the bank is nice, and the furniture store has mattresses stacked up in their show window. Mayor McGrath said the banners at the furniture store have been allowed under our ordinance. The city has no control over stacking of mattresses in windows; however Council did sign a contract with Knudsen and Associates for a land plan of the site. The Garden Ridge site has been foreclosed on. The city hopes to form a TIRZ in the area to aid investors to redevelop the site. The city shares residents' concerns for that entrance.

Resident John Whiteman said he was also concerned about the entrance and thought perhaps the window problem could be regulated by the Planning Commission.

During Mayor's comments, Mayor McGrath said there was a bid opening last week for our new fire station. It appears the costs will be in the \$500,000 range. A special meeting will be held on August 9th to award the contract. Mayor McGrath also informed the audience that at a workshop session held earlier in the evening, the Police Department budget for FY 2005-2006 was discussed. While we currently have a full contingent of police officers, their salaries have not been significantly updated for four or five years. It is anticipated that in next year's budget officers will received a more than average raise to make their salaries more competitive with other area agencies.

During Council comments, Councilmember Piwonka asked if the concerns of the Senior Village residents that were brought to Council last month have been resolved. Mayor McGrath said he has not heard back from Mr. Jim Hussey but he has not heard of any further problems either. Councilmember Henley said he attended their open house luncheon and the residents seemed to be pleased with the way things were moving. Councilmember Staigle said the main issue seems to lie with the Alltel telephone service that is necessary to control their entrance/exit gates.

Councilmember Henley told Council that the Legislature passed HB 1826 which contains unfunded mandates. An example is that before passage of this bill, if a new school was being built and a left turn lane into the school was needed, the school district would pay for it; now cities and counties will need to absorb this cost.

Councilmember Jessup said it was fortunate we have leaders on our Council that stay abreast of these situations and keep us informed. He also praised the Public Works Department for their efforts to coordinate the street repairs so they have minimum impact on our swim team time at the pool and children returning to school. He also congratulated the Mayor and Council for their pro-active position on forming a TIRZ to aid in the redevelopment of the Garden Ridge site.

Councilmember Piwonka then made a motion, seconded by Councilmember McCann to approve the minutes from the May 3, 2005 special (Building Standards) meeting and May 24, 2005 workshop and regular meetings as presented. The motion carried unanimously.

Council then received a recommendation from the Planning and Zoning Commission regarding a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows Place, entitled "Planning and Zoning regulations," by specifically amending Article VIII, entitled "Planned Development Amendments," by adding thereto a new Section 24-804 approving a Planned Development Amendment with appropriate conditions for Ayrshire Corporation for the construction of a multi-use planned development on the northwest corner of West Airport and Kirkwood in the City of Meadows Place, Texas. Mayor McGrath noted the Planning Commission deliberated for three hours over this proposal and he thanked them for their efforts and for doing a good job in considering the comments that were raised by residents during the Public Hearing held on this issue. The Planning Commission

recommended approval of the Planned Development with the following conditions: (see attached report and recommendation.) Councilmember Jessup made a motion to receive the recommendation from the Planning and Zoning Commission as read. Councilmember Henley seconded this motion which carried unanimously.

Mayor McGrath said he would like to have more time to study Planning and Zoning's recommendation and asked to have the next agenda item, approval of the Planned Development, tabled and discussed again at an August 9th special meeting. Councilmember Henley made a motion to table agenda item 9, "Consideration of and action on an ordinance amending Chapter 24 of the Code of Ordinances of the City of Meadows Place, Texas by adding thereto a new Section 24-804, entitled "Planned Development Amendment – Ayrshire Corporation," for the construction of a multi-use planned development, making certain findings of fact, establishing conditions for the acceptance of the planned development amendment, providing procedures for the City Council of the City of Meadows Place to maintain continuing jurisdiction, providing for penalties for violation of any of the terms and conditions and providing for the acceptance of the planned development amendment providing for unconditional acceptance and opinion of counsel" until August 9, 2005, noting that this was a good recommendation, similar to the one passed for the Senior Meadows Planned Development. Councilmember McCann seconded the motion. Councilmember Jessup agreed that the Planning Commission did a good job. The motion carried with unanimous approval.

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 ENTER INTO A PRIMARY INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF FORT BEND AND THE CITY OF MEADOWS PLACE, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A."

Mayor McGrath said this is the same standard agreement we have executed with the county in the past. Councilmember Piwonka made a motion to adopt the ordinance, numbered **2005-27**, authorizing the Mayor and the City Secretary to enter into a primary interlocal agreement as described. Councilmember McCann seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following resolution:

A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO EXECUTE A JOINT RESOLUTION WITH FORT BEND COUNTY, TEXAS, ESTABLISHING AN INTERJURISDICTIONAL EMERGENCY MANAGEMENT PROGRAM, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A."

Mayor McGrath said this was a joint resolution with all county entities for an Interjurisdictional Emergency Management Program. It will make all communication systems in sync with Fort Bend County's. Councilmember McCann made a motion to approve the resolution, numbered **2005-07**, as presented. Councilmember Staigle seconded this motion which carried unanimously.

Expenses to be ratified were presented to Council. Councilmember McCann made a motion, seconded by Councilmember Jessup to pay the bills as presented. The motion carried unanimously.

During audience comments, Mr. Jerry Pote asked if the proposed Planned Development would allow a gas station or convenience store to be built on the corner of Kirkwood and West Airport in the future. Mayor McGrath said they would be permanently banned.

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 8:24 p.m.

Elaine Herff, City Secretary