

MINUTES OF REGULAR MEETING
OF JUNE 27, 2006
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: Charles Jessup
Charles Kulhanek
David Wilkens
Rick Staigle

and the following absent:

Alderman: Terry Henley

thus constituting a quorum.

Captain Jack Ashton then reported on police activity since the last regular council meeting. He said there was one reportable accident, 14 arrests, 1574 calls for service (which include house watches due to resident vacations,) no city ordinance citations, 752 traffic citations, 51 reported incidents, and 15 warnings. Captain Ashton then gave details of the June 2, 2006, incident when Sgt. Larry Eissler was shot in the shoulder. He finished with the information that Sgt. Eissler was healing very well. Captain Ashton said the Police Dept was working on keeping gangs out of the city, and in increasing the visibility of the department in the West Bellfort and Dairy Ashford area. He also said that the police department helped to solve a wire transfer theft at Wallace State Bank, that there was a robbery at Sam's Club and an attempted robbery at Burger King. Things are happening in our city that are not desirable. Gang recruiting is heavy in Houston and could spill into our area. The police are also continuing with their hurricane preparedness project.

Councilmember Jessup agreed with Captain Ashton's comments and hoped that the city's recently passed sex offender ordinance and the police project of visiting city business establishments on a regular basis are helping to keep the city a little bit safer.

Councilmember Kulhanek asked if the teen curfew ordinance has been useful. Captain Ashton said it has been used a few times but activity remains at a constant level.

Mayor McGrath asked Captain Ashton to deliver two giant get well cards from the Swim Team members and their Board Members.

During audience comments, resident Tom Krouskop said he had some concern with the air horns that are used at swim meets.

During Mayor's comments, Mayor McGrath reminded everyone that the July 4th parade starts at 10:00 a.m. from the parking lot across from Garden Ridge. He also encouraged everyone to fill out their survey forms that arrived in the June Newsletter. The surveys will be used to form a marketing campaign for the city. Council would like to know "what we are doing right and what we could be doing better." Mayor McGrath also informed everyone that Councilmember Henley was absent from tonight's meeting because he was attending a TML IEBP Board of Director's meeting in Austin.

There were no Council comments at this time.

Councilmember Staigle made a motion, seconded by Council member Kulhanek to approve the minutes of the workshop and regular meetings from May 23, 2006.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE OF THE CITY OF MEADOWS PLACE, TEXAS, AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS TO ENTER INTO A CONTRACT WITH KNUDSON & ASSOCIATES, LP FOR PROFESSIONAL SERVICES NECESSARY FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE ("TIRZ") WITHIN THE CORPORATE LIMITS OF THE CITY

The TIRZ would include the Sam's and Garden Ridge properties among others. It would allow the city to sell bonds to demolish the property and build new improvements in its place, possibly higher density patio or town homes. The first phase would consist of a feasibility study. The second phase would consist of the legal work to put the zone in place. Councilmember Jessup made a motion, seconded by Councilmember Staigle approve the ordinance, numbered **2006-17**, authorizing the signing of the contract. Councilmember Jessup said that after discussing the TIRZ in workshop sessions, he feels very comfortable moving forward with the project. The motion carried unanimously.

Mayor McGrath read the caption to the following ordinance:

1. **AN ORDINANCE CALLING A JOINT PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF MEADOWS PLACE TO BE HELD ON THE _____ DAY OF _____, 2006, AT _____ O'CLOCK 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 THE PLAT OF AN 11.46 ACRE TRACT OF LAND LOCATED SOUTH OF WEST AIRPORT AND WEST OF KIRKWOOD ROAD ENTIRELY WITHIN THE CITY LIMITS OF MEADOWS PLACE AND TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION INVOLVING A REQUEST FROM SHELLEY BARRETT, SENIOR PROJECT MANAGER FOR R.G. MILLER ENGINEERS, INC. ACTING FOR OASIS FORT BEND II, LTD., A TEXAS LIMITED PARTNERSHIP TO CONSIDER AMENDING 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 24-805 APPROVING A PLANNED DEVELOPMENT AMENDMENT WITH APPROPRIATE CONDITIONS FOR OASIS FORT BEND II, LTD FOR THE CONSTRUCTION OF A MULTI-USE PLANNED DEVELOPMENT; AND TO PROVIDE FOR NOTICE AS REQUIRED BY LAW.**

This public hearing will address the property east of the current construction. The Planned Development will be similar to the one that was issued in 2004 to Phase One. A five story hospital that will contain \$100 million in equipment and be valued at \$230 million will be built. The entire 11.46 acre tract is entirely in the City of Meadows Place and will have a positive impact on city ad valorem taxes. The public hearing is proposed to be held on July 25, 2006 at 7:00 p.m. at City Hall. Councilmember Kulhanek made a motion to adopt the ordinance, numbered **2006-18**, as presented. Councilmember Wilkens seconded the ordinance which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE REPEALING ORDINANCE NO. 2006-16, CONFIRMING THE APPOINTMENT OF REGULAR MEMBERS

OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS PLACE, TEXAS, (CITY PLANNING AND ZONING COMMISSION) AND ADOPTING A NEW ORDINANCE CONFIRMING THE APPOINTMENT OF A REGULAR MEMBER AND AN ALTERNATE MEMBER OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS PLACE, TEXAS (CITY PLANNING AND ZONING COMMISSION) FOR A TERM BEGINNING IMMEDIATELY UPON PASSAGE OF THIS ORDINANCE, AND ENDING ON THE 26TH DAY OF FEBRUARY, 2008, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.

Mayor McGrath said that at our last council meeting, two regular members were appointed to the Planning Commission. That made for six regular members while our ordinance only allows for five. He is proposing Bob McDonald be named the regular member and Bryan Swinney the alternate member. Councilmember Staigle made a motion, seconded by Councilmember Jessup, to adopt the ordinance, numbered **2006-19**, appointing Bob McDonald as a regular member and Bryan Swinney as an alternate member to the Planning and Zoning Commission. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS TO ENTER INTO AN INTERLOCAL COOPERATION AGREEMENT WITH FORT BEND COUNTY, TEXAS FOR THE COLLECTION OF TAXES.

The county is requesting that we enter into this contract. All things regarding the collecting of our taxes will remain the same. Councilmember Kulhanek made a motion to adopt the ordinance, numbered **2006-20**, as presented. Councilmember Jessup seconded this motion which carried unanimously.

Council then discussed confirming the exemptions to be allowed and the amounts or percentages thereof to be in effect for tax year 2006 and future years until rescinded by council action. Councilmember Jessup made a motion, seconded by Councilmember Kulhanek to continue with the same exemptions and the same amounts or percentages in last year. They are: Homestead Exemption: 13% or \$5,000, whichever is greater; Over 65 Exemption: \$30,000; Disabled Person Exemption: \$30,000; and Disabled Veteran's Exemption: \$5,000 to \$12,000. The motion carried unanimously.

Councilmember Kulhanek then made a motion to ratify the expenditures as presented on the agenda. Councilmember Staigle seconded this motion which carried unanimously.

During audience comments, resident Marty Pattinson asked what properties would be included in the TIRZ. Mayor McGrath said it would consist of the old Garden Ridge, Loew's, and Sam's Club; the vacant areas across Dorrance and along Troyan Drive; and maybe the Nissan and Helfman Ford properties.

Resident Thomas LaPointe asked if the TIRZ succeeds, where the 4th of July parade would start from in the future. Mayor McGrath said he wasn't sure yet. The Church parking lot was a possibility.

There being no further business to consider, Councilmember Wilkens made a motion, seconded by Councilmember Kulhanek, to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:55 p.m.

Elaine Herff, City Secretary