

MINUTES OF REGULAR MEETING
OF SEPTEMBER 25, 2007
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:

Mayor:	Mark McGrath
Aldermen:	Terry Henley Charles Jessup Charles Kulhanek Rick Staigle David Wilkens

thus constituting a quorum.

Captain Jack Ashton gave a report on police activities since the last regular council meeting which was August 28, 2007. He said there were six reportable accidents, six arrests, 1,335 calls for service, 39 incidents requiring police services and 24 warnings issued. These numbers are down quite a bit from last month. Police conducted 239 business watches, 503 house watches and 124 close patrols during this time period. There were two instances of a burglary to motor vehicles and one residential burglary. The police department is gearing up for Halloween next month. The RAD program, a kids self defense/self awareness program, is coming along. The department has received a \$38,000 grant for a base radio station.

There were no audience comments at this time.

During Mayor's comments, Mayor McGrath said that West Nile has been detected in the city for the second straight month. The county will continue to spray the city for three or four nights in a row. The city will do everything possible to let the residents know which evenings this will happen. Check the website and the marquee by the Community Center. On another note, Mayor McGrath said the Code RED system, to be used to inform residents of emergencies, etc. will be up and running in a few months.

During Council comments, Councilmember Kulhanek introduced Brownies from Troop 19116 present in the audience as Ellie, Madalyn, Jessica, Samantha and Brianna. The girls are earning a patch. Councilmember Kulhanek also said the Cub Scouts and Boy Scouts would be busy helping the city to ensure that the Halloween Carnival is a big success.

Councilmember Jessup wanted residents to know that the city has been working diligently since last spring on a mosquito control program. Spraying by the County is an added extra.

Council then received the recommendation from the Planning and Zoning Commission. At a public Hearing held last month, comments were heard regarding a request from the owners of The Oasis to change some of the terms of their Planned Development. It has been determined that there is not a market for an acute care hospital as originally planned. In its place, the owners asked permission to build Senior Condominiums. The specialty hospital will still be built. The Planning Commission recommended the request be granted with several conditions – one of which requires the city to be involved in the condo documents/deed restrictions. The Commission also recommended requiring the condos be started before three years are up. Screening of trash and utilities would be required. The city will have the right

to inspect the building at any time. Councilmember Wilkens added that a 24-hour security company with bonded personnel be required and Councilmember Jessup felt the address should be listed as Meadows Place and not Stafford. Mayor McGrath said all of these recommendations, and any additional ones Council may have, will be considered and it is hoped that an ordinance can be in place by November. Councilmember Jessup said it was obvious that Planning and Zoning gave a great deal of thought to the request. The original Planned Development, with the acute care hospital, would have brought in a significant amount of property tax to the city. The new plan, realizing that property owners of the condos will be eligible to receive both homestead and over 65 exemptions, should be structured so that at least the same amount of property taxes will be received by the city as it would using the old plan. He commended the Planning Commission for listening to the comments made by residents at the Public Hearing. Councilmember Kulhanek made a motion, seconded by Councilmember Henley to accept the recommendations of the Planning and Zoning Commission in relation to the Oasis Planned Development. The motion carried unanimously.

Councilmember Staigle requested the regular council meeting for October be moved to the 5th Tuesday (October 30th) due to several members of Council having absences planned for October 23rd. Council's consensus was to move the meeting date.

Mayor McGrath asked if there were any items Council wished to have removed from the consent agenda for further discussion. There were none. Councilmember Henley made a motion to approve the consent agenda as presented. Councilmember Wilkens seconded this motion which carried unanimously. The following items were approved:

- Minutes of the August 28, 2007 joint public hearing and regular meeting, the September 11, 2007 public hearing and the September 18, 2007 public hearing;
- A proclamation naming September 28, 2007 as Fort Bend County Fair Day in Meadows Place, Texas;
- An Ordinance **(No. 2007-20)** authorizing an interlocal agreement between Fort Bend County and Meadows Place for police protection for a two year term;
- An Ordinance **(No. 2007-21)** authorizing an interlocal agreement between Fort Bend County and Meadows Place for prisoner housing for a one year term;
- An Ordinance **(No. 2007-22)** authorizing an interlocal agreement between Fort Bend County and Meadows Place for use of the county's radio system for a one year term;
- An Ordinance **(No. 2007-23)** authorizing a primary interlocal agreement between Fort Bend County and Meadows Place for a two year term;
- An Ordinance **(No. 2007-24)** authorizing an interlocal project agreement between Fort Bend County and Meadows Place for assistance with asphalt overlay of section of concrete city-owned streets.
- Ratification of expenditures totaling \$178,865.00.

Mayor McGrath then read the caption to the following resolution:

A RESOLUTION DESIGNATING A REPRESENTATIVE AND OFFICIAL ALTERNATE TO THE GENERAL ASSEMBLY OF THE HOUSTON-GALVESTON AREA COUNCIL FOR THE YEAR 2008.

Mayor McGrath noted that Councilmember Terry Henley and Councilmember Staigle, respectively have served as the city's representative and official alternate to the H-GAC General Assembly for the past several years and he was recommending that council reappoint them to serve next year also. Councilmember Henley explained some of the many action items accomplished during his representation. He appreciated Council's support and was willing to do so again. Councilmember Jessup then made a motion to adopt the resolution, numbered **2007-02** as he proudly designated Terry Henley to serve as our Representative and Rick Staigle to serve as our Official Alternate to the General Assembly of the Houston-Galveston Area Council for the year 2008. This motion was seconded by Councilmember Kulhanek and unanimously approved.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE ADOPTING THE FISCAL 2007-2008 BUDGET FOR THE CITY OF MEADOWS PLACE AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Mayor McGrath noted that Council has been working on this budget since July in a series of workshops. The total budget is over \$4.5 million and total expenditures are up 5.3%. The budget is very much personnel driven with a 3% across the board pay raise and a 5% increase in medical insurance. Sales tax receipts have been rising steadily and based on recent history we anticipate a 3% total increase in this line item. Councilmember Henley made a motion, seconded by Councilmember Staigle to adopt the ordinance, numbered **2007-25**, adopting the fiscal 2007-2008 budget and appropriating the several sums set up therein to the objects and purposes therein named. The motion carried unanimously.

Councilmember Jessup then made a motion, seconded by councilmember Wilkens to ratify the fiscal year 2007-2008 budget that raises more property taxes than the fiscal year 2006-2007. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE ADOPTING THE FISCAL 2007-2008 BUDGET FOR THE CITY OF MEADOWS PLACE ECONOMIC DEVELOPMENT CORPORATION AS ADOPTED BY THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AT THEIR SEPTEMBER 13, 2007, REGULAR MEETING AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED. This budget includes payment of Water Well #3 bonds principal and interest, the city's marketing program and website and landscaping the Dairy Ashford esplanades, a project to be shared with the City of Sugar Land. Councilmember Henley made a motion to adopt the ordinance, numbered **2007-26**, approving the EDC budget. Councilmember Jessup seconded this motion which carried with unanimous approval.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE LEVYING A TAX RATE FOR THE CITY OF MEADOWS PLACE, TEXAS FOR THE TAX YEAR 2007.

Mayor McGrath noted that the budget was prepared using a 79 cent tax rate. He therefore proposed the tax rate for 2007 should be \$0.593 for Maintenance and Operation purposes and \$0.197 for debt service purposes, making the total tax rate \$0.79. Councilmember Wilkens made a motion, seconded by Councilmember Henley, to adopt the ordinance, numbered **2007-27**, levying the tax rate for the City of Meadows Place for the tax year 2007 at 79 cents. The motion carried unanimously.

There were no audience comments at this time.

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

Elaine Herff, City Secretary