

MINUTES OF REGULAR MEETING  
OF FEBRUARY 23, 2010  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:35 p.m. by Mayor Charles Jessup, 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 Section 551.041, TGC with the following members present and in attendance:

Mayor: Charles Jessup

Aldermen: Heidi Case  
Charles Kulhanek  
Rick Staigle  
Dave Wilkens

and the following absent:

Alderman: Terry Henley

thus constituting a quorum.

The pledge to the flag was led by Sam Grover, District Chairman North Star District and Carey Snyder Assistant Scoutmaster for Boy Scout Troop 731, representing the Thunderwolf District and Mayor Charles Jessup gave the invocation.

District Chairman Grover explained that this year is the 100<sup>th</sup> anniversary of Boy Scouting America. Boy Scouts learn how to be good citizens. Mayor Jessup read the resolution of the City Council of the City of Meadows Place, Texas naming February 2010 as "Boy Scouts of America" month. Councilmember Staigle made a motion to approve the resolution. Councilmember Kulhanek seconded this motion which carried with unanimous approval.

Police Captain Gary Stewart reported on Police activities since the last Regular Council Meeting. He noted there were three reportable accidents, three arrests, 1385 calls for service, 53 offense reports, 138 traffic citations and 108 traffic and 13 city ordinance warnings issued. There were 11 motor vehicle burglaries, one residential burglary and two building burglaries. Police officers completed 297 business checks, 114 house watches and 679 property checks during this time period. 39 parking violations were issued under the department's new parking enforcement. A Sex Offender was found to be in violation of the Meadows Place Sex Offender Ordinances. He was contacted and handed a letter advising him to move from the city. A "Leads Online" search resulted in recovery of lawn equipment recovery, a suspect identified, and the clearing of two burglaries. A patrol stop led to suspected thieves of catalytic converters. Follow up investigations are going on.

Kathi Sutton, Code Enforcement Officer gave a report on her activities since November 2009. She has issued 529 warnings to residents, 15 for high weeds and grass, 24 warnings for boats & trailers parked where visible from the street, 23 for tree limbs and debris not put curbside properly. 9 warnings for trees not clearing 16 feet over streets and/or 10 feet over sidewalks, 206 sign warnings with 16 citations issued, 63 trash and 32 deteriorating fence warnings 15 pool issues with one citation issued along with 73 warnings for other miscellaneous offences with one citation issued. She also completed 24 health inspections and 28 residential occupancy inspections. Two vacant homes are being pursued by our city attorney for maintenance issues with one in violation of the certificate of occupancy. Ms. Sutton reminded everyone that March is Mailbox Month and residents who submit a before and after shot of their mailbox being spruced up will receive a \$5.00 discount from their water bill. Mailboxes should measure 41 to 45 inches above the grade of the street and have the address listed in at least one inch high letters. The front of the mailbox door should be between six to eight inches from the face of the curb.

During Mayor's comments, Mayor Jessup noted that: 1: There were eight EMS calls last month, one for an ARC fire and five smoke alarms for a total of 14 calls made by the SMVFD to Meadows Place. Fire Captain Larry DiCamello, Police Chief Mike Baker and Public Works Dan McGraw attended an EOC project seminar last week. 2: The Engineer Selection Committee, consisting of Public Works Director Dan McGraw, Jason Vaughn, an engineer with Fort Bend County, and Steve Gardner, of Huitt-Zollars, Inc. who is also a member of our Planning and Zoning Commission met recently to review their results. In all, the City received bids from 33 firms to engineer the plans for the West Airport reconstruction. TXDOT requirements had to be followed since federal funds will be funneled through this organization. The selection process was open, fair and unencumbered by personal opinion and the process was the key to the selection. 3: The City will call an election tonight to submit to the voters a proposal to change from a Type 4-A Economic Development Corporation to a Type 4-B EDC. A Type 4-B EDC would allow for a broader use of EDC funds than a Type 4-A allows. Anyone with any questions should ask individual members of Council for their opinion on the issue. All funding for the EDC comes from the 1/2 percent sales tax, a majority of which is paid by residents who live outside of the City of Meadows Place.

Minutes of the January 26, 2010 workshop and regular meetings were presented to council for approval. Councilmember Staigle made a motion to adopt the minutes as presented. Councilmember Case seconded this motion which carried unanimously

Councilmember Staigle noted that of the 33 firms who submitted a bid for the West Airport Engineering Construction, three were selected to be on the "short" list. All three were interviewed by the Selection Committee who then picked the firm of HDR/Claunch & Miller.

Item 8 on the agenda was authorizing the Mayor and the City Secretary of the City of Meadows Place to enter into negotiations with the selected engineering firm (HDR/Claunch & Miller) for the West Airport Reconstruction Project. Councilmember Kulhanek made a motion, seconded by Councilmember Case to authorize the Mayor and City Secretary to enter into these negotiations. The motion carried unanimously with Councilmember Staigle abstaining from voting due to a Conflict of Interest. His affidavit is made a part of these minutes. Guidelines acceptable to TXDOT who will provide 80% of the funds will be drafted by Councilmember Staigle for negotiations.

Mayor Jessup 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 8<sup>TH</sup> DAY OF MAY, 2010, FOR THE PURPOSE OF ELECTING CITY OFFICIALS, PROVIDING FOR EARLY VOTING AND PROVIDING FOR NOTICE OF SAID ELECTION  
DE MEDIDAS SOBRE LA ORDENANZA DE CONVOCAR ELECCIONES PARA LA CIUDAD DE MEADOWS PLACE, TEXAS, QUE SE CELEBRARA EL SÁBADO, EL DÍA 8 DE MAYO 2010, CON EL PROPÓSITO DE ELEGIR A LOS FUNCIONARIOS DE LA CIUDAD, PROVEÍDO POR VOTACIÓN ANTICIPADA Y NOTIFICACIÓN DE ELECCIÓN.**

Councilmember Kulhanek made a motion to adopt the ordinance, numbered **2010-01**, calling an election to elect a Mayor and three Aldermen as presented. Councilmember Case seconded the motion which carried with unanimous approval.

Mayor Jessup then read the caption to the following ordinance:

**AN ORDINANCE CALLING A SPECIAL ELECTION FOR THE CITY OF MEADOWS PLACE, TEXAS, TO BE HELD ON THE 8<sup>TH</sup> DAY OF MAY, 2010, FOR THE PURPOSE OF SUBMITTING TO THE VOTERS OF THE CITY OF MEADOWS PLACE, TEXAS, A JOINT-PROPOSITION TO**

**DISSOLVE THE EXISTING SECTION 4A "MEADOWS ECONOMIC DEVELOPMENT CORPORATION," REPEALING THE EXISTING SALES AND USE TAX AT A RATE OF ONE PERCENT (1%) AND IN ITS PLACE ADOPT A NEW SECTION 4B SALES AND USE TAX AT A RATE OF ONE PERCENT (1%) DEDICATED TO THE PROMOTION AND DEVELOPMENT OF NEW AND EXPANDED BUSINESS ENTERPRISES, PUBLIC FACILITIES, PARKS, HOUSING AND PROMOTION OF THE CITY OF MEADOWS PLACE, TEXAS, AND FURTHER PROVIDING FOR THE FORM OF THE PROPOSITION TO BE SUBMITTED TO THE VOTERS.**

**DE MEDIDAS EN UNA ORDENANZA LLAMANDO A UNA ELECCIÓN ESPECIAL POR LA CIUDAD DE MEADOWS PLACE, TEXAS, QUE SE CELEBRARA EL DÍA 8 DE MAYO 2010, CON EL PROPOSITO DE PRESENTAR A LOS VOTANTES DE LA CIUDAD DE MEADOWS PLACE, TEXAS, UN CONJUNTO DE PROPUESTAS PARA DISOLVER LA ACTUAL SECCIÓN 4A "MEADOWS CORPORACIÓN DE DESARROLLO ECONÓMICO", LA DEROGACIÓN DEL USO DE IMPUESTOS SOBRE VENTAS DE UNO POR CIENTO( 1%) Y EN SU LUGAR ADOPTAR UNA NUEVA SECCIÓN 4B DEL USO DE IMPUESTOS SOBRE VENTAS DE UNO POR CIENTO (1%) SER DEDICADO A LA PROMOCIÓN , DESARROLLO Y EXPANSIÓN DE NUEVAS EMPRESAS COMERCIALES, FACILIDADES PUBLICAS, PARQUES, VIVIENDA, Y PROMOCIÓN DE LA CIUDAD DE MEADOWS PLACE, TEXAS, Y ADEMÁS PROVEER LA FORMA DE LA PROPOSICIÓN QUE SE PRESENTARA A LOS VOTANTES.**

Councilmember Wilkens made a motion, seconded by Councilmember Staigle, to adopt the ordinance. Numbered **2010-02**, calling the election to present to the voters a proposal to repeal the existing 4A EDC and in its place adopt a 4B EDC. The motion carried unanimously.

Mayor Jessup then read the caption to the following ordinance:

**AN ORDINANCE CALLING FOR A JOINT PUBLIC HEARING BEFORE 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 23<sup>RD</sup> DAY OF MARCH 2010, AT 7:00 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 A PROPOSAL TO CONSIDER AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE II, ENTITLED "DEFINITIONS AND INTERPRETATION, "SECTION 24-202, ENTITLED "DEFINITIONS" AND AMENDING ARTICLE V, ENTITLED "ZONING REGULATIONS,' TO ADD A "DIVISION 3," ENTITLED "ZONING DISTRICT PROHIBITIONS," PERTAINING TO TATTOO AND BODY PIERCING STUDIOS.**

Councilmember Case made a motion, seconded by Councilmember Staigle, to adopt the ordinance, numbered **2010-03**, calling a public hearing on Tattoo and Body Piercing Studios for the 23<sup>rd</sup> day of March, 2010, at 7:00 p.m. at Meadows Place City Hall. The motion carried unanimously.

Mayor Jessup 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 JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES BETWEEN THE CITY OF MEADOWS PLACE AND FORT BEND COUNTY, TEXAS.**

Councilmember Staigle made a motion to adopt the ordinance, numbered **2010-04**, authorizing the joint election agreement as presented. The motion was seconded by Councilmember Kulhanek and unanimously approved.

Council then discussed the City Investment Policy. After an in-depth review of the policy during workshop session, Council felt the policy was a good one. Mayor Jessup thanked Melody Vaal and Elaine Herff for their work in updating the policy. Councilmember Staigle made a motion, seconded by Councilmember Wilkens, to approve the policy as presented. The motion carried unanimously.

Councilmember Kulhanek then made a motion to ratify the expenditures of \$9,598.01 to Randle Law Office for legal services received during the month of January and for \$6,970.29 to Texas Lawn & Landscape Service. for January landscaping maintenance. Councilmember Case seconded this motion which carried unanimously.

Randle Law Office	\$9,598.01
Texas Lawn & Landscape Service	6,970.29

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 8:25 p.m.

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Elaine Herff, City Secretary