

MINUTES OF REGULAR MEETING  
OF SEPTEMBER 28, 2010  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:34 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  
Terry Henley  
Shirley Isbell  
Rick Staigle  
Dave Wilkens

thus constituting a quorum.

The pledge to the flag was led by Boy Scout Billy Grayden, and the invocation was given by Councilmember David Wilkens. Mayor Jessup thanked Mr. Grayden, and complimented him on his perseverance in Scouting amidst many moves and school changes.

Police Chief Mike Baker reported on Police activities since the August regular Council Meeting. He noted there were two reportable accidents, 12 arrests, 2213 calls for service, 50 offense reports, 474 traffic citations, zero code citations and 195 traffic and 13 city ordinance warnings issued. There were seven burglaries of motor vehicles, two residential burglaries, no building burglaries. Officers made 650 business checks, 303 house watches and 949 property checks.

A burglary of a motor vehicle at Northern Tool resulted in a traffic stop by Officer Nix, the recovery of about \$5,000 in stolen property and the arrest of three suspects. Most of the residential burglaries occurred during the daytime with entry through a back window or door. Officers Somersall and Davis attended Meadows Elementary *First Responder Day* on September 10<sup>th</sup>. The city's COOP plan is written and back-up training was held on September 2<sup>nd</sup>. The City has essentially met our match amount through in-kind services. Invoices from BDR have been submitted through the state's online reporting system. The annual Texas National Night Out will be held next Tuesday, October 5<sup>th</sup>. Council members are invited to ride along with Meadows Place Police Officers, or attend block parties on their own. Officer Davis coordinates this program.

Officer Lynn Dottei has been promoted to patrol sergeant effective October 1<sup>st</sup>. She has been with Meadows Place Police Department for four and a half years, and is a twenty plus year police veteran.

Mayor Jessup commented that a breakfast attended this morning by himself, Chief Baker, City Secretary Elaine Herff, Code Enforcement Officer Kathi Sutton, Public Works Director Dan McGraw and two representatives of Fort Bend Animal Control should result in a better understanding and relationship between Animal Control and the City of Meadows Place.

Public Works Director Dan McGraw reported on activities in his department since July. He said he had four topics to discuss: Water Well Pumpage and Distribution; SECO Grant; Water Reclamation and Lake Project; and the Waste Water Treatment Plant.

In August, the city experienced four water main breaks and pumped an average of 610 thousand gallons of water per day. He and Mayor Jessup have a meeting on Friday to work out the details of a new contract with Southwest Water. They want to make sure our quality of service meets or exceeds the services that we provide today in utilities.

The City is receiving \$40,303 from our SECO grant project to replace our air conditioning system in the Police Department and Council/Court Room.

Windows in the Council/Court Room will also be tinted to make the room usable during the daytime.

We are waiting on approval from the Texas Commission on Environmental Quality, which should arrive in about two weeks, before starting on construction of the lake project. We will lay 2,900 linear feet of purple pipe from the Waste Water Treatment Plant to the new lake location. When this is completed, we will start on the lake excavation.

Basin cleaning and diffuser replacement at the Waste Water Treatment Plant was completed in June. We are still replacing some air flow valves on the plant and will complete this project in another month. All the air piping will then be painted and the WWTP will then have curb appeal.

During Mayor's comments, Mayor Jessup: 1: Gave the Fire Department report for last month... 2: Said the staff held a farewell luncheon for Terry Modeland who is retiring after 20 years of service to the City. Mrs. Modeland has been instrumental in, among other things, obtaining four Small Cities Grants from the Texas Parks and Wildlife Department. Meadows Place is the only small city to have received four grants.

During Council comments, Councilmember Staigle gave an update on the design of the West Airport renovation project. He said there was a meeting between HDR/Claunch & Miller, TxDOT and the City of Meadows Place held recently. HDR hopes to have the design work completed and construction started by next summer. They hope to have the survey work completed next month.

Councilmember Wilkens said he was concerned that some houses need some special attention. He realizes that the Code Enforcement Officer is kept busy with weeds, fences tree stumps, etc. however the number of tarped vehicles is growing and he is afraid that this may become a larger issue. If the vehicle is not street legal, it should not be allowed in the driveway with a tarp over it.

Councilmember Isbell said she has been in touch with Marian Montgomery Marketing Company concerning internal and external marketing of the city. She said everyone can take part in this project by calling or emailing council with their ideas.

Councilmember Wilkens then made a motion to accept the minutes of the August 24 workshop and regular meetings, the September 14 joint public hearing and September 14 budget public hearing as presented. This motion was seconded by Councilmember Staigle and approved unanimously.

Mayor Jessup then read the caption to the following resolution.

**RESOLUTION 2010-07 APPROVING AND ADOPTING A SCHEDULE OF FEES FOR SERVICES OF THE FIRE MARSHAL.**

Councilmember Staigle made a motion, seconded by Councilmember Case, to adopt the resolution, numbered **2010-07**, approving and adopting a schedule of fees for services of the Fire Marshal. The motion carried unanimously.

Mayor Jessup 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 2010.**

Councilmember Staigle made a motion to approve the ordinance, levying a tax rate of \$0.69144 for Maintenance and Operations of the City and \$0.20356 for retirement of the City's debt service making the total tax rate for 2010 \$0.895. Councilmember Henley seconded the motion to adopt the ordinance, numbered **2010-19**. Mayor Jessup noted that included in the budget supported by this tax rate is a 2% raise for the City's staff, none of whom received any raise last year. The motion carried unanimously.

Mayor Jessup then read the caption to the following ordinance:

**AN ORDINANCE ADOPTING THE FISCAL 2010-2011 BUDGET FOR THE CITY OF MEADOWS PLACE, TEXAS, AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.**

Councilmember Isbell made a motion to approve the ordinance, numbered **2010-20**, adopting the 2010-2011 budget, as presented. Councilmember Wilkens seconded the motion which carried unanimously.

Mayor Jessup then read the caption to the following ordinance:

**AN ORDINANCE APPROVING THE FISCAL 2010-2011 BUDGET FOR THE CITY OF MEADOWS PLACE ECONOMIC DEVELOPMENT CORPORATION AS ADOPTED BY THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AT THEIR SEPTEMBER 27, 2010, REGULAR MEETING AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.**

Councilmember Henley explained that this budget actually covers costs for the next three months only - when the new 4B EDC Corp will take over. It includes \$56,500 in revenues and \$115,000 in expenses. Councilmember Henley made a motion to adopt the ordinance, numbered **2010-21**, adopting the EDC budget as presented. The motion was seconded by Councilmember Staigle and unanimously approved.

Councilmember Staigle then made a motion to approve the recommendation of the Planning and Zoning Commission, which is in favor of granting Specific Use Permit -11 to Roshanara Lalani acting for ARN Daycare Inc. to operate a Day Care Center at 12336 West Airport Boulevard. Councilmember Henley seconded the motion which carried unanimously.

Mayor Jessup then read the caption to the following ordinance:

**AN ORDINANCE OF THE CITY OF MEADOWS PLACE, TEXAS AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE IX, OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, ENTITLED "SPECIFIC USE AMENDMENTS," BY ADDING THERETO A NEW SECTION 24-911 AND GRANTING SPECIFIC USE PERMIT - 11 (S-11) TO ROSHANARA LALANI ACTING FOR ARN DAYCARE INC. TO OPERATE A CHILD DAY CARE CENTER AT 12336 WEST AIRPORT BOULEVARD, SUITE D, MEADOWS PLACE, TEXAS, IN THE C-1 COMMERCIAL DISTRICT.**

Councilmember Staigle reminded Council that Sergeant Eissler, at the Public Hearing concerning this ordinance, said that passage of this ordinance would better enable the Police Department to deal with sexual predators and drug violators due to the proximity of children. Councilmember Case made a motion, seconded by Councilmember Wilkens, to adopt the ordinance, numbered **2010-22**, as presented. The motion carried unanimously.

Councilmember Isbell then made a motion to accept the Certification of the 2010 Tax Year Anticipated Collection Rate from Patsy Schultz, Tax Assessor Collector for the City of Meadows Place. Mayor Jessup noted that even though Mrs. Schultz certified the rate at 100% collection, the City has budgeted only a 95% collection rate in order to be safe on their revenue estimates. Councilmember Case seconded this motion which 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 TO ENTER INTO A CONTRACT WITH THE CITY OF STAFFORD FOR FIRE FIGHTING AND FIRE MARSHAL SERVICES.**

This is a three year contract with the 1<sup>st</sup> year's cost for fire fighting services set at \$163,000 and for fire marshal services set at \$3,000. Councilmember Henley made a motion, seconded by Councilmember Wilkens to adopt the ordinance, numbered **2010-23**, as presented. The motion carried unanimously,

Mayor Jessup then read the caption to the following resolution:

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS DESIGNATING A REPRESENTATIVE AND OFFICIAL ALTERNATE TO THE GENERAL ASSEMBLY OF THE HOUSTON-GALVESTON AREA COUNCIL FOR THE YEAR 2011.**

Mayor Jessup noted that Councilmember Henley has been serving as the City's official representative and Councilmember Staigle as the City's official alternate to the H-GAC and they have agreed to serve again if this is Council's decision. Councilmember Isbell made a motion, seconded by Councilmember Case to adopt the resolution, numbered **2010-08**, designating Terry Henley as the representative and Rick Staigle as the official alternate to the General Assembly of the Houston-Galveston Area Council for the year 2011. The motion carried unanimously.

Councilmember Staigle then made a motion to pay the bill for August legal services in the amount of \$10,273.61 to Randle Law Office as presented. Councilmember Henley seconded this motion which carried unanimously.

Councilmember Wilkens then made a motion to ratify the expenditure of \$8,000.00 to the Texas Department of Transportation for West Airport expenses, as presented. The motion was seconded by Councilmember Henley and carried unanimously.

During audience comments, resident John Whiteman, 11400 block of Brook Meadows again voiced his objection to roundabouts on Kirkwood. Mayor Jessup responded that an independent survey showed that roundabouts will move traffic quicker and safer than the current design of Kirkwood.

Audrey Holbrook, 12000 block of Meadow Hollow, said she would like to keep Kirkwood as a four lane divided street so that there will be enough room for large trucks to get around the City. She said if the stop signs needed to come down, a traffic light should be installed at Dorrance. She asked if fire trucks could maneuver through the roundabouts (yes). What about moving vans? (Extra long vehicles will be able to go straight or turn right.) Won't the roundabouts be a distraction? (Anything of beauty is a distraction and a canopy of trees will also add to the beauty - from the 20 trees that now exist to 40.)

There being no further business to consider, Councilmember Wilkens made a motion, seconded by Councilmember Staigle to adjourn the meeting. With unanimous approval, the meeting was adjourned at 9:05 p.m.

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Elaine Herff, City Secretary