

MINUTES OF SPECIAL MEETING
OF DECEMBER 8, 2012
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 9:02 a.m. by Mayor Charles Jessup, Meadows Place Tactical Training Center (TTC) 11803 South Kirkwood 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: Terry Morgan
Terry Henley
John Isbell
John Whiteman
Dave Wilkens

thus constituting a quorum

Item 1. Mayor Jessup opened the meeting stating agenda items should be held to approximately 15 minutes with the person placing any given item on the agenda giving a three or four minute introduction. Council Agreed.

Item 2.

A. Terry Morgan introduced Discussion of Street Lighting and Energy Efficiency by handing out a packet of information supplied by LEDs Unlimited LLC. The benefits of LED lighting and the conversion of city lighting to LED ~~was~~ **were** discussed. Mayor Jessup informed Council the city has already begun the conversion to low wattage lighting, using the TTC as an example. Everyone reviewed the packet and agreed LED lighting and lighting technology had progressed in recent years. The Mayor said he would review the material with Public Works Director, Dan McGraw. Councilman Henley was very supportive of this and reminded Council that GexPro, a GE company, was a leader in this field. As part of this item, Mayor Jessup told Council he had talked with Brad Somers, President of Global Lighting Perspectives about possible decorative light poles in the city Mr. Somers explained why the city would be better letting CenterPoint install them as they could use existing electrical and would use poles for their system. The Mayor then passed out information on CenterPoint Standard Decorative Lighting which contained several options. He explained that CenterPoint would allow replacement of lighting in segments as the city wanted or could afford. Mr. Whiteman felt incremental approach would probably work best and the Mayor said he would confer with CentePoint to find out: the fewest

number they would let us replace; the efficiency of the lighting; and get an idea of cost.

- B. Mayor Jessup then called on Councilman Wilkens for a discussion of Extension of Esplanades and Landscaping. This included watering as well so the grass doesn't die each summer. The Mayor said that part of the reason the city had not done anything is that we were waiting, in hopes, that some of the cost could be shared with developers who may need to ask for turn lanes and cut throughs. The use of landscaping and increased small "beauty areas" was discussed as was the coverage area using reclaimed water without having to expand storage capacity by reconvertng the present Public Works shop back to a water storage tank with capacity of 250 to 300,000 gallons. Councilman Wilkens said there were many landscaping and ivy options available.
- C. Further discussion was had on Discussion of Covering of Sound Wall along W. Airport and Dairy Ashford using increasing irrigation using reclaimed water out of the lake along the sound walls along Airport from the lake to Dairy Ashford. The benefits are many including repositioning of many of the mow strips to their original position, keeping the grass alive and allowing planting of rye grass in the winter and ivy for the walls. All agreed this would have a positive impact on the city. The Mayor informed Council that Dan McGraw was already working on the irrigation portion of this topic and would hopefully have the irrigation completed prior to spring – in time for planting.
- D. Mayor Jessup then asked Councilman Wilkens to open the topic of Discussion of Personnel. Mr. Wilkens wanted to discuss the reallocation of personnel and funding personnel from the Parks to Code Enforcement, if not in full, maybe in part. He visualized a person that could assist and do reconnaissance for the Code Enforcement Officer. Mayor Jessup stated he did not feel pulling parks one full-time field employee was prudent and pointed out that in the past, sharing personnel had caused conflict between departments, department heads and the personnel involved. Councilman Wilkens agreed that it would probably not work in this case either and pointed out that having more than one boss could certainly create difficult working conditions for that employee. Additional personnel matters led to a discussion on replacing the open Code Enforcement position and the fact that the person needs to be trained and certified. Mayor Jessup did suggest we look into moving the health inspections back to the county. He agreed to investigate it further and would brief council on his findings. The Mayor then asked Councilman Wilkens and Councilman Isbell to review the (17 or 18) resumes they had received and narrow it down to three that could be called in for an interview. They agreed and the Mayor said he would get each a set of resumes and said he hoped we could select someone by mid-January.

- E. Discussion of Street Repair Process was opened by John Whiteman who wished to discuss the possibility of an asphalt overlay on the existing streets in Meadows Place. Councilman Isbell questioned the validity of this proposal stating he was worried about the overlay not lasting long enough nor being a good enough surface. Councilman Whiteman used West University Place as an example, stating he had recently driven University Blvd. and it was not only attractive, but provided a smoother and quieter ride. Councilman Wilkens offered the City of Bellaire as another example. Mayor Jessup shared the results of an informal road survey he conducted in Bellaire and agreed that asphalt would make great sense in both short term and long term road repair scenarios. The question of inserting a new water line inside existing water lines was discussed. The Mayor stated he was not sure if the “bursting” method, like the city did on the sewer lines, could be done on our water mains and would check with Dan McGraw.

Further road repair discussions revolved around funding and financing any long term road solutions for Meadows Place. Council all agreed any long term solution should include tearing up existing (inner city) streets and replacing all water lines and includes purple pipe Short term repairs would include concrete when necessary, mud pumping when needed and asphalt.

- F. It was agreed LED lighting had already been discussed and needed no further discussion.
- G. “Other” items pertaining to Future Projects for discussion and vision included: Cameras at all main entrances with license plate readers; city wide wireless internet services; continued enhancement of the city’s use of technology, including but not limited to up-to-date software and the ability to accept payments on-line; Continue to develop an atmosphere of ideas and input from citizens and staff; animal control; possibility of purchasing the house next to the pool for future development of a small aquatic center play area; and active EDC and a joint meeting with Council and EDC (Y. Wilson to survey both groups for a Sat. a.m. meeting.); Police dispatch (the Mayor and Chief Stewart are going to meet with the new Sheriff to look for ways to improve – maybe use of Meadows Place as a code word); Generators at WWTP and City Hall; Granite Trails and plants along the bayou; Assigning a representative to the HAR; develop and annual Realtors Tour or something similar; Concerts at the Park (to enhance this, John Whiteman suggested a small amphitheater); additional parking at City Hall due to wall put up by Texas Direct Auto; expanding City Hall – looking into a 2nd floor; expanding the Community Center by use of 2nd floor if possible, if not by tearing it down and building a new one; expanding parking at the park by adding to existing lot.

Staff suggestions were read which included: Increased Pay; Better Parking; On-line payments; commercial areas developed; roads and sidewalks fixed; Water recreation area for children; Outdoor Theatre and Concerts in the Park; Animal

Control; New Radio Read Meters; modernize WWTP technology; face lift at City Hall;

These suggestions were then prioritized and into three groups with the “vision” being started, if not finished, in that time frame.

25 Years - Major Long Term Road / Infrastructure repairs and upgrades taking place
Expansions / Revamping of both City Hall and the Community Center

15 Years - Automation of WWTP, wells and irrigation systems
Complete Conversion to LED (or low wattage where applicable) lighting
Lining of tank at Water Well #3

5 Years - New A/C at City Hall
Infrastructure plan (paid for) & completed
Parking problems at City Hall resolved
Generators Acquired
Decorative Street Lights installed (Dorrance, Pender, etc.)
90% of Meadows Place retail space leased
Amphitheatre in park
Standard software platforms and online pay throughout city
Cameras
Vines and Irrigation on Sound Walls along Kirkwood

Mayor Jessup thanked everyone for coming to the meeting. He said the purpose of this meeting was to look at a Meadows Place of the future and he felt this had been done.

There being no further business to consider, Councilmember Henley made a motion, seconded by Councilmember Whiteman, to adjourn the meeting. With unanimous approval, the meeting was adjourned at 1:20 p.m.

Yolanda Wilson, City Secretary