

MINUTES OF SPECIAL MEETING
OF JUNE 3, 2003
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:31 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
Joe McCann
David Piwonka
Leen Zellers

thus constituting a quorum. Also present was Stephan Fairfield representing Chaparral Corporation.

Mayor McGrath thanked council for coming to tonight's meeting, making it the third Tuesday in a row that council has met.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, TEXAS BY ADDING THERETO A NEW SECTION 24-801, ENTITLED "PLANNED DEVELOPMENT AMENDMENT – CHAPARRAL CORPORATION," FOR THE CONSTRUCTION OF A MULTI-USE PLANNED DEVELOPMENT, MAKING CERTAIN FINDINGS OF FACT, ESTABLISHING CONDITIONS FOR THE ACCEPTANCE OF THE PLANNED DEVELOPMENT AMENDMENT, PROVIDING PROCEDURES FOR THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE TO MAINTAIN CONTINUING JURISDICTION, PROVIDING FOR PENALTIES FOR VIOLATION OF ANY OF THE TERMS AND CONDITIONS AND PROVIDING FOR THE ACCEPTANCE OF THE PLANNED DEVELOPMENT AMENDMENT PROVIDING FOR UNCONDITIONAL ACCEPTANCE AND OPINION OF COUNSEL.

Mayor McGrath said the agreement has finally been reached. The conditions council put on the planned development have remained in place throughout the negotiating process. They are in the agreement along with penalties for non compliance with the conditions. The agreement gives the developer something to take to the bank for financing purposes. Mr. Fairfield said his company should know within four to six weeks if financing is approved. Alderman Zellers made a motion to adopt the ordinance, numbered **2003-18**, as presented. Alderman McCann seconded this motion. During the discussion which followed, Alderman Henley asked Mr. Fairfield if his company could live with the ordinance and move forward. Mr. Fairfield responded that he believes it should be acceptable. Regarding a timetable for the project, Mr. Fairfield said he hopes that all financing will be in place by the end of summer. They will then enter the design phase. At that time he hopes to reconvene a meeting with some of the folks that were at the city's public hearing on the matter so final advice can be given to the architect. Plans should be finished by Thanksgiving. Financing negotiations should be closed in December and construction should start after the first of next year. Mayor McGrath said several inquiries have been received by City Hall as to when prospective residents can sign up to live in the projects. Mr. Fairfield said as soon

as financing is available, he will notify us and a prelist can be started. Mayor McGrath called for a vote on the motion before council. The motion carried unanimously.

There being no further business to consider, Alderman Zellers made a motion, seconded by Alderman Jessup to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:47 p.m.

Elaine Herff, City Secretary