

MINUTES OF SPECIAL MEETING
OF JANUARY 20, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 6:10 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 City Attorney Grady Randle.

Mayor McGrath said he met with a representative of CVS Pharmacy who was interest in building a single store on about 1.5 or 1.6 acres of land currently owned by the city located on the southeast corner of the intersection of West Belfort and Dairy Ashford. Several issues are involved. When the land was purchased several years ago at the request of the owners for back taxes, the previous owners has requested the land be designated as park land. Council felt they could not bind future councils to the decision and refused to accept that term. No park improvements have been made to the land. City crews have only maintained it with regular mowing. The land has a gas pipeline easement running through it, is in the 100 year flood plain and generally has bad drainage. The pad site for a building would need to be built up quite high. The existing curb cut does not provide good access to where the proposed building would be located off of West Belfort and an additional curb cut may be needed. An on site detention pond may also be needed.

Council discussed the pros and cons of requiring the interested party to purchase the entire piece of property versus just the 1.5 acres needed for their proposed development and requiring the purchaser pay for installation of amenities to be maintained by the city such as the detention pond and some landscaping around it. In that case, zoning regulations would require the property be replatted. Zoning regulations would also require a ten foot fence be put up separating the residential from the commercial neighborhoods. Mayor McGrath said he would like to appoint a two member committee consisting of Councilmembers Piwonka and Zellers to help him with negotiations when the time came. He would also like wording for an agenda item authorizing the land to be advertised for sale. The city attorney said he would provide that information.

Discussing other business, City Attorney Randle said the Judge has all the information he has asked for in the "cat case" but since he is a Federal Judge and has several pressing cases before him, he will get to this case when he has the time. One of the homes involved in the case has been advertised for lease.

Mayor McGrath said the city was notified that our share of the 2004 State Homeland Security funds through the H-GAC is \$50,147.48.

Mayor McGrath said ground breaking for the Senior Village project will be Monday Morning, January 26th at 10:00 a.m.

Councilmember Henley urged support of the regional EDC summit being sponsored by the H-GAC and to be held in Sugar Land in March.

There being no further business to consider, Councilmember McCann made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:15 p.m.

Elaine Herff, City Secretary