

MINUTES OF REGULAR MEETING
OF FEBRUARY 24, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:30 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.

Police Captain Jack Ashton gave the police report. He said that since the last regularly scheduled Council meeting, there were 12 vehicular accidents reported, most of them on West Airport between Meadow Valley and Mulholland. The total amount is up from a usual five or six accidents reported monthly. There were nine arrests and 287 calls for service, 307 citations issued, 48 incident reports and 47 warnings given. During the past month, a 74 year old male walked away from The Oasis about 6:00 p.m. one evening and was found the next morning at 10:30 a.m. The Police Department was awarded a Domestic Awareness Homeland Security Grant for over \$50,000 which was applied for with the help of the Stafford Volunteer Fire Department. It will be partially shared with them. Our Police Department will use its share to help pay for computers to be installed in patrol vehicles. Councilmembers asked what the increase in traffic accidents was due to and if there was any way to better control the traffic, perhaps with different traffic control devices. Captain Ashton said the biggest problem is the increase in traffic flow, especially during the business hours. Drivers simply do not allow themselves enough time to get to and from work and therefore travel at a higher rate of speed. He believes the high visibility of our police officers on this stretch of the road is doing its job slowing down the traffic. Councilmember Henley noted another Homeland Security Grant process was approved last week and we should be receiving those funds shortly. Captain Ashton said the Police Department received another grant reimbursing the department for up to 50% of the purchase price of bullet resistant vests. Captain Ashton also noted that under the best case scenario, the new ticket writers purchased with Municipal Court Technology Funds, should be in place in about eight weeks.

Dan McGraw gave the Public Works/Public Utilities report. He said that in December ECO Resources responded to 8 water related calls. Fifteen of them were resident's problems and 67 were the city's problem. They responded to seven sewer related service calls, all resident's problems. Mr. McGraw said the first phase of sidewalk rehabilitation for 2004 is basically completed with all the concrete having been poured. Forms will be removed Friday. Sand and grass will be added soon. The second phased is scheduled to begin on March 22nd. Public Works employees have completed the installation of the electrical wiring on the large entrance sign on West Airport near the Southwest Freeway. Hopefully, by mid March all the plants will be in.

Parks Co-Director Terry Modeland gave the Parks & Recreation Department report. She said Saturday is the opening day of baseball season. Mayor McGrath will throw out the first pitch. Due to inclement weather the lights are not yet installed. Hopefully they will be installed next week. No night games have been scheduled. The All-Play Baseball organization gave the city a \$4,000 check, their donation towards matching grant funds. Lights will be installed at Pender Park, hopefully by April 30th. These lights are not part of the grant package. Asked about

the timing for the jogging track replacement, Mrs. Modeland said this project's cost is included in the first grant funds. She is awaiting plan approval from the Texas Parks & Wildlife Department and hopes to complete the project this summer.

During audience comments, Richard Vogel, of the 12200 block of Meadowdale, noted he was a 24 year resident of Meadows Place. His handicapped wife tripped on the city's handicapped ramp when she came to vote at city hall. He said also that there is a serious health problem in his block due to standing water. About 60 feet of the street is sinking and residents were told in 1998 that the problem would be fixed in two years. Mayor McGrath noted the city was in the process of designing the next street repair project for an anticipated bond issue to be presented to voters the end of this year or the beginning of 2005. This section of street is on top of the list.

William Clark, co-director of the Stepping Stones School located at 11250 South Wilcrest, said his school was applying to become a Pre-School and Elementary School Charter School. He requested a letter of community support for the school be written to the Texas Educational Agency. He also said the school would like to form partnerships in the community. Mayor McGrath noted this item was not on the agenda so could not be discussed but Mr. Clark was welcome to leave his information.

Christina Stevens, also of the 12200 block of Meadowdale, said she and her husband chose to purchase a home in Meadows Place because of its location, the way it looked, the nice people who lived here and the safety provided its residents. It was a dry summer when she purchased her home. Since that time the road in front of her home is usually underwater and she is concerned about the health effects of this, particularly with the threat of mosquitoes carrying the West Nile virus. The water also lowers her property value. While the water is squeegeed out at times after the Public Works Department is called, she would like the city to squeegee it without being called. She hopes a permanent solution can be arrived at soon.

During Mayor's comments, Mayor McGrath reported that Park Place was purchased by Al Fairfield of the Chaparral Corporation and is now The Oasis. The fourteen acres, half of which are in the City of Stafford, will be completely rebuilt with a new 250 unit Alzheimer's building to replace the current 149 unit one, a new hospital and two medical facilities along with a parking garage. The site must be rezoned. Tentative dates of March 9th for a zoning workshop, March 23rd for a joint public hearing before the City Council and Planning Commission, April 6th for Planning & Zoning to deliberate the matter and make a recommendation to city council with conditions, if any, and April 27th for Council to accept P&Z's recommendation and decide on an action. If approved, the new facility could add from \$60 million to \$75 million of taxable value to the city's tax base. Mayor McGrath also noted that on February 17th, Council met in a special meeting to authorize for sale by bid the property at the corner of West Bellfort and Dairy Ashford. This property was acquired by the city in 1995. Since that time nothing has been done to improve the land. CVS Pharmacy would like to purchase the land. The deadline to accept sealed bids for the property is March 18th. At their regular March Council meeting on the 23rd, Council will review the bids and decide which, if any, they choose to accept.

During Council comments, Councilmember Henley noted the legislature will likely be called back into special session in April to address school financing. Cities and counties need to be aware that decisions made by the legislature can adversely affect their tax base. Also, if schools collect less taxes, cities and counties will probably be charged more as their proportionate share of Central Appraisal fees. It is important to meet with our legislatures in the months to come to discuss this issue in its regard to its effect on cities. Councilmember Henley also asked Council to put March 19th on their calendars for the annual HGAC meeting. This year's speaker will be Congressman Chris Bell.

Councilmember Jessup noted the items reported on by Mayor McGrath were the culmination of six to eight months of good luck and hard work and he urged residents to attend the public hearing and offer their input.

Councilmember Zellers then made a motion, seconded by Councilmember McCann to approve the minutes of the December 16, 2003 regular meeting; January 13, 2004 special meeting; January 20, 2004 special meeting; January 27, 2004 workshop and regular meetings and February 17, 2004 special meeting. The motion carried unanimously.

Mayor McGrath then read a proclamation naming March as Mental Retardation Awareness Month in Meadows Place, Texas. Councilmember Piwonka made a motion to authorize the Mayor to sign the proclamation. Councilmember Zellers seconded the motion which carried with unanimous approval.

Molly Levine of McCall, Gibson & Co. presented council with the yearly audit for the fiscal year ending September 30, 2003. She noted the audit was in conformity with generally accepted accounting standards. She called attention to page six which lists revenues and expenses by fund types. General Fund revenues totaled \$2,932,387 while expenses totaled \$3,255,999. Expenses included four new police vehicles and new computers. While the General Fund balance decreased by \$223,143, it still remains healthy at \$2,478,145. The rest of the audit consists of comparisons and foot notes as in past years. Mrs. Levine said she appreciated the cooperation of everyone involved in performing the audit. Councilmember Henley made a motion to approve the audit as submitted by Mrs. Levine of McCall, Gibson & Co. Councilmember Jessup seconded this motion which was unanimously approved.

Mayor McGrath 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 CONTRACT FOR ELECTION SERVICES BETWEEN THE CITY OF MEADOWS PLACE, AND FORT BEND COUNTY AND THE FORT BEND INDEPENDENT SCHOOL DISTRICT, CITY OF SUGAR LAND AND THE CITY OF MISSOURI CITY IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McGrath said the language in this contract was verbatim to past year's contracts. Councilmember Piwonka made a motion to adopt the ordinance, numbered **2004-04**, as presented. Councilmember Zellers seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE APPOINTING REGULAR AND ALTERNATE MEMBERS OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS PLACE, TEXAS, (CITY PLANNING AND ZONING COMMISSION) FOR A TERM BEGINNING IMMEDIATELY UPON PASSAGE OF THIS ORDINANCE, AND ENDING ON THE 1ST DAY OF FEBRUARY, 2006, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.

Mayor McGrath noted that the terms of Steve Gardner, Jeff Grabert and Rick Staigle as regular Planning Commission members and Marti Pattinson as alternate Planning Commission member were expiring. All had expressed an interest in continuing as members and have done good jobs in their respective

positions. Councilmember Henley made a motion to adopt the ordinance, numbered **2004-05**, appointing members and an alternate member to the Planning Commission as presented. Councilmember Jessup seconded this motion which was unanimously adopted.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE APPOINTING REGULAR MEMBERS OF THE BOARD OF ADJUSTMENT OF THE CITY OF MEADOWS PLACE, TEXAS, FOR A TERM OF TWO (2) YEARS COMMENCING ON FEBRUARY 24, 2004, PURSUANT TO PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.

Mayor McGrath recommended Clyde Little be appointed to this position. Councilmember Piwonka made a motion, seconded by Councilmember McCann, to adopt the ordinance, numbered **2004-06**, as presented by the Mayor. The motion carried unanimously.

Council then considered ratifying the following expenditures: \$5,260.00 to Claunch & Miller for December work on our GIS system; and \$20,000.00 to Joe L. Salvide for Phase One, 2004 sidewalk repairs. Councilmember Henley made a motion to ratify the expenditures as presented. Councilmember McCann seconded this motion which was unanimously approved. Mayor McGrath said he expected the GIS System would be complete sometime this summer.

Invoice number two for the GIS System to Claunch & Miller was presented to Council for payment approval. Councilmember McCann made a motion to pay Claunch and Miller. Councilmember Jessup seconded the motion which carried unanimously.

There were no audience comments at this time.

There being no further business to consider, Councilmember McCann made a motion, seconded by Councilmember Zellers to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:39 p.m.

Elaine Herff, City Secretary