

MINUTES OF REGULAR MEETING  
OF MARCH 23, 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 a total of 1,109 activity calls. Accidents decreased from last month to seven, three being on West Airport. There were twelve bookings, two of which were felony arrests. There were a total of 390 calls for service and 567 citations were issued. Thirteen residential alarms were answered, a majority of which were false alarms. There were five reports of burglary of motor vehicles along with one residential and one business burglary. Criminal mischief reportings were up slightly and the Police Department responded to 187 house watches. Officer Larry Eissler has been rehired after spending two years in Kosovo making the department fully staffed. Captain Ashton again encouraged residents to call police whenever anything suspicious is seen. He also noted that although an increased police presence has been noted on West Airport, there are always one or two officers patrolling the rest of the city.

Dan McGraw gave the Public Works/Public Utilities report. He said that in the last month ECO Resources responded to 64 water related calls. Three of them were resident's problems and 61 were the city's problem. An average of 525,000 gallons of water was pumped per day. ECO responded to ten sewer related service calls, three were city related and seven were private line matters. Mr. McGraw said the second phase of sidewalk reconstruction for this year is progressing. Also he is being kept busy with many inspections at the Senior Village project. Street assessment, in anticipation of next year's bond issue, will start in the next few weeks. A proposal for the cost of this work from Claunch & Miller should be available for council's review at our next meeting. Landscaping of esplanades is continuing and dryer weather should help this effort.

Parks Co-Director Monya Keenen gave the Parks & Recreation Department report. She said poles are in place for the lighting of the major's baseball field and electricity should follow within the next few days. Lighting at the small park off Pender and Dorrance should be completed in time for the dedication and renaming of the park on April 30<sup>th</sup>. The tennis courts were shut down on March 11th and resurfacing should be completed by this Friday. Drainage problems around the jogging trail will be discussed with engineers on Friday. The city is accepting life guard applications until April 2<sup>nd</sup>. Councilmember Jessup noted that it was important to the city's image to "dress-up" Pender Park and he hoped quality lighting would be selected for the project. Mrs. Keenen assured him the lighting would be top quality and she thanked him and especially Councilmember McCann for their hard work on that project.

During audience comments, Dave Wilkins, who resides on Meadowglen Drive, said the homes that were torn up by the November tornado are still an eyesore. Many fences have still not been put back up and debris is still insight.

Marti Pattinson, a Meadow Valley resident, said she noticed traffic counters on West Airport and "No Overnight" truck parking signs at Sam's Club, even though trucks still park there overnight. She was told the traffic counters were for the Oasis project and the no overnight parking signs were just recently installed and the city will enforce them.

During Mayor's comments, Mayor McGrath encouraged everyone to support the Meadows School Carnival on April 17<sup>th</sup>, from 11 – 4. He also noted that owners of the Oasis are still working on obtaining a legal description of that tract of land which the city needs before a public hearing on proposed improvements can be called.

During Council comments, Councilmember Henley said he recently returned from Washington D.C. where he represented Texas cities at the Nation League of Cities conference. He said the League addressed several issues including Hometown Security, the federal COPS programs, transportation, children, affordable housing and a balanced budget with no unfunded mandates. While there he met with Texas Senators Kay Bailey Hutchison and John Cornyn.

Councilmember Jessup thanked the audience for attending tonight's meeting and asked them to spread the news of what is going on in our city.

Councilmember Zellers then made a motion to approve the minutes of the February 24, 2004 regular council meeting as presented. Councilmember Piwonka seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE PROVIDING FOR THE SALE OF A CERTAIN LOT, TRACT AND PARCEL OF PROPERTY IN THE CITY OF MEADOWS PLACE, GENERALLY DESCRIBED AS THE 12600 BLOCK OF WEST BELLFORT (WEST BELLFORT AT DAIRY ASHFORD); AND CONFIRMING THE REGULARITY AND LEGALITY OF THE PROPOSAL AND BIDS HERETOFORE DULY NOTICED AND OPENED ON THE 18<sup>TH</sup> DAY OF MARCH, 2004; AND AUTHORIZING THE MAYOR AND CITY SECRETARY TO SIGN AND EXECUTE A DEED IN A FORM APPROVED BY THE CITY ATTORNEY FOR THE CONVEYANCE OF SAID PROPERTY.**

Mayor McGrath noted that CVS Pharmacy approached the city with their interest in purchasing the 4.5 acres of land at the corner of West Belffort and Dairy Ashford. In February council met and authorized the sale of the land by the sealed bid process. The notice of sale was advertised twice in the city's official newspaper as required by law. One sealed bid was received and opened on March 18<sup>th</sup>. This bid was from CVS Pharmacy for \$1,225,000 with the requirement the city pay the 6% brokerage fee and the title policy. This comes out to approximately \$5.80 per square foot. When the city's costs are paid, we will realize approximately \$1,100,000 on the sale. David Foor, representing CVS Pharmacy, was in the audience. He said CVS will look at the property to see how best to utilize it while planning for required utilities and drainage. Their store will be built on the far west end of the property. There will be enough space for one additional pad site to accommodate a restaurant of some sort. The balance of the property will be used for water detention or retention. The existing underground gas pipe line running through the property will need to be specially wrapped. The property with improvements should add approximately \$4 million to the city's tax base plus sales taxes based on \$8 - \$9 billion a year in sales. Councilmember Zellers made a motion, seconded by Councilmember Jessup to adopt the ordinance, numbered **2004-07**, as presented. The motion carried unanimously.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS, OPPOSING ANY SCHOOL FINANCE OR TAX SYSTEM REFORMS THAT WOULD NEGATIVELY AFFECT CITY REVENUES AND ECONOMIC DEVELOPMENT EFFORTS.**

Councilmember Henley explained that the Texas Municipal League has gone on record as opposing any school financing which would affect cities. They also suggest cities pass this resolution and notify their senators and representatives of their action. The intent of the resolution is to protect the revenue of cities. It is believed the Governor intends to put restriction on cities that would limit the amount by which taxes could be increased. Controls already exist which limit the amount of taxes that can be assessed without triggering the possibility of a roll back election. Mayor McGrath said the State of Texas provides next to nothing in revenues to cities and the city needs revenue to provide city services to its residents. Councilmember Piwonka said what is being proposed is similar to California's Proposition 13 which results in inequality in taxes. Councilmember Jessup said we must get educated and stay on top of the process as it unfolds as all methods of school refinancing are not necessarily bad. Councilmember Henley said while we are for reforming schools, we need to be careful the process does not limit revenues cities can collect for their own programs. Currently 80% of taxes collected go to schools, 15% to cities and 5% to counties. Councilmember Piwonka made a motion to adopt the resolution, numbered **2004-02**, as presented. Councilmember Zellers seconded the motion which carried unanimously.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS, TO JOIN A COALITION AND TO INTERVENE IN PROCEEDINGS RELATED TO THE APPLICATION OF CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, RELIANT ENERGY RETAIL SERVICES, LLC AND TEXAS GENCO, LP TO DETERMINE STRANDED COSTS AND OTHER TRUE-UP BALANCES PURSUANT TO PURA § 39.262; AUTHORIZING THE CITY ATTORNEY TO REPRESENT THE CITY AND TO TAKE APPROPRIATE ACTIONS RELATING TO SUCH PROCEEDINGS; MAKING CERTAIN FINDINGS RELATED THERETO.**

Mayor McGrath said this was similar to what the city was doing with Centerpoint Energy Entex. Councilmember Jessup moved to pass the resolution, numbered **2004-03**, as read. Councilmember McCann seconded this motion which carried unanimously.

A bill for \$6,707.22 to Ross, Banks, Cron & Cavin, P.C. for February 2004 legal services was presented to council for approval. Councilmember Piwonka made a motion, seconded by Councilmember Henley to pay the attorneys. The motion carried unanimously.

There were no audience comments at this time.

There being no further business to consider, Councilmember Zellers made a motion, seconded by Councilmember McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:33 p.m.

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Elaine Herff, City Secretary