

MINUTES OF SPECIAL MEETING
OF APRIL 13, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special 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.

There were no audience comments.

During Mayor's comments, Mayor McGrath said he has authorized architect Jamie Knight to take a look at the site plan for a potential fire station at the Kirkwood location. In May a workshop session is being planned with Council and Stafford's Fire Chief to see what their needs are and why we need a new fire station on this side of US 59 and to discuss the proposed site plan which should have room for an ambulance. The new fire station should be similar to the one on Mula Road. Mayor McGrath also gave Council tentative dates for meetings necessary to approve The Oasis redevelopment project as May 13th for a P&Z workshop meeting; May 18th for a joint public hearing with City Council and P&Z; June 17th for a P&Z meeting to deliberate and prepare a recommendation on the project; June 22nd for Council to accept P&Z's recommendation and July 27th for Council to vote on a planned development ordinance for the project.

Councilmember McCann then gave an update on Pender Park improvements. He said the project was to have been started yesterday. The current park monument sign has been straightened and its foundation fortified. The brick & granite inscription should be completed next Tuesday. Gate enhancements will be complete soon. There is a problem with 240 volt power needing to be dropped to 120 volts with a transformer for lighting on the gates. The existing pots and plants in front of the entrance will be moved to the playing field site. Hawthorne bushes will be planted in their place. In addition to the two gate lights, the park will have four post lights as well as six lights installed in three trees. There will also be five 110 outlets that can be used for functions. Councilmember Jessup said he noted the new barbeque pit in this park is getting a lot of use and we may end up having to schedule its use in the future.

Councilmember Henley made Council aware that Governor Rick Perry has called a special session of the legislature for school finance reform. The HGAC and TML are working on a resolution cities can pass stating that if a cap is placed on increased local taxes, it should be no lower than 6 or 7% and there should be no unfunded mandates.

Council then considered setting the exemptions to be allowed and the amounts or percentages thereof to be in effect for tax year 2004 and future years until rescinded by council action. Mayor McGrath said any changes needed to be approved before April 15th. Proposition 13, passed by state voters last fall, allows cities and counties to

freeze taxes on property owned by disabled persons and those over the age of 65. Discussion of this proposition at previous meetings determined such a freeze would not be for the greater good of our City. Current exemptions however, have not changed since the inception of our city. They are \$15,000 for disabled or \$15,000 for those over 65. Based on last year's exemptions, raising the exemption from \$15,000 to \$30,000 would result in a loss of only \$30,000 in revenues to the city. Councilmember Jessup made a motion to increase the exemptions offered to disabled residents and those residents over the age of 65 (only one exemption allowed) from \$15,000 to \$30,000 and to continue with the current homestead exemption as it exists. Councilmember Zellers seconded this motion which carried unanimously.

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 AN AGREEMENT WITH CLAUNCH & MILLER, INC., FOR SURVEYING AND ENGINEERING SERVICES ASSOCIATED WITH THE COMMUNITY PARK TRAIL DRAINAGE IMPROVEMENTS.

Reconstruction of the jogging trail will result in additional drainage problems at the park, particularly between the track and the homes on Valencia that back up to the park. The drainage in this area was last improved in 1985. It is expected that the cost of these repairs will be approximately \$50,000. Mayor McGrath believes current funds in the Capital Improvement Fund which are from the sale of old MUD bonds can be used for this project. The project will add new drainage outlets on the inside of the track and prevent the new jogging trail from washing away. Councilmember Henley moved to approve the ordinance, numbered **2004-08**, authorizing the agreement with Claunch & Miller as presented. Councilmember McCann seconded this motion which carried unanimously.

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 AN AGREEMENT WITH CLAUNCH & MILLER, INC. FOR ENGINEERING AND CONSTRUCTION PHASE SERVICES ASSOCIATED WITH THE ROADWAY PONDING AREAS EVALUATION AND PREPARATION OF PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS.

This ordinance will allow Claunch & Miller to prepare a comprehensive, detailed assessment of all the internal streets and criteria for future repairs. Currently the City has \$1,250,000 in unsold bonds. Street repairs will need to be prioritized. Councilmember Zellers made a motion to adopt the ordinance, numbered **2004-09**, authorizing the agreement with Claunch & Miller as presented. The motion was seconded by Councilmember Henley and 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, DECLARING THE INTENT OF THE CITY OF MEADOWS PLACE TO REFUND TO THE CITY AND CERTAIN DESIGNATED ACCOUNT FUNDS OF THE CITY MONIES EXPENDED FOR ENGINEERING AND CONSTRUCTION PHASE SERVICES ASSOCIATED WITH THE

ROADWAY PONDING AREAS EVALUATION AND PREPARATION OF PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS FROM CERTAIN ANTICIPATED DEBT OBLIGATIONS OF THE CITY, TO-WIT, SERIES 2005 INFRASTRUCTURE IMPROVEMENT BONDS THAT ARE CONTEMPLATED TO BE ISSUED SUBSEQUENT TO THE ANTICIPATED EXPENDITURE, AND TO REFUND TO THE CITY CERTAIN OTHER RELATED EXPENDITURES ACTUALLY MADE IN ACCORDANCE WITH THE LIMITATIONS AND RESTRICTIONS OF LAW.

Adoption of this resolution will allow repayment to the general fund for bond related items, such as engineering fees, once the bonds are sold. Councilmember McCann made a motion to adopt the resolution, numbered **2004-04**, as read and explained by the Mayor. Councilmember Jessup seconded this motion which carried unanimously.

Council then discussed the preliminary report from Knudson & Associates regarding old Deauville Mall site. In summary, it was noted the City has a viable commercial strip fronting US 59. Beyond this strip, high density residential buildings such as town homes, patio homes or garden homes may be desirable. This would entail tearing up the existing building. Knudson & Associates suggest we prepare and put out a request for proposal on how to develop the old Deauville Mall site, including the property across the Dorrance Lane. The proposal should include incentives. Legal counsel agrees we can fund this proposal through the EDC. Star Wholesale has indicated in the past that they wanted to do something with their tract of land. They suggest a row of restaurants, perhaps. Their wholesale business is not doing well due to the fact that independent dollar stores are being replaced by larger national stores. Garden Ridge who still owns the lease on the balance of the property is in Chapter 11. Mayor McGrath suggested the city go through the RFP process with Knudson, allowing about 60 days for them to prepare a package, and expect an additional 60 days time frame for answers. At the same time the city should ask the Buxton Company for any suggestions they might have. Council should move cautiously as they will have to explain their results to the public at the end of 120 days. It will be necessary to go back to Star Wholesale to let them know we are going out for an RFP. The owners of the Garden Ridge Property, Helfman Ford and Sterling McCall Nissan should also be kept informed. It was Council's consensus for Mayor McGrath to move forward with this plan.

Council was then presented with expenses to ratify as follows: Courts-N-Stuff - \$12,821.00 for resurfacing the tennis courts; Joe L. Salvide - \$10,800.00 for sidewalk repairs and Sterling McCall Nissan - \$14,287.75 for a new police vehicle. Councilmember McCann made a motion to ratify the expenditures as presented. Councilmember Jessup seconded this motion which carried unanimously.

There being no further business to discuss, Councilmember Henley made a motion, seconded by Councilmember McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 9:04 p.m.

Elaine Herff, City Secretary