

MINUTES OF REGULAR MEETING  
OF MAY 25, 2004  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:34 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.

Judge Faye Dettling, Justice of the Peace for Fort Bend County Precinct 3, swore in city officials as follows: Mayor Mark McGrath, Alderman Place No. 1 Charles Jessup, Alderman Place No. 2 Joe McCann and Alderman Place No. 3 David Piwonka.

During Mayor's comments, Mayor McGrath reminded council that a special meeting would be held on June 8<sup>th</sup> to discuss The Oasis Planned Development. At the same meeting, representatives of Claunch and Miller will present the GIS system they compiled and give a preliminary street assessment report on streets that should be repaired when the remainder of the approved street bonds are sold early next year.

During audience comments, John Sealy with Boy Scout Troop 301 presented a Life Scout/Eagle Scout project proposal to build a pavilion at the small park in Meadowglen I, to council. Council said they would have the project looked at and would get back to John.

During council comments, Councilmember Jessup thanked the audience for attending the meeting and asked them to continue to come and to encourage their friends and neighbors to come to council meetings also.

Marsha Clarkston with Meadows Home and Garden Club then presented a scholarship from the club to Horn-Shing S. Wie who plans to study accounting at the University of Texas.

Police Captain Jack Ashton gave the police report. He said that since the last regularly scheduled Council meeting, there were only two reportable accidents with minor damage, seven arrests, 457 calls for service, 333 citations issued, 43 incident reports and 34 warnings issued – all for city ordinance violations. He said Officer Soto was instrumental in apprehending the Radio Shack burglar. Also Officer Nix stopped a speeding vehicle on Kirkwood and found 48 packets of marijuana. The motorcycle has had some down time recently but it will be back in service next week. Hand held ticket writers should be on line June 1<sup>st</sup>. Captain Ashton urged everyone to be careful about email identity thefts.

Mayor McGrath said Dan McGraw, Public Works/Public Utilities Director was away at school this evening. His report indicated that in the last month ECO Resources responded to 115 water related calls. Thirteen of them were resident's problems and 102 were city related. ECO responded to three sewer related service calls, all were private line matters. Rain has caused a delay in the mowing schedule. Phase three sidewalk repairs will start May 27<sup>th</sup> and will include a ramp at City Hall. Trees, Inc. will remove a large tree behind the community center at the request of Garden Club.

Parks Co-Director Monya Keenen gave the Parks & Recreation Department report. She said the park dedication and City's 20<sup>th</sup> year celebration would take place this Friday beginning at 6:00 pm with the ceremony beginning at 7:00 pm. There will be free hot dogs, chips, cake and soft drinks. Swim Team will sell funnel

cakes. Boy Scout Troop 301 will sell Barefoot 'n Friday tee shirts. This year the Parks Department is offering birthday parties at the pool. Life guard training will be held the weekend of May 11<sup>th</sup>. The pool will open weekends beginning May 22<sup>nd</sup>. Friday, June 4<sup>th</sup> is Splash Night at the pool beginning at 6:00 pm.

Parks Co-Director Terry Modeland updated Council on grant projects. Projects included with the first grant were baseball lights which are complete, jogging trail improvements and installation of a pavilion on the old basketball court which will include game tables and a shuffle board court. There will be about a thirty day delay with the jogging trail due to a drainage problem at the 8 acre park. Cost to fix the problem (\$50,000 - \$60,000) will be paid for by approved and already sold old MUD bond funds. It is hoped that a contract for the jogging trail reconstruction can be awarded at Council's July 27<sup>th</sup> meeting. If so, every item in grant one will be completed by November 27<sup>th</sup>. Tennis court lights are a priority of grant two (we should hear by the end of August) and if the grant is not received this work will begin as soon as possible. Mayor McGrath said he was disappointed the jogging trail was taking so long but understood the necessity of fixing the drainage problems first.

Parks Co-Director Monya Keenen reported the city pool opened last weekend and the first "Barefoot 'n Friday" event saw 117 kids in attendance. All lifeguards are in place. Splash night will be Friday, June 4<sup>th</sup> from 6 to 10 p.m. Barbeque will be distributed beginning at 6:30 and an open swim will be held from 9 to 10 p.m.

Councilmember Zellers then made a motion to approve the minutes of the April 13, 2004 special and the April 27, 2004 regular council meetings as presented. Councilmember McCann seconded this motion which carried unanimously.

Mayor McGrath received the recommendation from Planning and Zoning Commission regarding the proposed replat and Planned Development of The Oasis. He noted the majority of recommendations were the same as those required for the Senior Village Planned Development. Some items of note include Item 'k' which requires that if the property is sold to a not for profit agency, the new owners will have to pay a fee to the city each year in lieu of what property taxes would be. Item 'n' requires a berm or shrubs to shield the property from the street. Project owners are to provide the city with a landscape plan. Plans call for a three story building in our city with two nine story structures to be built on property in the City of Stafford. Ultimately a five to nine story hospital will also be built in Meadows Place. Item 'p' refers to recommendations from the traffic study that was done and calls for a left turn west bound lane and a deceleration east bound lane on West Airport along with a loop road at the entrance to be completed at the beginning of the project. Mayor McGrath acknowledged the Planning and Zoning Commission for their efforts in compiling this Planned Development. Councilmember Henley made a motion to adopt the ordinance, numbered **2004-12**, accepting the recommendation of the Planning Commission and approving the Planned Development as presented. Councilmember McCann seconded this motion and the ordinance was adopted with unanimous approval.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE CONFIRMING THE ELECTION OF A MAYOR PRO TEMPORE OF THE CITY OF MEADOWS PLACE, TEXAS, TO SERVE IN SUCH OFFICE UNTIL THE NEXT REGULAR CITY ELECTION.**

Councilmember Piwonka made a motion, seconded by Councilmember Zellers to adopt the ordinance, numbered **2004-13**, to reelect Terry Henley as Mayor Pro Tem. The motion carried unanimously. Councilmember Henley thanked council for their vote of confidence.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE CALLING A JOINT PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF MEADOWS PLACE TO BE HELD ON THE 15<sup>TH</sup> DAY OF JUNE, 2004, AT 7:00 O'CLOCK P.M. AT THE CITY OF MEADOWS PLACE CITY HALL, ONE TROYAN DRIVE, MEADOWS PLACE, TEXAS TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION INVOLVING A REQUEST FROM DAVID FOOR ACTING FOR CVS PHARMACY TO CONSIDER AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, ENTITLED "PLANNING AND ZONING REGULATIONS," BY SPECIFICALLY AMENDING ARTICLE VIII, ENTITLED "PLANNED DEVELOPMENT AMENDMENTS," BY ADDING THERETO A NEW SECTION 24-803 APPROVING A PLANNED DEVELOPMENT AMENDMENT WITH APPROPRIATE CONDITIONS TO CVS PHARMACY FOR THE CONSTRUCTION OF A MULTI-USE PLANNED DEVELOPMENT.**

Mayor McGrath said this public hearing would allow Council, Planning and Zoning and all city residents to view what is proposed in the redevelopment of the property located on the corner of West Bellfort and Dairy Ashford by CVS Pharmacy owners. He proposed to call the public hearing for Tuesday, June 15<sup>th</sup> at 7:00 p.m. The Planning Commission can then meet on July 12<sup>th</sup> to discuss comments received on June 15<sup>th</sup> and prepare a recommendation to Council. Council can accept the recommendation at a special meeting on July 13<sup>th</sup> and, if warranted, approved the planned development on July 27<sup>th</sup>. Councilmember Henley made a motion to adopt the ordinance, numbered **2004-14**, calling the public hearing as presented. Councilmember Jessup seconded this motion and thanked the city staff for the "Yeoman's job" they have been presented with concerning all the proposed redevelopment being undertaken in the city. The motion carried unanimously.

Expenses were presented to council for ratification as follows: \$33,135.49 to Enforcement Technology, Inc. for four ticket writers (to be paid for with court technology funds;) \$6,336.72 to Republic Harley-Davidson for a more user friendly motorcycle; and \$10,033.46 to Ross, Banks, May, Cron & Cavin, P.C. for April 2004 legal services. Councilmember Piwonka made a motion to ratify the three expenditures as presented. Councilmember McCann seconded this motion which was unanimously approved.

At this time audience member Marsha Clarkston asked where the city was with the police taser program. Mayor McGrath said the minutes approved at tonight's meeting would allow the Police Department to apply for the funds from the 100 Club.

There being no further business to consider, Councilmember Zellers made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:30 p.m.

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Elaine Herff, City Secretary