

MINUTES OF SPECIAL MEETING
OF JUNE 8, 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.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, TEXAS BY ADDING THERETO A NEW SECTION 24-802, ENTITLED "PLANNED DEVELOPMENT AMENDMENT – THE OASIS," FOR THE CONSTRUCTION OF A MULTI-USE PLANNED DEVELOPMENT, MAKING CERTAIN FINDINGS OF FACT, ESTABLISHING CONDITIONS FOR THE ACCEPTANCE OF THE PLANNED DEVELOPMENT AMENDMENT, PROVIDING PROCEDURES FOR THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE TO MAINTAIN CONTINUING JURISDICTION, PROVIDING FOR PENALTIES FOR VIOLATION OF ANY OF THE TERMS AND CONDITIONS AND PROVIDING FOR THE ACCEPTANCE OF THE PLANNED DEVELOPMENT AMENDMENT PROVIDING FOR UNCONDITIONAL ACCEPTANCE AND OPINION OF COUNSEL.

Mayor McGrath noted the Planning and Zoning Commission had made a unanimous recommendation that Council approve and accept this Planned Development with several conditions. The conditions are almost identical to those required in the Planned Development for Meadows Place Senior Village. Additional requirements include building the Assisted Living facility, Alzheimer's care facility and Hospital completely within the city limits of Meadows Place, parking to comply with the City of Meadows Place's Zoning Ordinance, provisions to preserve open space, lighting to comply with Fort Bend County regulations and signage to comply with city ordinances. After a short discussion, Councilmember Zellers made a motion to approve the ordinance, numbered **2004-15**, as presented. Councilmember Jessup seconded this motion which was unanimously approved. Councilmember Zellers added she and the rest of council appreciated the efforts of the Planning Commission in this matter.

Terry Maher with Claunch & Miller, Inc. then presented the street assessment project as compiled by his company. He said there were 143 points on city streets that had some water ponding after rain. Of these, 84 are recommended to be repaired due to severe water retention. The next step is to determine actual costs. There is approximately \$1,022,000 left in approved bond funds that can be sold for these repairs. This amount should take care of the major complaints and streets should be good for the next three to five years. Repairs will include stabilizing the soil six inches under the cement and up to two feet away from the curb. Mayor McGrath noted repairs would start as soon as bonds are sold early next year.

Doug Wilson with Claunch & Miller, Inc. then gave a demonstration of the new GIS (Geographical Information System) prepared for Meadows Place. Every parcel in the city is depicted in the GIS with all information as provided by the Fort Bend Central Appraisal District. Also included are the drainage, sanitary sewer and water distribution systems. Linking this information allows the viewer to pinpoint exactly where problems

occur such as which properties would be affected should water need to be turned off, etc. The information should be updated annually with Ft. Bend CAD information as well as with any added water/sewer lines the city installs and any added subdivided parcels. An annual \$1,050 license would need to be purchased to view this information from one desk top computer. An additional \$2,200 publisher license is also available and would allow the viewer to make certain additions or changes to the GIS. This system would be extremely useful to our Public Works/Public Utilities Departments. It would also have the capability to provide needed ISO Fire Flow information for most areas of the city.

Mayor McGrath then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS FOR THE PURPOSE OF PARTICIPATING IN THE FORT BEND COUNTY MOBILITY PROGRAM.

This resolution will allow the county to participate with the city in repairing West Airport Boulevard and Kirkwood Road. The city will pay engineering costs estimated at \$585,000 and the county will pay the cost of construction estimated at \$3,830,000. This resolution must be presented to the county by June 18th for the city to be considered for receipt of any funds. Councilmember Piwonka made a motion, seconded by Councilmember Henley, to approve the resolution, numbered **2004-05**, as presented. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 30 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, TEXAS, ENTITLED "TRAFFIC," ARTICLE II, ENTITLED "TRAFFIC CONTROL REGULATIONS," DIVISION 2, ENTITLED "PARKING," TO DELETE SECTION 30-20 AND SECTION 30-21 AND SUBSTITUTE NEW SECTION 30-20 AND SECTION 20-21 AS HEREINAFTER SET OUT.

This ordinance adds (g) to Section 30-21 of the city's parking ordinance, prohibiting parking or storing of any vehicle in a commercial parking lot within the city limits of the City between the hours of twenty (20) minutes after sunset and twenty (20) minutes before sunrise, without the written authorization of the commercial parking lot owner. This will prevent eighteen wheeler trucks from parking overnight in Sam's or Garden Ridge/Star's lots. Councilmember Zellers made a motion, seconded by Councilmember Jessup, to approve the ordinance, numbered **2004-16**, as presented. The motion carried with Councilmembers Jessup, McCann, Piwonka and Zellers voting "for" and Councilmember Henley abstaining.

Because the bill to Claunch & Miller, Inc. for Claunch & Miller, Inc. for \$18,140.17 was not immediately available, Councilmember Jessup made a motion, seconded by Councilmember Henley, to table its ratification. The motion carried unanimously.

Mayor McGrath reminded everyone that a joint public hearing with Planning and Zoning was scheduled for next Tuesday at 7:00 p.m. to hear from the representatives of CVS Pharmacy.

There being no further business to consider, Councilmember Jessup made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:55 p.m.

Elaine Herff, City Secretary