

MINUTES OF SPECIAL MEETING
OF JANUARY 11, 2005
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:37 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: Charles Jessup
Joe McCann
Rick Staigle

and the following absent:

Aldermen: Terry Henley
David Piwonka

thus constituting a quorum.

There were no audience comments at this time.

There were no comments from the Mayor.

Councilmember Jessup wished everyone a Happy New Year.

Molly Levine with McCall, Gibson & Company presented Council with a draft of the city's audit report for fiscal year ending September 30, 2004, recently completed by her company. She noted this was the first year for implementing the newly required GASB information. Pages one and two consist of the auditor's opinion letter. The audit shows an ending balance of \$3.5 million, due in large part to the one time sale of land. Most of these funds are marked for park improvements and a new fire station. Councilmember Staigle made a motion to approve the audit draft as presented. This motion was seconded by Councilmember McCann and unanimously approved. Mayor McGrath thanked Mrs. Levine for pushing ahead with the audit in light of the city's upcoming bond sale.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION APPROVING THE DRAFT OF THE
\$1,295,000 GENERAL OBLIGATION BONDS, SERIES 2005
PRELIMINARY OFFICIAL STATEMENT.**

Mr. Joe Morrow with First Southwest Company, the city's financial advisors, and Mrs. Terrie Sechrist with McDonald & Sechrist, LLP, the city's bond attorney, explained the resolution. Mr. Morrow noted his company would be distributing the proposal to potential bidders next Monday. Tomorrow the time and conditions of sale will be published in the *Texas Bond Reporter*. Mrs. Sechrist then explained that the roll of bond council was basically to make sure that the bonds are approved by the Attorney General of the State of Texas, to make sure that they are tax exempt and that the official statement is accurate and gives a correct overview of the last five years of the city. Mayor McGrath asked what the market looked like. He was told that this is an excellent time to be in the market and because \$1.3 million is a relatively small amount of bonds to sell, a AAA rating may not be possible. The rates should be comparable to the city's 2000 bond sale. Councilmember Staigle asked why the statement listed over 100% of taxes were collected in one year. The answer is that some of the taxes collected were delinquent taxes. Mr. Morrow asked permission for his company to bid on the bonds. Mayor said it was a very standard procedure for the financial advisor's company to bid on the bonds. It provides another bidder and he recommended Council allow this. Councilmember Jessup made a motion to adopt

the resolution, numbered **2005-01**, approving the draft of the \$1,265,000 General Obligation Bonds, Series 2005 Preliminary Official Statement. Councilmember McCann seconded this motion which was unanimously adopted.

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 TO ENTER INTO AN AGREEMENT WITH NUWEST GOLF COURSE CONSTRUCTION FOR CHANGE ORDER #1, 1) TO PROVIDE FOR A POLIGON HEX 16' PAVILION STRUCTURE INSTEAD OF A POLIGON SQUARE 16' PAVILION STRUCTURE; 2) TO INSTALL AN ADDITIONAL 412 LINEAR FEET OF CRUSHED GRANITE TRAIL; AND 3) TO REPLACE A BACKGAMMON GAME TOP TABLE WITH A CHESS/CHECKER GAME TOP TABLE IN MEADOWS PLACE COMMUNITY PARK IMPROVEMENTS PHASE 1.

Bob Duke, grant consultant, explained the first change is due to Council's request to upgrade from a square to a hexagon pavilion. The second change is due to the city's original figures given to the contractor on the jogging trail length which has been remeasured and verified. The third change is due to the difficulty experienced in trying to find a backgammon table top. Councilmember Jessup made a motion to adopt the ordinance, numbered **2005-01**, approving Change Order #1 as read. 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 TO ENTER INTO AN AGREEMENT WITH NUWEST GOLF COURSE CONSTRUCTION FOR CHANGE ORDER #2, 1) TO ADD REVISIONS TO THE PICNIC PAVILION FOUNDATIONS; 2) TO ADD AN ADDITIONAL PICNIC TABLE PAD; 3) TO ALLOW FOR SAWCUTTING AND FOOTINGS AT SIDEWALKS, HOPSCOTCH PAD AND SHUFFLEBOARD PAD; AND 4) TO PROVIDE FOR EXTENDED CONSTRUCTION TIME COSTS IN MEADOWS PLACE COMMUNITY PARK IMPROVEMENTS PHASE 1.

Mr. Duke explained that after the decision was made to go with a hexagon pavilion, and after working with soil engineers on the tennis court soil problems, a boring was done at the picnic pavilion and it was determined that it will be necessary to install a drilled pier under each pole with a bell footing at the bottom and adding three feet of select soil fill to build up the foundation. The new design will require an additional foundation for the fourth picnic table which will not fit in the pavilion. These studies held up the contractor, requiring additional funds for his equipment rental and labor costs. The new foundation design, recommended by Toulney, Wong Engineers, has been reviewed by the city's consulting engineers and compared with other similar pavilions being built. Costs are in line. Mayor McGrath reminded Council that funds were recently spent rehabilitating the tennis court. The ground there is already shifting and dangerous. If we don't spend the funds now stabilizing the pavilion with piers, we can reasonably expect to have to redo the project in the near future. Councilmember Staigle likened the increase cost to a long term investment. \$50,000 of the money for these park improvements (Grant #1) is coming from grant funds, with the balance being paid from city reserve funds. Councilmember Staigle made a motion, seconded by Councilmember McCann to adopt the ordinance, numbered **2005-2**, authorizing change order #2 to NuWest Construction. The motion carried unanimously.

Council then ratified the first two expenditures to NuWest Construction as listed on the agenda.

There were no comments from the audience.

There being no further business to consider, Councilmember McCann made a motion, seconded by Councilmember Jessup, to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:49.

Elaine Herff, City Secretary