

MINUTES OF REGULAR MEETING  
OF SEPTEMBER 27, 2005  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:31 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 Rick Staigle

thus constituting a quorum.

Captain Jack Ashton reported on police activity since the last regular council meeting. He said there were nine accidents, 12 arrests, 1,110 calls for service, 339 citations issued, 41 incident reports and 108 warning citations issued. There were two burglaries of motor vehicles (both off of West Belfort.) There were 586 house watches. This amount is two to three times as many as usual and was due to residents leaving because of Hurricane Rita. The Police Department made many donations to victims of the two hurricanes, Katrina and Rita. Due in part to Officer Valesquez-Cardenas' efforts, two or three tractor trailer loads of food and police gear, a \$2,000 donation from the Fort Bend Exchange Club and a \$25,000.00 donation from Sean Penn (obtained through his agent) were sent to Louisiana police officers. Locally, the Police Department purchased supplies and equipment to get them through Hurricane Rita for a week. Most officers were on duty around the clock from Thursday through Saturday at the Community Center which was secured with the help of the Public Works and Parks and Recreation Departments. They had two generators and ample gas and diesel fuel. Councilmember Jessup thanked Captain Ashton for the information. He visited the Community Center a couple of times and was proud and reassured by the great attitude of the police officers.

Public Works Director Dan McGraw gave the Public Works report. He said there were 149 service calls for water problems. 141 of them were city related and 8 were on private lines. 24.8 million gallons of water were pumped during August. There have been 27 main water line breaks since August 20<sup>th</sup>. There were 5 sewer related service calls for July. One was city related and four were on private lines. The Public Works employees spent all of the previous week preparing the city for the hurricane by cleaning the ditches, trimming trees and boarding up the Community Center. Phase 3 of pavement repairs is 60% complete. Construction began on the fire station on September 8<sup>th</sup>. Demolition for Phase 1 construction at The Oasis is scheduled to begin soon. Responding to a question from Councilmember Staigle, Mr. McGraw said the Kirkwood Annex building can be used again once the pavement is poured. Mayor McGrath said he appreciated the effort put in by the Public Works employees with hurricane preparations.

Terry Modeland, Co-Director of the Parks and Recreation Department gave her report. She said the Parks and Recreation Department will again help out with the annual Halloween Carnival to be held from 6:00 – 8:30 p.m. Halloween night on the paved area at the Brighton Park. Boy Scouts will not hold their haunted house but will help with the carnival this year. The traditional car bash will be held, a DJ will provide music and glow necklaces will again be handed out. The Parks & Recreation 13<sup>th</sup> annual golf tournament will be held this year on November 7<sup>th</sup> at the Sugar Creek Country Club. Check-in time is 9:00 a.m. with golfing to start at 11:00 a.m.

During audience comments, Marti Pattinson noted the city's image was improving with big trucks no longer parking in the Meadows Place portion of the Sam's parking lot. She inquired about the Budget rental trucks that have been parked at the CVS Pharmacy. Mayor McGrath said he would check but he does not believe there is anything in the Planned Development that would preclude the truck parking; but it may be addressed in the Zoning Ordinance.

Silverio Romano, a Bloomington Lane resident whose property backs up to the old movie theatre said his fence was falling apart and wondered about a new fence to protect his family from the noise. Mayor McGrath said it was up to the property owners to replace the fence; the city has no responsibility in this matter.

During Mayor's comments, Mayor McGrath said that due to the hurricane, September garage sales were cancelled and could be held the last weekend of October. He also noted that he has received information that the Garden Ridge/Loews Theatre property has been sold and was told the new owners hope to convert the building into a medical office complex.

During Council comments, Councilmember Piwonka said he knew that the Chuck E. Cheese Corporation has purchased the property their restaurant is located on and wondered if any other property was purchased. Mayor McGrath said he heard the C&H Steak House property was purchased by the same people who purchased the Garden Ridge/Loew's property. Councilmember Staigle asked what these purchases did to the planned TIRZ. Mayor McGrath said the TIRZ "was dead." .

Mayor McGrath then read a proclamation declaring October 5, 2005 as *East Fort Bend Human Needs Ministry "Tune-Out Hunger" Day* in Meadows Place, Texas. Councilmember Piwonka made a motion to authorize the issuance of this proclamation as read. Councilmember Jessup seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION DESIGNATING A REPRESENTATIVE AND OFFICIAL ALTERNATE TO THE GENERAL ASSEMBLY OF THE HOUSTON-GALVESTON AREA COUNCIL FOR THE YEAR 2006.**

Mayor McGrath recommended reappointing our current Representative, Terry Henley and Official Alternate, David Piwonka to these positions. Councilmember Henley said he appreciated the support City Council gives to him with his work on the H-GAC and the Texas Region Board of Councils. Councilmember Staigle made a motion to adopt the resolution, numbered **2005-09**, as presented. Councilmember McCann seconded the motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE ADOPTING THE FISCAL 2005-2006 BUDGET FOR THE CITY OF MEADOWS PLACE, TEXAS, AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.**

Mayor McGrath noted a public hearing was held on September 13<sup>th</sup> to discuss this budget. The budget totals just under \$4 million and will require a proposed tax rate of \$0.73. This tax rate is the same as last year but will result in additional money being collected due to a 7% increase in property values. The budget also reflects an increase in garbage costs from \$8.80 per month to \$9.50 per month due to increased fuel costs. All employees will receive at least a 3% raise with police officers receiving a 10% increase. Beyond those factors, budget figures remain about the same as last year. Councilmember Henley made a motion, seconded by Councilmember Piwonka to approve the ordinance, numbered **2005-34**, adopting the 2005-2006 fiscal year

budget for the City of Meadows Place. The motion carried unanimously. Councilmember Staigle noted that garbage rates will continue to increase as landfills in the area fill up with no new ones being opened. He predicts costs will double in the future.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE APPROVING THE FISCAL 2005-2006 BUDGET FOR THE CITY OF MEADOWS PLACE ECONOMIC DEVELOPMENT CORPORATION AS ADOPTED BY THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AT THEIR SEPTEMBER 20, 2005, REGULAR MEETING AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.**

Councilmember Henley said the EDC expects to receive about \$180,000 in sales tax revenues this coming year. Their main expense is to pay off the bonds sold to build water well #3. He would like ideas from residents on how to wisely spend excess funds. In the past, EDC funds have paid to widen West Airport, sound walls along West Airport and Dairy Ashford and the traffic signal at West Airport and Kirkwood. They plan to update that signal to use LED lights this year. Councilmember Henley made a motion to approve the ordinance, numbered **2005-35**, adopting the EDC budget for 2005-2006 as approved by the EDC Board of Directors on September 20<sup>th</sup>. Councilmember Jessup seconded the motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE LEVYING A TAX RATE FOR THE CITY OF MEADOWS PLACE, TEXAS, FOR THE TAX YEAR 2005.**

Mayor McGrath said he was recommending a total tax rate of \$0.76 be adopted to be split as \$0.4874 for maintenance and operation expenses and \$0.2726 for debt service. Councilmember Henley made a motion to approve the Maintenance and Operations Tax Rate of \$0.4874. Councilmember Piwonka seconded this motion which carried unanimously. Councilmember Piwonka then made a motion to approve the Debt Service Tax Rate of \$0.2726. Councilmember Henley seconded this motion which carried unanimously. Councilmember Henley then made a motion to adopt the ordinance, numbered **2005-36**, levying a tax rate of \$0.76 for the City of Meadows Place, Texas, for the tax year 2005. Councilmember Jessup seconded this motion which carried unanimously.

Mayor McGrath then read the items listed on the consent agenda. He noted any one of these items could be pulled for discussion should any member of council request to do so. He said minutes from the July 12, 2005, special meeting were not included in council's packets because the meeting had been cancelled. Also, the various agreements with Fort Bend County are simply renewals of agreements passed in previous years. Councilmember Henley made a motion, seconded by Councilmember McCann to approve items on the consent agenda as presented. This motion carried unanimously. Items were as follows:

**Approval of minutes of July 12, 2005, Building Standard, workshop and special meetings; July 26, 2005, workshop and regular meetings; August 9, 2005, workshop and special meetings; August 23, 2005, workshop, joint with Planning and Zoning and regular meetings; September 13, 2005 special and public hearing meetings and September 20, 2005, public hearing and special meetings.**

**An ordinance authorizing the Mayor and City Secretary of the City of Meadows Place, Texas to enter into an Interlocal Agreement between Fort Bend County and the City of**

**Meadows Place for the purchasing of certain governmental administrative functions, goods or services.**

This ordinance is adopted as Ordinance No. **2005-37**.

**An ordinance authorizing the Mayor and the City Secretary of the City of Meadows Place, Texas, to enter into an interlocal agreement between the County of Fort Bend and the City of Meadows Place for police protection for a two year term beginning on October 1, 2005, and ending on September 30, 2007.**

This ordinance is adopted as Ordinance No. **2005-38**.

**An ordinance authorizing the Mayor and the City Secretary of the City of Meadows Place, Texas, to enter into an interlocal agreement between the County of Fort Bend and the City of Meadows Place providing for the housing of city prisoners for a one year term beginning on October 1, 2005 and ending on September 30, 2006.**

This ordinance is adopted as Ordinance No. **2005-39**.

**An ordinance authorizing the Mayor and the City Secretary of the City of Meadows Place, Texas, to enter into an interlocal agreement between the County of Fort Bend and the City of Meadows Place for use of the County's radio system for a one year term beginning October 1, 2005, and ending on September 30, 2006.**

This ordinance is adopted as Ordinance No. **2005-40**.

**Ratification of expenditures:**

<b>Alsay Incorporated</b>	<b>\$ 8,545.00</b>
<b>A-Tec Engineers &amp; Contractors, L.P. (#4).</b>	<b>130,708.89</b>
<b>A-Tec Engineers &amp; Contractors, L.P. (#3)</b>	<b>68,837.26</b>
<b>City of Stafford, Texas</b>	<b>118,000.00</b>
<b>J. Grady Randle, P.C. (August)</b>	<b>8,553.12</b>

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Marti Pattinson asked if the Garden Ridge/Loew's property was up to code. Mayor McGrath explained that the owners hadn't been in to City Hall to apply for any permits yet, so there was no way to know about that. Inspections made after a fire in the theatre part indicated there were no structural issues at that time.

Sylvia Romano asked Council if the city could not build a fence behind her property, or force the owners to build one as was done at the CVS site, why could the city not force the owners to at least pay for half of the cost of a new fence. She was told that was a civil matter and the city could not get involved with it.

Captain Jack Ashton said he had just been informed that the Budget rental trucks at the CVS Pharmacy would be gone within a week.

There being no further business to consider, Councilmember McCann made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:37 p.m.

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Elaine Herff, City Secretary