

MINUTES OF WORKSHOP MEETING
JULY 23, 2013
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of Meadows Place City Council was called to order at 6:03 p.m. by Mayor Charles D. Jessup, IV, 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 Section 551.041, TGC with the following members present and in attendance:

Mayor: Charles D. Jessup, IV

Aldermen: Terry J. Henley
Terry W. Morgan
Kelle K. Mills
David A. Wilkens

Absent: John F. Isbell

Rick Staigle was also present.

The first item on the agenda was when Mayor Jessup called the meeting to order.

The second item on the agenda was a discussion of the 2013-2014 City Budget. Mayor Jessup stated that preliminary numbers have been set and numbers are in from CAD. After reviewing the City's revenues, the Mayor believes the City is in good shape financially. Mrs. Monya Keenen, Parks and Recreation Director then proceeded to discuss her department's budget. She stated postage will remain the same as last year. Supplies and equipment will also remain the same at \$1,500.00. Tools and equipment will be cut to \$3,500.00 due to Gator being purchased this fiscal year. Most repairs are done in-house with Parks and Recreation so \$3,500.00 will be necessary to purchase tools such as weed eaters and other types of tools that will be needed to maintain parks. \$800.00 has been added for credit card services due to this service being a new budget item. Parks have started accepting credit card payments for rentals. Mrs. Yolanda Wilson, City Secretary explained that the \$5.00 fee is to cover the expense for using the credit card service. Councilmember Henley explained that most credit card fees range from \$3.00 to \$5.00 fee. Since the City is a governmental entity, it cannot charge higher than \$5.00 fee. Mayor Jessup stated that Parks Maintenance line item may have to be reviewed again in the event the windscreens need to be purchased. The pool contract company is used to provide licenses to staff. Lifeguards pay for their own license. The current amount is \$4,500.00. \$6,660.00 in revenue is due to bracelets that are sold at the pool. There is a budget increase of \$35,000.00 to replace the deteriorated rod iron fence at the pool, along Amblewood. Mayor Jessup stated that fence has deteriorated to the point that it need to be replaced and to have it done properly replacement should be done professionally. Mrs. Keenen showed pictures to Council to illustrate how bad it has deteriorated. Quotes to replace 3 sections of the fence have been obtained however the section of fence along Amblewood has to be done in order to keep the pool safe and secure. Pool chemicals will be increased to \$6,000.00 due to chlorinated tablets being used since re-converting the pool from salt. The filters and other equipment have been replaced that make it

easier for maintenance. Uniforms need to be replaced as there is a need for new inventory. New uniforms will cost \$4,500.00. The \$1,100.00 cost for telephone located at the pool is required by code in the event someone needs to call 911. After assessment, there is a need to purchase more security cameras to install at City parks. Accordingly \$16,000.00 is being requested which is the same amount as last year. This will assist with monitoring vandalism and theft. Due to adding classes such as swimming lessons and Kwando activities, revenues will increase by \$18,000.00, however revenue will be offset by expenses for instructors. Decorations for activities and for LED lights for Christmas and other seasonal items are also costly. CM Terry Henley stated that sponsorships should be considered and CM Henley offered to assist with reaching out to potential sponsors to offset cost. Mayor Jessup stated that local businesses may be a resource to assist with offsetting expenses for events. The Fourth of July parade is a \$5,500.00 event since the entertainment is expensive. As in years before, the bag pipers have been the entertainment but they perform for a fee. The Halloween activity is no longer being held because of the low volunteerism to coordinate the event. Lake Maintenance line item will need to be increased to \$16,000.00 as the pump station is an expensive piece of equipment. A pump cover costing \$3,500.00 is needed to assist in the longevity of the pump station. Vandalism and theft are issues by the lake. Parks Director was a victim of theft when her car was broken into and purse stolen after stopping by the park for seven minutes while on City business. Expenses to repair bollards were reduced from \$13,000.00 to \$5,000.00 due to grant funding being reimbursed.

The third item on the agenda was a discussion of the Texas Direct Auto (TDA) Tax Agreement. Mayor Jessup stated TDA provided an estimate on expected sales tax that would be provided as a result of their facility being in Meadows Place. This estimated sales tax amount was agreed upon and included in TDA Agreement. TDA is talking with Habitat for Humanity to sub-lease some of their space. Mayor Jessup talked with TDA General Manager about this arrangement and asked how this would affect sales tax for the City. TDA has selected NAPA as a Retail Purchasing Group to assess where the sales tax is being filtered. This means that there will be a tool in place to identify how much sales tax is coming to Meadows Place. Mayor Jessup have requested that City Attorney provide the wording for this agreement to ensure that TDA follows through on what they have proposed ensuring the City recoups their share of the sales taxes.

The fourth item on the agenda was discussion of new owners of the Meadows Place Square. Mayor Jessup met with Bob Graf, representative of the EDC along with four of the owners of the Meadows Place Square resulting with excitement for the future of the center. The grass had been mowed the next morning after finalizing purchased along with a nice sign being installed to generate leasing activity. Owners have neighboring developments such as the Promenade in Stafford. Most of the commercial activity that was mentioned during the meeting is in line with what the City's vision has as far as nice restaurants.

The last item on the agenda was WCA Contract Review. There was discussion of the rate per household of \$14.09 being increased to \$14.19 as a part of the agreement. Mayor Jessup stated that he will provide a copy to each Councilmember. There are some decisions that have to be made so discussion is necessary to decide what is best.

There being no further business to consider, Councilmember Morgan made a motion, seconded by Councilmember Wilkens, to adjourn the meeting. With unanimous approval, the meeting was adjourned at 8:19 p.m.

These minutes were approved by the
City Council on Tuesday, September 24, 2013.

ATTEST:



Janice M. Moore, City Secretary



Charles Jessup, Mayor

(SEAL)

Transcribed by Yolanda Wilson, Former City Secretary