

MINUTES OF WORKSHOP MEETING  
OF MARCH 6, 2007  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:10 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 Charles Kulhanek Rick Staigle Dave Wilkens

thus constituting a quorum.

Also present were City Attorney Grady Randle, Code Enforcement Officer Tracey Spiller and Public Works Director Dan McGraw.

Council discussed city policy for enforcing the International Property Maintenance Code regarding driveways. Mayor McGrath said since we first hired our Code Enforcement Officer four and one half years ago, we have concentrated on homes that were in violation of the Property Maintenance Code because of peeling paint and rotten wood. While we will constantly be on the lookout for these properties, we are ready to move on to dangerous driveways. These driveways have large cracks or holes that have caused the cement to drop allowing a potentially dangerous situation to exist, especially in the dark, not just for the home occupants and their guests but for emergency personnel who might not be aware of the condition. Currently the city is requiring repairs to be made on all rental properties before a new resident can obtain an occupancy permit and is working on requiring repairs to for sale homes before new owners can move in. The Code Enforcement Officer will send individual notices to home sellers via regular and certified mail explaining that the driveway must be replaced before a new owner can obtain an occupancy permit. Mr. Randle suggested a notice be recorded with the County Clerk stating the City of Meadows Place (and describe the legal metes and bounds of the entire residential section of the city) has adopted the International Property Maintenance Code and requires each new property owner to obtain an occupancy permit before they can move into their home. When title companies do a title search, they will realize that an occupancy inspection must be made on the home and inform the new owner prior to closing on the residence. If the driveway is not in an acceptable condition, it will have to be repaired. We will inform current property owners of the city's policy in the Newsletter – perhaps in conjunction with our new marketing campaign – and maybe with a notice on resident's water bills. It was proposed that we use the same numbers as the City of Missouri City uses when determining if a driveway is in a dangerous condition or not, that being a one inch or more vertical drop or a two inch or more horizontal separation. Council would like residents to know they are being pro active on this situation.

Discussing the city's marketing program, Mayor McGrath said he has met with Margaret Sandlin, Garden Club President, who was enthusiastic about Garden Club members acting as mentors to new residents by acting as greeters on behalf of the city and giving the information and important resources about Meadows Place and answering any questions the new residents may have. Regarding the proposed Realtor Open House, it was suggested this be done at a catered luncheon either at City Hall or at the Community Center. The Parks Co-Directors have agreed to help with the picture project. Councilmember Jessup has agreed to approach area businesses for their input. Mayor McGrath, Councilmember Henley and Councilmember Staigle have agreed to act as Speakers when promoting the city.

Council received an update from the Interview Committee regarding the Police Chief search.

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

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Elaine Herff, City Secretary