

MINUTES OF REGULAR MEETING
OF FEBRUARY 26, 2008
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:33 p.m. by Mayor Charles Jessup 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 Section 551.041, TGC,. with the following members present and in attendance:

Mayor:	Charles Jessup
Aldermen:	Heidi Case Terry Henley Charles Kulhanek Rick Staigle David Wilkens

thus constituting a quorum.

Mayor Jessup welcomed everyone and Webelos from Boy Scout Troop 301 presented the colors.

Captain Jack Ashton then gave a report on police activities since the last regular council meeting which was January 22, 2008. He said there were seven reportable accidents, nine arrests, 1480 calls for service, no city ordinance citations but 641 traffic citations issued and no city ordinance and 117 traffic warnings issued. There were 47 incidents requiring police response reported during this time. A driveway robbery that occurred in the past was prosecuted last week. The guilty party received a 20 year prison sentence. A truck that had been stolen in Sugar Land was clocked at 67 mph on West Airport. Officer Goedken stopped the vehicle in Sam's parking lot. During the investigation the suspect entered another vehicle which then took off. It was stopped in the Texas Instruments parking lot with back up assistance from Sergeant Eissler. During the reporting time there were 2 burglaries of motor vehicles reports but no residential or business burglaries. Chief Baker was interviewed and spoke on Channel 13 on the difficulties of maintaining a police department in a small city. He did a good job.

Code Enforcement Officer Tracey Spiller introduced herself. She said she is a 5 ½ year city resident and was hired to enforce city ordinances. During her time here property building codes have been adopted. She does occupancy inspections and is also a certified health inspector. She inspects 18 food establishments in the city. She helps the city maintain vacant properties. Approximately 3.5% of homes in the city are rental properties. She responds to residents' complaints and reviews plans for new food service establishments. With no code enforcement, our city would die. Resident Vivian Whiteman asked who would be cited if a rental property was not being properly maintained. Mrs. Spiller noted the both the renter and the owner are subject to receiving a citation.

Mayor Jessup noted that, due to the large audience, comments must be kept to the scheduled three minutes each. Margaret Sandlin said she was concerned that the recent purchaser of the Meadows Mall – Garden Ridge site has indicated he would like to turn the mall into a Pakistani establishment. She asked the Mayor to approach Mr. Kahn with residents concerns. Mayor Jessup said that as long as Mr. Kahn follows city ordinances, we are limited as to what we can do. We will make sure he keeps the outside as clean and neat as possible.

Shirley Isbell said she disagreed that a businessman should be able to do whatever he wants. She said it is our town, not his. She's afraid the area will end up a flea market looking like Harwin. She noted that she would be happy to support him as long as he puts things in that she can enjoy also. Mayor Jessup said the city and Mr. Kahn want a World Class operation. Most flea markets

sport 10X10 foot booths. The shops inside this building will sell food, jewelry and clothing.

Brock Ramey noted that Mrs. Sandlin and Mrs. Isbell hit on the high points of what he is concerned about. He understands that Mr. Kahn is a businessman. He hopes security is enforced as well as loud noises. He is concerned about the safety and security of nearby residents and hopes Mr. Kahn will address Crime and Safety issues. He noted the residents pay taxes and if the area starts to look like Westwood, Sharpstown or West Oaks, will the city stand up for its residents? Mayor Jessup noted that security is an issue with Mr. Kahn also. The issue will be addressed.

Mrs. Whiteman wondered why Mr. Kahn was not at the meeting and thought he should be invited soon.

Councilmember Henley noted that Joe Gurecky, Mayor of Rosenberg, is very impressed with the development in his city. Mr. Kahn is a businessman, has done his research, and is here to make money. As a businessman, he will try to cater to the residents.

Jim Donahue said security was a concern of his also. A theater normally draws in a younger crowd. Mayor Jessup said he understands it is a concern. Property values are the underlying concern. The city has entered into a marketing campaign to let people know about us. We are addressing area realtors right now. Councilmember Henley said it is a perception. We're doing all we can to keep our property values up. Everyone needs to help. Mrs. Isbell asked if we could close the street at Dorrance. Councilmember Staigle, president of Traffic engineers, Inc., noted that main streets through our city are Dorrance and the frontage road of US 59; Dorrance and Kirkwood; Kirkwood and West Airport; and West Airport and U.S. 59. Folks that live near these areas are for closing Dorrance. Those that live further are against closing the street.

Silvia Romano asked if a new fence would be installed between the mall and the residences along Bloomington and if we knew yet what time the businesses would be open. There was no known answer for these questions.

Mayor Jessup thanked everyone for coming out to tonight's meeting and hoped they would come back to more meetings. Councilmember Henley noted these were important issues and they would be expressed to Mr. Kahn

During Mayor's comments, Mayor Jessup thanked Councilmember Case for chairing our 25th Anniversary Celebration scheduled for November 15th. Fireworks were an overwhelming request on the survey. He also thanked Councilmember Staigle for working with the Public Works Department on street issues. Starting next week, asphalt overlays will begin being put down on West Airport. These overlays will eventually be replaced with concrete. Mayor Jessup also thanked Lisa Kulhanek for the work she did while working with the PTO to extend the parks trail.

During Council comments, Councilmember Kulhanek thanked everyone for coming out tonight and he assured the audience that all of their concerns were also the concerns of the city and it's council. He then invited everyone to attend Old Town Meadows on March 7th at the school.

Councilmember Henley said he wanted to reiterate Councilmember Staigle's comments regarding the cost of repairing West Airport with Concrete. There are still \$320,000 in federal funds promised by Senator Kay Bailey Hutchison for this project.

Council then considered a request from Mr. Shoukat Dhanani to close the car wash and expand the existing Food Mart/Burger King building. Mr. Dhanani said that he opened his Shell/Burger King business in Meadows Place ten years ago. Since that time there has been a tremendous amount of growth in the area.

His store does better sales than the car wash which was installed five years ago at a cost of \$250,000. There is a real need now for a larger Burger King and convenience store. There is currently not enough inside seating or outside parking. The updated facility will be better and nicer. Council assured Mr. Dhanani they would again revisit the proposal at their next regular meeting. Kathy LaPointe noted that the mailbox on the property was difficult to get to. Mr. Dhanani said he would get with the Post Office and try to remedy the situation.

Mayor Jessup then read the caption to the following ordinance:

AN ORDINANCE CALLING AN ELECTION FOR THE CITY OF MEADOWS PLACE, TEXAS, TO BE HELD ON SATURDAY, THE 10TH DAY OF MAY, 2008, FOR THE PURPOSE OF ELECTING CITY OFFICIALS, PROVIDING FOR EARLY VOTING AND PROVIDING FOR NOTICE OF SAID ELECTION.

Councilmember Henley made a motion to adopt the ordinance, numbered **2008-03**, calling the election and setting the canvass date as May 13, 2008 at 7:30 p.m. The motion was seconded by Councilmember Kulhanek and carried unanimously.

Mayor Jessup then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS, SUPPORTING CERTIFICATION OF A MUNICIPAL SETTING DESIGNATION AT 14502 FONDREN ROAD, MISSOURI CITY, TEXAS.

Mayor Jessup explained there was gasoline spilled at the old Willowisp Country Club where the golf carts filled up with fuel. The amount was minimal but in order to develop this property the owners need this supporting certification. Councilmember Staigle made a motion to approve the resolution, numbered **2008-01**, as presented. The motion was seconded by Councilmember Case and unanimously approved.

Council then received the recommendation from Planning and Zoning Chairman Steve Gardner to establish policy and procedures for paint colors for commercial establishments. Mayor Jessup read the recommendation which recommended adoption of the ordinance.

Mayor Jessup then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 1, ENTITLED "ZONING DISTRICTS AND REGULATIONS OF GENERAL APPLICABILITY," BY ADDING THERETO A NEW SECTION 24-538, ENTITLED "ARCHITECTURAL COMMERCIAL AESTHETICS," ESTABLISHING POLICIES AND PROCEDURES TO REGULATE PAINT COLOR FOR NEW AND EXISTING COMMERCIAL STRUCTURES, AND TO PROVIDE FOR NOTICE AS REQUIRED BY LAW.

Councilmember Kulhanek made a motion to adopt the ordinance, numbered **2008-04**, as presented. Councilmember Wilkens seconded this motion which carried unanimously.

During audience comments, Brock Ramey suggested that, if all goes well with Mr. Kahn, Chief Baker will need more police officers and residents will need

some system to be able to communicate directly with the police department 24 hours a day. Councilmember Staigle noted that a long term goal of the city was to provide 24 hour dispatch service, however this will require hiring at least three additional employees along with paying their benefits. Mr. Ramey then suggested that the city open up Burlingame, which is in Houston.

There being no further business to consider, Councilmember Staigle made a motion, seconded by Councilmember Kulhanek to adjourn the meeting. With unanimous approval the meeting was adjourned at 9:15 p.m.

Elaine Herff, City Secretary