

MINUTES OF REGULAR MEETING  
OF AUGUST 25, 2009  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:30 p.m. by Mayor Charles Jessup, 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  
Dave Wilkens

thus constituting a quorum.

The pledge to the flag was led by Councilmember Kulhanek and Councilmember Wilkens gave the invocation.

Police Chief Mike Baker reported on Police activities since the last Regular Council Meeting. He noted there were five reportable accidents, six arrests (four with outstanding warrants, one for possession of a controlled substance and one for assault,) several hundred calls for service and close watches. Nine kids participated in the radKIDS training that took place at the Community Center July 31 - Aug 2. RAD stands for resisting aggression defensively. Cell phone use in school zones is now outlawed by state law and this verbiage has now been added to our school zone signs.

Kathi Sutton, Code Enforcement Officer, gave an update on her activities since May. She said she has issued 76 warnings for high grass and weeds, 19 boat & trailer warnings and 46 limbs & debris warnings. She has received good compliance with the warnings. She has also issued 14 pool warnings - for not being enclosed or dirty and one citation. There were 17 fences in poor repair. She has completed 24 business and residential occupancy inspections and 28 health inspections. Forty-four letters were issued for property maintenance issues and, to date, 19 have come into total compliance.

During audience comments, Arthur Keppers said he moved here 2 1/2 years ago because of our excellent Police Department. He believes the roundabouts are a waste of time, money and efforts and said we need to concentrate on our Police Department and on City Services. Mayor Jessup explained that the sewer repairs, roads and park improvements funds do not come from everyday operating expenses but from bond and grant money that must be either used or lost.

Shad Shreve asked if it were true that the Burger King was moving across Dairy Ashford. Answer - yes. He asked what would happen to the dirt that would be hauled out of the park for the pond. Answer - it would be used for berms and a hill in the park area. He asked what was the roundabout timetable. Answer - it will take 3 to 4 years to complete. He thanked the Code Enforcement Officer, the Police Department and City Council for what they do for the city.

Richard Berg requested more police patrols in the Kirkwood Townhome area. He said there were five robberies in that area alone last month. Mayor Jessup explained we are currently one officer and one dispatcher short. The Police department has not cut employees in the last two years.

Berry Berg said she was concerned about 5 o'clock traffic backing up between West Airport and West Bellfort on the roundabouts. She, too, would like to see more police patrols in the Townhome area.

Rick Mueller, who lives across the street from the tennis courts, said he has noticed 30 or more people waiting for tennis courts. He believes those with cards are letting those without cards in to play - many who are not even residents. He said he has notices tennis shoes on top of electrical wires and believes this is a sign for where drugs can be purchased. He also called attention to the school crosswalk at Dorrance and Valencia which is sinking again.

During Mayor's comments, Mayor Jessup noted that: 1: the Fire Department made 10 EMS calls, three carbon dioxide alarm calls, three motor vehicle assist and one good intent call in the past month. 2: Discussing major road repairs, this subject has been talked about for several meetings and residents can look to the city's web site for more information. 3: Discussing the budget, the city is completing the toughest budget in the history of the City of Meadows Place. Revenues are projected to be lower. Council does not want the budget to affect police services and are in the process of hiring a dispatcher and new patrol officer. All Department heads as well as Council Members did a phenomenal job putting the new budget together.

During Council Comments, Terry Henley said he currently heads the Transportation Policy council with the H-GAC. This council works with counties to provide funding for roads through the Texas Workforce administration. H-GAC had recently endorsed him as a member to the Texas Association of Regional Councils (TARC.)

Councilmember Wilkens spoke about the roundabouts. He said he moved here 15 years ago and shared his efforts and ideas. Many folks are for and many against the roundabouts. All have a chance to share their feelings. Two special meetings to share feelings on the issue have been held. Together the city can accomplish a lot.

Councilmember Kulhanek said this was a tough budget season but it is not yet over. Revenues have driven the budget down this year. A 5% increase in taxes will result in the city having the same amount of money as was collected last year. Revenues from bond sales and grants are not allowed to be used for maintenance and operations purposes for the city.

Councilmember Staigle noted we have the tools to manage the budget more effectively but not more easily. It all comes down to anticipated revenues which will be an ongoing issue for the next several years.

Mayor Jessup then read the caption to the following ordinance:

**AN ORDINANCE SUSPENDING THE EFFECTIVE DATE OF REVISED RATE SCHEDULES FILED BY CENTERPOINT ENERGY ENTEX FOR ALL CUSTOMERS WITHIN THE CITY OF MEADOWS PLACE, TEXAS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

Entex has proposed a raise in rates. The city needs more time to study the situation. Councilmember Staigle made a motion, seconded by Councilmember Henley to approve the Ordinance, numbered **2009-19**, as read. The motion carried unanimously.

Mayor Jessup then read the caption to the following resolution:

**A RESOLUTION OF THE CITY OF MEADOWS PLACE, TEXAS AUTHORIZING PARTICIPATION TO THE FULL EXTENT PERMITTED BY LAW IN PROCEEDINGS**

**AFFECTING THE RATES OF CENTERPOINT ENERGY  
ENTEX CUSTOMERS WITHIN THE CITY OF MEADOWS  
PLACE.**

This resolution will allow the city to join a coalition of cities that will study the Entex request and make an informed decision. Councilmember Henley made a motion to adopt the Resolution, numbered **2009-06**, as presented. Councilmember Case seconded this motion which carried unanimously.

Mayor Jessup then read the caption to the following ordinance:

**AN ORDINANCE CALLING A PUBLIC HEARING ON THE  
BUDGET FOR FISCAL YEAR 2009-2010 FOR SEPTEMBER  
15, 2009.**

Councilmember Henley made a motion, seconded by Councilmember Kulhanek to adopt the ordinance, numbered **2009-20**, to call the budget public hearing for Tuesday, September 15, 2009, at 7:00 p.m. The motion carried unanimously.

Mayor Jessup then read the caption to the following ordinance:

**AN ORDINANCE PROPOSING A TAX RATE AND CALLING  
TWO PUBLIC HEARINGS ON A PROPOSAL TO INCREASE  
TOTAL TAX REVENUES FROM PROPERTIES ON THE TAX  
ROLL FOR YEAR 2009.**

Councilmember Kulhanek then made a motion to adopt the ordinance, numbered **2009-21**, calling the two public hearings on a proposal to increase the total revenues from properties on the tax roll with a tax rate of \$0.81 cents per \$1000 valuation for 2009 for September 8, 2009 and September 15, 2009. Both public hearings are to be scheduled to begin at 7:00 p.m. This motion was seconded by Councilmember Case. A voice vote was taken. Councilmember Case voted yes. Councilmember Henley voted yes. Councilmember Kulhanek voted yes. Councilmember Staigle voted yes. Councilmember Wilkens voted yes. The motion, therefore, carried with a unanimous vote.

Mayor Jessup then read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE  
CITY SECRETARY OF THE CITY OF MEADOWS PLACE,  
TEXAS, TO ENTER INTO AN AGREEMENT BETWEEN THE  
CITY OF MEADOWS PLACE AND HDR/CLAUNCH & MILLER  
TO RENEW ITS SUBSCRIPTION TO ONLINE GEOGRAPHIC  
INFORMATION SYSTEM ("GIS") HOSTING SERVICES.**

This ordinance would renew the agreement we currently hold with HDR/Claunch & Miller to GIS hosting services. Councilmember Kulhanek made a motion to adopt the ordinance, numbered **2009-22**, as presented. The motion was seconded by Councilmember Wilkens and carried unanimously.

Councilmember Staigle made a motion to ratify the three expenditures, to Chris Daugherty, Houston Fence Company, Inc. and Randle Law Office totaling \$17,737.23 as presented on the agenda. Councilmember Kulhanek seconded this motion which carried unanimously.

During audience comments, Shad Shreve asked how we were marketing the old Garden Ridge Property. Answer - we have met with developers and will continue to meet with them and the EDC to do what we can to market the property.

Arthur Keppers asked how to obtain a list of current department heads and their duties. Answer - get with Mayor Jessup after the meeting. Mrs. Keppers thanked the police and fire department for their help when she had a house fire about a year ago.

Leslie Smith said she liked the roundabouts. She was very concerned about the Police Department noting she just received news on her cell phone that another robbery at gun point had taken place at the Kirkwood Townhomes.

Todd Van Note said that just because you can, doesn't mean you should (regarding the roundabouts.)

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 9:22 p.m.

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Elaine Herff, City Secretary