

MINUTES OF REGULAR MEETING
OF JUNE 28, 2011
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 8:06 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
Shirley Isbell
John Whiteman
Dave Wilkens

thus constituting a quorum

The Pledge to the Flag was led by Police Chief Mike Baker. Mayor Jessup gave the invocation.

Chief Baker reported on Police activities since the May regular Council Meeting. He noted there were seven reportable accidents, 12 arrests, 2048 calls for service, 75 offense reports, 347 traffic citations, no code ordinance violation citations, 101 traffic warnings and no city ordinance warnings issued. There were 16 motor vehicle burglaries, zero residential burglaries and zero building burglaries. Officers made 502 business checks, 714 house watches and 520 property checks this past month. Most of the motor vehicle burglaries occurred the first Tuesday of June - right after school let out for the summer. The Firearms Training/Laser Shot grant is still pending. Preliminary grant approval to upgrade our police radios to replace outdated ratios has been received. This grant is being applied for jointly with three other surrounding cities. The Police Department will provide security for the July 4th parade. Two suspects in Walgreens/Radio Shack burglaries have been apprehended. The Department successfully completed their firearms training for this year.

Public Works Director Dan McGraw was on vacation. Mayor Jessup gave his report. He noted that the Tertiary Disc Filter at the STP is running great. To date we have run 1.3 million gallons through the filter in 12 days. The water is being used to fill the lake and supply the sprinkler system at the park. Each time the irrigation system runs, it uses 30,000 gallons of water that must be replaced back into the lake. The Public Works department is now doing some catch up work around the city. They will be addressing Median irrigation issues, sign replacement and straightening due to drought shifting the ground and they have completed the siding project at the Kirkwood Annex building. Mr. McGraw is working on getting the storm water segment up on the web site. Permits issued & inspections made from March to June of this year include 8 alarm, 11 driveway and walkway, 3 roof, 10 foundation, 9 electrical, 2 commercial signs, 9 heating and air conditioning, 5 plumbing and 11 irrigation systems. Mayor Jessup added that the Public Works Department, which includes, Director Dan McGraw and workers Dan Denny and Joseph French, has gone way beyond what is expected of any employee during these last three or four months. He hopes if anyone sees one of them, they will be thanked. Asked about the cost of main breaks, the Mayor estimated they can run up to \$15,000 each. Smaller breaks cost from \$2,500 to \$4,000 if the sidewalk is broken out.

Mayor Jessup continued with the Fire Department review. He thanked Chief Larry DiCamillo as well as member Bill Bomberger for their involvement in Meadows Place Splash Night. Everyone enjoyed "touring" the fire truck and the kids really enjoyed being "hosed down" while in the swimming pool. Last month, May, the Fire Department responded to 19 EMS calls, three good intent calls and one other fire related call. Most incidents (8) occurred during the weekday hours of 7:00 a.m. to 6:00 p.m. Seven occurred on weeknight hours - 6:00 p.m. to 7 a.m. Eight occurred during the weekend.

During Mayor's comments, Mayor Jessup: 1: Said Council is in the midst of another difficult budget season. A workshop meeting was held last week to discuss the Administration and Court budgets and tonight to discuss the Police Department budget. 2: Noted that two replacement restaurants were opening soon. Tradicao , a Brazilian Steak House noted as being in the top 10 in the Galveston/Houston area, will open in the old Pappas Grill building. Kelley's Country Cookin' will open in the old Golden Corral location. Both restaurants should help our sales tax numbers greatly. . 3: We are meeting with the owners of Kelley's as well as other establishments on West Airport to see if there is any interest in their contributions towards left turn lanes into their properties. Ayrshire Corporation has agreed to donate their land at the southwest corner of Kirkwood and West Airport for this project. Sugar Grove Church of Christ is looking into the matter.

Councilmember Isbell made a motion, seconded by Councilmember Wilkens, to approve the minutes of May 24, 2011 workshop, special and regular meetings, June 16, 2011 special meeting and June 21, 2011 workshop meeting. The motion carried with four ayes and Councilmember Whiteman abstaining.

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 EXECUTE A CONTRACT WITH ADDENDUM WITH WCA WASTE CORPORATION (WASTE CORPORATION OF TEXAS), IN A FORM AS ATTACHED HERETO AND MARKED "EXHIBIT A."

This contract is essentially the same as the last one with additional items being picked up for recycling. Councilmember Henley made a motion to adopt the Ordinance, numbered **2011-17**. Councilmember Isbell seconded this motion which carried with unanimous approval.

Planning and Zoning Commission members re-entered the meeting after having conducted their own deliberation meeting. They told Council their decision was unanimous to approve both requests - the flag pole height and the Specific Use Permit for Texas Direct Auto. They also recommended that Council require Texas Direct Auto to ensure that there would be no loading or unloading of vehicles in the public right of way and that a ten foot (10') set back from the right of way be required for all fencing. Councilmember Henley made a motion, seconded by Councilmember Isbell to accept the recommendations of the Planning Commission. Mayor Jessup thanked the Planning Commission for looking out for the citizens of the City.

Mayor Jessup then read the caption to the following ordinance:

AN ORDINANCE OF THE CITY OF MEADOWS PLACE, TEXAS, GRANTING A SPECIFIC USE PERMIT AUTHORIZING USE OF APPROXIMATELY 34.89 ACRES OF LAND IN THE CITY OF MEADOWS PLACE AS A SPECIFIC USE - TRANSPORTATION, AUTOMOTIVE AND RELATED USES; AUTO OR MOTORCYCLE SALES AND AUTOMOBILE SERVICES; PROVIDING LIMITATIONS, RESTRICTIONS, AND CONDITIONS ON SUCH USE; DESCRIBING SUCH 34.89 ACRES OF LAND; AMENDING THE ZONING DISTRICT MAP OF THE CITY AS ADOPTED BY ORDINANCE NO. 85-036 ADOPTED ON DECEMBER 5, 1985, AS AMENDED; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A PENALTY, AND PROVIDING FOR SEVERABILITY.

Councilmember Wilkens made a motion, seconded by Councilmember Isbell, to adopt the ordinance, numbered **2011-18**, including the two recommendations of the Planning Commission, as amended. The motion carried unanimously.

Council then discussed approval of Consideration of a Development Agreement with Left Gate Property Holding, Inc. d/b/a Texas Direct Auto. This agreement provides for many things including site plan amendments, design and construction standards, notice requirements, and the payment of past due taxes. It will enable the project to move along more rapidly. Councilmember Henley made a motion, seconded by Councilmember Case to approve the Development Agreement with Left Gate Property Holding, Inc. as presented. The motion carried unanimously.

Councilmember Wilkens then made a motion to table agenda item 11 as it was incomplete on the agenda. The motion, seconded by Councilmember Case, carried with unanimous approval.

Councilmember Case then made a motion to approve the bills as presented on the agenda. Councilmember Wilkens seconded this motion which carried unanimously.

The next agenda item, ratification of contract for advertizing in Fort Bend Chamber Business Directory and Fort Bend Chamber Newcomers Guide, was tabled by a motion from Councilmember Isbell and seconded by Councilmember Case and unanimously approved.

Bills were presented for Council's approval. Councilmember Wilkens made a motion, seconded by Councilmember Case, to pay the bills as presented on the agenda. The motion carried unanimously.

During audience comments, Mr. Linden Wong, 11900 Block of Broom Meadows, said he is concerned that the hills around the lake are too high. He was told they are their final height.

Mayor Jessup announced the city is currently in the final throws of preparation. They are dressing up the trails and will soon begin irrigating sod that will be laid eight foot up from the lake with the remainder of the hills being hydro mulched. The wetland areas have been planted. We hope to open the area to trail traffic only on Friday or Saturday. Jennifer Reyna, the Channel 2 traffic announcer will be our 4th of July Parade Marshall.

Councilmember Wilkens noted he called in three water breaks recently.

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 9:07 p.m.

Elaine Herff, City Secretary