

CITY OF MEADOWS

11803 Kirkwood Meadows, Texas 77477
(713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
HOWARD J. STERN
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN REGULAR SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., TUESDAY, FEBRUARY 23, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
3. Approval of minutes of December 15, 1987 joint public hearing, and December 15, 1987 regular meeting.
4. Mayor's comments.
5. Presentation of a proposed resolution by Jack Hodson representing the Fort Bend County Chamber of Commerce.
6. Consideration and discussion of and action on a resolution of the City Council of the City of Meadows, Texas, supporting local businesses whenever feasible, appropriate and lawful.
7. Consideration of and action on an ordinance appointing Prosecutors to serve in the Municipal Court of the City of Meadows, Texas.
8. Consideration of and action on an ordinance calling an election for the City of Meadows, Texas, to be held on Saturday, the 7th day of May, 1988, for the purpose of electing City Officials, and appointing election officials, providing for absentee voting and providing for notice of said election.
9. Consideration and discussion of the City of Meadows garbage contract.
10. Consideration and discussion of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute a contract for irrigation maintenance with Wise Lawn Sprinkler Co.

11. Executive session as authorized by V.T.C.S., Article 6252-17, Section 2, e) to discuss, with Acting City Building Official, Joe Edwards, possible litigation by the City and g) to discuss police personnel.

12. Presentation of bills:

Bernshausen Oil Co.	\$ 784.04
Firmin A. Hickey, Jr.	821.86
Spearhead Landscaping, Inc.	1728.00

13. Comments from the audience.

14. Comments from council.

15. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 20TH DAY OF FEBRUARY, 1988, BY 7:30 P.M.


Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING
OF
FEBRUARY 23, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:33 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Harry Hamilton Terry Henley Jim McDonald David Piwonka Howard Stern

thus constituting a quorum.

Also present was City Attorney Firmin Hickey and Fort Bend Chamber of Commerce representative Jack Hodson.

Alderman David Piwonka gave the invocation.

Alderman Terry Henley moved to accept the minutes of the December 15, 1987, City Council and Planning and Zoning Commission Joint Public Hearing as presented. The motion, seconded by Alderman Piwonka passed unanimously. Alderman McDonald noted the year on the minutes of the regular December 1987 meeting was listed as 1988. It was changed to reflect the correct date of December 15, 1987. Alderman McDonald then moved to approve these minutes with the date changed. The motion was seconded by Alderman Henley and unanimously passed.

Mayor Troyan made the following comments:

- 1) Meadows' resident Arthur Andrew Anderson will receive his Eagle Scout rank on February 27, 1988.
- 2) State Senator Buster Brown will hold a Town Meeting on Tuesday evening, March 1, 1988, at the Sugar Land Community Center. She will be unable to attend but hopes other members of Council will be able to go to the meeting.
- 3) All members of Council are invited to a reception for County Commissioner Pressley that she and husband Bill will be hosting on March 3, 1988, at 7:30 p.m.
- 4) Police Chief Paul Hughes is working with Commissioner Pressley to improve West Airport Blvd. where it widens from two lanes into four. Improvements should be completed within the week.

Jack Hodson with the Fort Bend Chamber of Commerce explained that the Chamber had been working on a project for the last few months which would provide for local procurement of products used by local entities. The Chamber hopes to work with local political entities to adopt the project. They would like each city in Fort Bend County to adopt a resolution consisting of three parts. First, where feasible, practicable and legal the city would commit to purchase merchandise from local chamber members. Second, the chamber would like to be on each city's bid list so they can disseminate the bid information to local companies. Third, the city's purchasing agent is to attend a Chamber seminar in April informing local merchants how they can participate in a city's bidding process. Council had no questions for Mr. Hodson.

Mayor Troyan then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MEADOWS, TEXAS, SUPPORTING LOCAL BUSINESSES
WHENEVER FEASIBLE, APPROPRIATE AND LAWFUL.

Alderman McDonald moved to accept the resolution, numbered 88-001, as presented. The motion was seconded by Alderman Henley and passed by unanimous vote.

Mayor Troyan then read the caption to the following ordinance:

AN ORDINANCE APPOINTING PROSECUTORS TO SERVE IN
THE MUNICIPAL COURT OF THE CITY OF MEADOWS, TEXAS.

Mayor Troyan explained City Attorneys Firmin Hickey and Karla Garrett have agreed to serve as prosecutors in Meadows' Municipal Court for \$100 per evening. They feel this will also help them be better aware of needs of the City, ordinance wise. Alderman Stern moved to adopted the ordinance, numbered 88-006, as presented. Alderman Piwonka seconded the motion which passed unanimously,

Mayor Troyan then read the following ordinance caption:

AN ORDINANCE CALLING AN ELECTION FOR THE CITY OF
MEADOWS, TEXAS, TO BE HELD ON SATURDAY, THE 7TH
DAY OF MAY, 1988, FOR THE PURPOSE OF ELECTING
CITY OFFICIALS, AND APPOINTING ELECTION
OFFICIALS, PROVIDING FOR ABSENTEE VOTING AND
PROVIDING FOR NOTICE OF SAID ELECTION.

Mayor Troyan explained the election would be held at Meadows Elementary School with Elaine Herff serving as Absentee Presiding Judge and Debbie Wood as Absentee Alternate Judge and with Judy Forrest serving as Precinct 22 Presiding Judge and Betty Sanders as Precinct 22 Alternate Judge. Absentee voting will take place at City Hall. The election shall be properly publicized. A meeting to canvass the election will be held on the 10th day of May at 7:30 p.m. at City Hall. Alderman Piwonka moved to accept the ordinance, numbered 88-007, as presented. The motion, seconded by Alderman Henley, was unanimously passed.

Briefly discussing the proposed garbage contract specifications, Council determined they would like to continue the present Tuesday - Friday collection days, with the entire City being picked up on the same days. They feel the present company is doing a very good job and would like to continue with them as long as possible.

Council then discussed an ordinance which would authorize the Mayor and City Secretary to execute a contract for irrigation maintenance with Wise Lawn Sprinkler Co. They agreed on the necessity of hiring someone to make sure the system was checked once a month. Alderman Stern felt the contract presented by the company should be changed to reflect a termination notice of thirty days, as well as a thirty (instead of ten) day mandatory default and a wording change from Harris to Fort Bend County. The ordinance will be considered again when the changes are made.

Mayor Troyan received Council's consensus to postpone the executive session until after comments from council were heard.

Bills were presented for Council's approval. Mayor Troyan requested Council not approved \$46.48 worth of the \$1728.00 bill to Spearhead Landscaping, Inc. She said the City had not requested the installation of the dwarf crepe myrtles bushes and should not pay for them. Alderman McDonald moved to pay the Bernshausen Oil Co. bill and the City Attorney's bill as presented and to pay Spearhead Landscaping, Inc. \$1681.52. Alderman Henley seconded the motion which passed unanimously.

During audience comments Kevin Bickers, a resident and a Boy Scout, asked where the City obtained its income. He was informed the majority came from property taxes with some from building permits, city sales tax and traffic tickets. Kevin's father, Ron Bickers, asked Council to consider adding the day after a holiday as a garbage pick up day when the regular pick up day falls on a holiday.

During Council comments, Mayor Troyan said Equity Fund Advisors are considering adding a parking lot across Dorrance for use by customers of Sam's Wholesale Club. This will require an amendment to the City's zoning ordinance. It will be Equity's responsibility to make sure the street will be safe for pedestrians to cross. She also said that Council may have to consider an ordinance regulating a possible hot dog stand in the parking lot of Sam's.

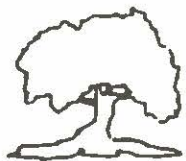
Alderman Hamilton then moved to adjourn into executive session as authorized by V.T.C.S., Article 6252-17, Section 2, e) to discuss, with Acting City Building Official, Joe Edwards, possible litigation by the City and g) to discuss police personnel. The motion was seconded by Alderman Henley and with unanimous approval council adjourned into executive session at 8:13 p.m.

Council returned to open session at 10:25 p.m.

There being no further business to discuss, Alderman Piwonka moved to adjourn the meeting. Alderman McDonald seconded the motion and with unanimous approval the meeting was adjourned at 10:26 p.m.



Elaine Herff, City Secretary



CITY OF MEADOWS

11803 Kirkwood Meadows, Texas 77477
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MEADOWS, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
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4. Mayor's comments.
5. Presentation of a proposed resolution by Jack Hodson representing the Fort Bend County Chamber of Commerce.
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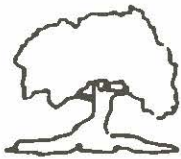
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Council returned to open session at 10:25 p.m.

There being no further business to discuss, Alderman Piwonka moved to adjourn the meeting. Alderman McDonald seconded the motion and with unanimous approval the meeting was adjourned at 10:26 p.m.



Elaine Herff, City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

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ALDERMEN
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HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN SPECIAL SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

8:30 A.M., SATURDAY, MARCH 12, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Consideration of and action on an ordinance calling a joint public hearing before the City Council of the City of Meadows, Texas and the Planning Commission of the City of Meadows, Texas on the _____ day of _____, 1988, at _____ o'clock p.m., at the City of Meadows City Hall, 12002 Southwest Freeway #3225, Meadows, Texas 77477, to hear any and all persons desiring to be heard on or in connection with any matter or question involving a certain proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "PLANNING AND ZONING REGULATIONS", by specifically amending Article V, "Zoning Regulations", Division 1, "Zoning Districts and Regulations of General Applicability", Section 24-510, "Accessory uses and structures", by adding thereto a new subsection (e), to be entitled "Accessory parking use to adjacent commercial development", providing for the use of land lying north of Dorrance Lane and west of U.S. Highway 59, as a parking lot to provide additional or overflow parking space as an accessory use to commercial development located on land lying south of Dorrance Lane and west of U.S. Highway 59; and directing that notice of such hearing be published in the official newspaper of the City of Meadows, Texas and that further notice be given as required by law.
5. Comments from the audience.
6. Comments from council.
7. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED
AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 8TH DAY OF
MARCH, 1988, BY 8:00 P.M.

Elaine Herff
Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING
OF
MARCH 12, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 8:40 a.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Terry Henley Jim McDonald David Piwonka Howard Stern

thus constituting a quorum.

Mayor Troyan gave the invocation.

Mayor Troyan thanked those present for coming to the meeting so early on Saturday morning. She said she met Mr. Bill Paulk for lunch on the preceding Tuesday, receiving information on the parking lot Equity Fund Advisors and Sam's Wholesale Club propose to build across Dorrance Lane.

The following caption to proposed Ordinance 88-008 was then read:

AN ORDINANCE CALLING A JOINT PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS AND THE PLANNING COMMISSION OF THE CITY OF MEADOWS, TEXAS ON THE ____ DAY OF ____, 1988, AT ____ O'CLOCK P.M., AT THE CITY OF MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY #3225, MEADOWS, TEXAS 77477, TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION INVOLVING A CERTAIN PROPOSAL TO AMEND CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS", BY SPECIFICALLY AMENDING ARTICLE V, "ZONING REGULATIONS", DIVISION 1, "ZONING DISTRICTS AND REGULATIONS OF GENERAL APPLICABILITY", SECTION 24-510, "ACCESSORY USES AND STRUCTURES", BY ADDING THERETO A NEW SUBSECTION (e), TO BE ENTITLED "ACCESSORY PARKING USE TO ADJACENT COMMERCIAL DEVELOPMENT", PROVIDING FOR THE USE OF LAND LYING NORTH OF DORRANCE LANE AND WEST OF U.S. HIGHWAY 59, AS A PARKING LOT TO PROVIDE ADDITIONAL OR OVERFLOW PARKING SPACE AS AN ACCESSORY USE TO COMMERCIAL DEVELOPMENT LOCATED ON LAND LYING SOUTH OF DORRANCE LANE AND WEST OF U.S. HIGHWAY 59: AND DIRECTING THAT NOTICE OF SUCH HEARING BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE CITY OF MEADOWS, TEXAS AND THAT FURTHER NOTICE BE GIVEN AS REQUIRED BY LAW.

A lengthy discussion followed during which it was decided that if the City wanted the Sam's Wholesale Club, the additional parking would need to be approved. Mayor Troyan said Mr. Paulk assured her that a retention pond as required by the Harris County Drainage District would be installed. A narrow strip center will someday be built on the north side of the remaining land. On the west side, it is proposed that a "Builders Square" type of hardware store be built, as well as good restaurants to the south and maybe "Jiffy Lube" type of establishments on the east side. At this time only conceptual drawings are finished. Working drawings will be delivered to City Hall when available. Several members of the Planning and Zoning

Commission may be opposed to the parking lot since it will not support an adjacent building in the City. If this land could be annexed, there would not be a problem. Alderman McDonald agreed to inquire on Monday or Tuesday from Stafford's Mayor Scarcella and Councilman J.C. Court on the status of this annexation. A letter from Equity would facilitate his inquiry.

Alderman Stern then moved proposed ordinance number 88-008, calling a joint public hearing before the City Council and the Planning Commission of the City of Meadows on the 13th day of April, 1988, at 7:30 p.m. for the purpose of Amending Chapter 24 of the City's Zoning Ordinance as it relates to certain zoning regulations as stated in the caption be approved as presented. The motion was seconded by Alderman McDonald and passed unanimously.

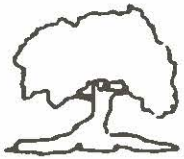
There were no audience comments.

During council comments, Mayor Troyan said Mr. Paulk has decided to withdraw the proposed paint and body shop and plans to proceed with the retail aspect of the establishment only. A letter to that effect will be forthcoming from him. She also told Council that the new hospital had inquired into the possibility of the City co-hosting an open house. She told them she thought that the M.C.I.A. would be a better organization to co-host such an event. The hospital will be open for business on May 2nd. Council said they would look at the previous garbage specs as passed out to them and the item should be placed on a future agenda for discussion.

There being no further business to discuss, Alderman Henley moved to adjourn the meeting. Alderman McDonald seconded the motion and with unanimous decision, the meeting was adjourned at 9:21 a.m.



Elaine Herff, City Secretary



CITY OF MEADOWS

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CITY SECRETARY
ELAINE HERFF

NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN SPECIAL SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:45 P.M., WEDNESDAY, APRIL 13, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING AND WORKSHOP, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Receipt, opening and consideration of bids for replacement of diving pool sand filter at Meadows Recreation Center.
3. Consideration of and action on an ordinance authorizing the Mayor and City Secretary of the City of Meadows, Texas to execute a contract for replacement of diving pool sand filter at Meadows Recreation Center with _____ in a form as attached hereto and marked Exhibit "A".
4. Workshop with City Attorney Firmin Hickey and Acting Building Official Joe Edwards to discuss various city ordinances including roofing, foundation leveling, animal control and bandit signs on esplanades.
5. Consideration and action of approval of bid specifications for City's garbage contract.
6. Consideration of and action on a resolution supporting the City of Stafford's opposition to prison location.
7. Consideration and discussion of City's landscape maintenance service with Spearhead Landscaping, Inc.
8. Presentation of bills:

Bernshausen Oil Co.	\$ 817.86
Joseph A. Edwards	825.00
Motorola Inc.	1,560.00
9. Comments from the audience.
10. Comments from council.

11. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 8TH DAY OF APRIL, 1988, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING
OF
APRIL 13, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 8:23 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Harry Hamilton Terry Henley Jim McDonald David Piwonka Howard Stern

thus constituting a quorum.

Also present was City Attorney Karla Garrett and Acting Building Official Joe Edwards.

Mayor Troyan announced that only one bid had been received for replacement of the diving pool sand filter at the Meadows Recreation Center. The bid was from Contemporary Pools and Spas for \$6,290. Tom Simmons, representing Contemporary Pools and Spas, explained to Council that a year ago he had discussed the replacement of the filter with Wayne Herff, Parks Commissioner. At that time the estimated cost was \$5,800 but because the specs were changed to increase the size of the pipe manifold from 4" to 6", the cost was higher at this time. The pump has been patched in the past and supports under it are corroding causing the tank to list. It will be replaced with four smaller pumps instead of a single large one. Work will take about seven days to complete and, if awarded the contract this evening, will start in approximately one week.

Mayor Troyan then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY
SECRETARY OF THE CITY OF MEADOWS, TEXAS TO
EXECUTE A CONTRACT FOR REPLACEMENT OF DIVING POOL
SAND FILTER AT MEADOWS RECREATION CENTER WITH
_____ IN A FORM AS ATTACHED HERETO AND
MARKED EXHIBIT "A".

Alderman Hamilton moved to accept the ordinance, numbered 88-012, authorizing the execution of a contract with Contemporary Pools and Spas for replacement of the diving pool sand filter at Meadows Recreation Center. The motion, seconded by Alderman Henley, was unanimously passed. At this time Mr. Simmons told Council that the small diving board at the pool was dangerously corroded and he recommended replacement of it. Council decided to ask the Parks Commission for a recommendation on this item and to forbid usage of the board until it was replaced.

Council then began its workshop with City Attorney Karla Garrett and Acting Building Official Joe Edwards to discuss various city ordinances including roofing, foundation leveling, animal control and bandit signs on esplanades.

Building Official Joe Edwards said that rather than list those roofing shingles that are permitted, a listing of requirements should be used such as Class "A" Fire rating. Requirements can be gotten from manufacturing requirements. The slope of the roof and shape of the shingle should be taken into consideration. A roof with less than a 2 in 12 pitch needs double lap shingles. Most cities adopt the manufacture's standards already in existence. Stating a required weight limit is difficult as shingles listed as being 300# can

actually be 295# or 305#. Mr. Edwards suggested that in addition to the types of roofs now allowed, the ordinance state that all roofs shall comply with the SBCCI requirements of roofing. Residents requesting information appreciate a detailed handout, not necessarily a copy of the ordinance. Residents must be allowed to put up roofs that are not necessarily the ones given as examples but which are compatible to the examples given.

Alderman McDonald asked Mr. Edwards what a Class "A" roof meant. A Class "A" roof was described as one having the best fire and wind rating. Ordinance wording should include that the roof shall not have less than a 25 year warranty, Class A fire rating and look similar to a GAF Timberline roof.

Alderman Piwonka and McDonald felt if a new ordinance was not going to be or was not able to be enforced, the old one should not be changed. A stop work order should be issued and the violator should be fined in Municipal Court.

Alderman Stern asked if a mandatory injunction was issued, what would an expert witness need to determine? City Attorney Karla Garrett said the new ordinance would put the burden of proof on the home owner and/or contractor and not on the City. It was agreed that this was the preferable approach.

Due to the lateness of the evening, discussion of further ordinances were postponed to a later meeting.

Alderman McDonald moved to table discussion and approval of bid specifications for the City's garbage contract a minimum of thirty days. The motion, seconded by Alderman Henley, passed unanimously.

Mayor Troyan read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, EXPRESSING ITS OBJECTION TO THE LOCATING IN THE CITY OF STAFFORD OF ANY PRE-RELEASE OR PRE-PAROLE CENTER BY THE TEXAS DEPARTMENT OF PARDONS AND PAROLES, OR LOCATING MINIMUM OR MEDIUM SECURITY PRISON UNITS IN THE CITY OF STAFFORD BY THE TEXAS DEPARTMENT OF CORRECTIONS.

Alderman McDonald moved the resolution, numbered 88-02, be accepted as read. Alderman Piwonka seconded the motion and it passed unanimously.

Discussing the City's landscape maintenance service with Spearhead Landscaping Inc., Mayor Troyan said the company still has not finished much of the work promised. President Ken Wyckoff has offered his sincere apologies and no excuses. His company is hard at work trying to rectify previous omissions and a walk through of City maintenance areas is planned at the end of the month. Mayor Troyan feels the specifications, as originally drawn up and bid upon, were not specific enough. She would like to hire an outside consultant to study the situation and draw up new specs so the City can have a better idea of just what exactly needs to be done to keep the City looking well kept as well as an estimate of reasonable costs. If Spearhead continues with their unsatisfactory work, their contract may have to be cancelled. With professional specifications and projected costs already drawn up, the City will be prepared to budget adequately in next year's budget for esplanade maintenance. Council's consensus was to put the item on the next meeting's agenda.

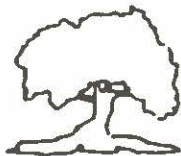
Alderman Piwonka moved to pay the bills as presented on the agenda. The motion was seconded by Alderman McDonald and passed with unanimous approval.

There were no comments from the audience.

During council comments, Mayor Troyan said that the likelihood of obtaining the Blue Ridge Fire Station is very remote at this time. The City needs to find a place to store the fire truck from Stafford as soon as possible. The location behind the M.U.D. is a temporary possibility. Ayrshire Corporation has agreed to lease to the City up to two acres of land on Airport. A fire station, alone, could be housed on about 1/2 acre of land. Two acres would be sufficient to house an entire city complex. Gregg Moon and Craig Kress, two members of the Planning and Zoning Commission are working on a plan for a city complex but an immediate solution of storing Stafford's fire truck needs to be worked out. On a temporary basis, it looks like a one bay station at the M.U.D., to be accomplished at an approximate cost of \$5,000 is the best solution.

There being no further business to discuss, Alderman Hamilton made a motion to adjourn the meeting. Alderman McDonald seconded the motion and with unanimous approval the meeting was adjourned at 10:20 p.m.


Elaine Herff, City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
HOWARD J. STERN
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF JOINT PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF MEADOWS, TEXAS WILL HOLD A JOINT PUBLIC HEARING, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., WEDNESDAY, APRIL 13, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Public hearing to hear any and all persons desiring to be heard on or in connection with any matter or question involving a certain proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "PLANNING AND ZONING REGULATIONS", by specifically amending 'Article V, "Zoning Regulations", Division 1, "Zoning Districts and Regulations of General Applicability", Section 24-510, "Accessory uses and structures", by adding thereto a new subsection (e), to be entitled "Accessory parking use to adjacent commercial development", providing for the use of land lying north of Dorrance Lane and west of U.S. Highway 59, as a parking lot to provide additional or overflow parking space as an accessory use to commercial development located on land lying south of Dorrance Lane and West of U.S. Highway 59.
5. Comments from the audience.
6. Comments from council.
7. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 8TH DAY OF APRIL 1988, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

MINUTES OF JOINT PUBLIC HEARING
OF
APRIL 13, 1988
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
OF THE CITY OF MEADOWS, TEXAS

The joint public hearing of the Meadows City Council and the Meadows Planning and Zoning Commission was called to order at 7:46 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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: Sue Troyan

Aldermen: Harry Hamilton
Terry Henley
Jim McDonald
David Piwonka
Howard Stern

P&Z Chairman: Walter Wells

P&Z Commissioners: Gregg Moon
Craig Kress
Jesse Matthews

thus constituting a quorum.

Also present was City Attorney Karla Garrett, Acting City Building Official Joe Edwards, Bill Paulk, representing Equity Fund Advisors, Inc. and Flora Clark, a resident of the community.

Mayor Sue Troyan gave the invocation.

Under Mayor's comments, Mayor Troyan informed Council that the park plans have been approved in Austin. The bid notices will appear in this weekend and next weekend's newspapers. A required pre-bid conference will be held at City Hall on April 23, 1988. Bids will be opened at the regular City Council meeting on May 24, 1988.

Mayor Troyan then called the public hearing to order. She introduced Mr. Bill Paulk of Equity Fund Advisors who explained that part of the deal when Sam's Wholesale Club agreed to relocate in Meadows Center was to provide additional parking for 400 cars. This amount of space would encompass approximately four acres. The only logical place for the lot was across Dorrance Lane. Sam's lease is for at least 15 years. The lot was designed by Sam's and will tie into any future parking so that buildings can be built around it. Answering Alderman Piwonka's question, Mr. Paulk said that as long as Sam's is responsible for the maintenance of the lot, the four acres will remain the same. It will include a retention pond, a possible signalized crosswalk, lighting comparable to what is on the mall's present parking lot and stub outs for future drainage.

Alderman Stern asked what other businesses might be planned for the site. Mr. Paulk said that hopefully a restaurant would go across from Pappasito's. A "Builder's Square" or "Home Depot" type of store of approximately 100,000 feet would be included with frontage on the freeway and the rest of the establishment facing Dorrance.

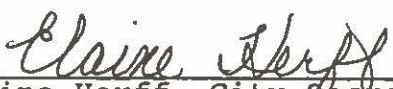
There were no further questions from council members and commission members were then invited to ask questions. Commissioner Moon state that Meadows was unique with only a small band of commercial area available around the city. Sam's Wholesale Club is a boon but the City must be restrictive enough to guarantee the entire area is not made into a parking lot. Any exception to the ordinance as it now stands needs to be more specific. City Attorney Karla Garrett explained that the Commission can deliberate and make recommendations to City Council. If they recommend a big change to

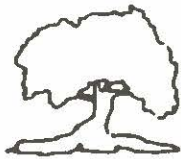
what is being requested or if they place conditions great enough on the granting of permission for a parking lot, Council will be required to call another public hearing. It is possible, however, to make the amendment more restrictive without calling another public hearing.

Commissioner Wells questioned the exact placement of the parking lot on the existing acreage. Mayor Troyan said as soon as the finished drawings were available at City Hall, they would be able to tell exactly where the parking lot will be built.

There were no further questions or comments from commission members and the general public was then invited to ask questions or make comments. Resident Flora Clark was concerned with the cosmetics of the parking lot and retention pond. She wanted to know if landscaping was planned. Mr. Paulk assured her that all tenants must conform to the decided architecture of the development. Mrs. Clark wanted to know how close future development would be built to the back part of existing residential fence lines and if a new fence, similar to the one built between the present mall and adjacent residences, was planned. Mr. Paulk did not have the answers to her questions at this time.

There were no further questions from Council members, Commission members or the audience. Alderman Piwonka moved to adjourn the meeting. Alderman Stern seconded the motion and with unanimous approval the meeting was adjourned at 8:17 p.m.


Elaine Herff, City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
HOWARD J. STERN
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN REGULAR SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., TUESDAY, APRIL 26, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Consideration and discussion of possible building code amendment regarding roofing and workshop with Meadows Community Improvement Board of Directors.
5. Consideration of and action on an ordinance appointing Joe Edwards as Consulting Building Official for the City of Meadows, Texas.
6. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute a contract with Clark Condon Associates Inc. for Landscape Maintenance Specifications for Meadows parks, street R.O.W., and Greenspace, in a form as attached hereto and marked exhibit "A".
7. Receipt of recommendations from Meadows Parks Commission regarding city swimming pool's diving boards.
8. Presentation of bills:
Firmin A. Hickey, Jr. \$2,787.39
9. Comments from the audience.
10. Comments from council.
11. Executive session as authorized by V.T.C.S., Article 6252-17, Section 2, f) to discuss future property acquisition.
12. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED
AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 22ND DAY OF
APRIL, 1988, BY 7:00 P.M.

Elaine Herff
Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING
OF
APRIL 26, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:40 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Harry Hamilton David Piwonka Howard Stern

and the following members absent:

Aldermen:	Terry Henley Jim McDonald
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thus constituting a quorum.

Also present was City Attorney Firmin Hickey, Beth Clark representing Clark Condon Associates, Inc., and Mike Read and Jim Strickland representing The Meadows Community Improvement Association.

Alderman David Piwonka gave the invocation.

Under Mayor's comments, Mayor Troyan told Council that there was a good turn out at the morning's pre-bid conference held by Fred Buxton and Associates at City Hall for contractors interested in bidding on the Meadows Park project. Bids will be opened at the regular City Council meeting on May 24 and awarded on a date yet to be decided upon.

Mayor Troyan received Council's consensus to rearrange the order of the agenda and consider the ordinance authorizing the hiring of a landscape company to rewrite specifications for maintenance of City property. She introduced Beth Clark of Clark Condon Associates, Inc. Mrs. Clark then gave Council a short background about herself and her company. She said she is familiar with public sector work and, in discussing the City's current specifications with Mayor Troyan, she is of the opinion that they are not detailed enough. Her proposed fee for rewriting the specs is \$1,800 with approximately 90% payable after the first month and 10% after the second month as work is completed. Reimbursable expenses will be minimal.

Mayor Troyan read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY
SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO
EXECUTE A CONTRACT AND AGREEMENT FOR PROFESSIONAL
SERVICES WITH CLARK CONDON ASSOCIATES, INC., IN A
FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

After a short discussion, Alderman Stern moved proposed Ordinance 88-013, an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute a contract with Clark Condon Associates, Inc. for City Landscape Maintenance Specifications in a form as attached and marked exhibit "A" be approved. The motion, seconded by Alderman Hamilton, was passed with unanimous approval.

Mayor Troyan said her walk through of City maintained property with Spearhead Landscaping Company will be Thursday in the late morning or early afternoon. She said the company is working hard and once the new specs are drawn up she will show them to Spearhead and ask them if they think they can do the work.

Returning to agenda item 4, Council discussed with City Attorney Firmin Hickey and Meadows Community Improvement representatives Mike Read and Jim Strickland possible amendments to the City's roofing ordinance and what the M.C.I.A.'s responsibilities and duties regarding roofing in the community are. Mr. Hickey stated his intent was to come up with the tightest ordinance possible; one that had teeth in it. The fine for not obtaining a permit would be a maximum of \$1000 a day. If the M.C.I.A. strictly enforced their deed restrictions, a city roofing ordinance would not be necessary. Mr. Read said there were several questions the M.C.I.A. Board had about their authority in enforcing deed restrictions. The questions included the legal definition of a car port, what could be done with deteriorating homes and what could be placed between the curb and sidewalk of a residence. Many other questions are raised and cannot be answered since no attorney is on their Board of Directors at present. City Attorney Firmin Hickey said it was important for the M.C.I.A. to have an attorney. He would be glad to answer questions directed to him through the City. Regarding payment of bills by the City for the M.C.I.A., it is legal for the City to pay any M.C.I.A. expenditure (including legal fees) if such expenditure was in the best interest of the City (for example: to pay for legal fees to enforce deed restrictions.) The City cannot legally donate money to the M.C.I.A. without expressly saying what the money is for.

Mayor Troyan then read the caption to the following ordinance:

AN ORDINANCE APPOINTING JOE EDWARDS AS CONSULTING
BUILDING OFFICIAL FOR THE CITY OF MEADOWS, TEXAS.

Alderman Piwonka moved, and Alderman Stern seconded, the ordinance, numbered 88-014, be approved as read. The motion passed unanimously.

Council then discussed recommendations from the Meadows Parks Commission regarding city swimming pool's diving boards. They agreed to go ahead with the repair of the platform of the large diving board at a cost of \$450 and felt the money for a new low diving board (approximately \$4,470) should be found somewhere in the budget as soon as possible as this is an important part of residents summer enjoyment of the pool.

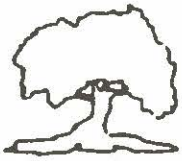
Alderman Piwonka then moved to pay the bill to Firmin A. Hickey, Jr. for \$2,787.39 as presented on the agenda. The motion, seconded by Alderman Stern, passed unanimously.

There were no comments from the audience or any further comments from council.

It was Council's consensus to postpone the executive session to a later meeting.

With no further business to discuss, Alderman Piwonka moved to adjourn the meeting. The motion was seconded by Alderman Hamilton and with unanimous approval the meeting was adjourned at 9:56 p.m.


Elaine Herff, City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
HOWARD J. STERN
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN SPECIAL SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., TUESDAY, MAY 10, 1988 (CH)
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Consideration of and action on an ordinance canvassing the returns and declaring the results of an election held on the 7th day of May, 1988, in the City of Meadows, Texas, for the purpose of electing City Officials.
5. Consideration of and action on an ordinance confirming the election of a Mayor Pro Tempore of the City of Meadows, Texas, to serve in such office until the next regular city election.
6. Presentation of bills:
7. Comments from the audience.
8. Comments from council.
9. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 6TH DAY OF MAY, 1988, BY 7:00 P.M.

Elaine Herff
Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING
OF
MAY 10, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:40 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Terry Henley Jim McDonald David Piwonka Howard Stern

and the following absent:

Alderman:	Harry Hamilton
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thus constituting a quorum.

Mayor Troyan gave the invocation.

Mayor Troyan made the following comments:

1) Item 5 on the agenda, an ordinance confirming the election of a Mayor Pro Tempore, will be postponed until the May 24 regular meeting.

2) The Planning & Zoning Commission will meet in City Hall following tonight's Council meeting to discuss and decide on their recommendations to be presented to Council on the parking lot zoning variation requested by Equity Fund Advisors for use by Sam's Wholesale Customers. If a conclusion is reached and presented to City Council, a meeting on May 17 would be desirable to pass the enabling ordinance.

3) Saturday at the Recreation Center, boy scouts and Garden Club members will meet to plant bushes and plants so that the garden can be dedicated on Splash Day, June 4th.

4) Bids for construction, landscaping and equipment on Meadow's Park will be opened at Council's regular meeting on May 24. Moving the power poles is still an urgent matter. City Attorney Firmin Hickey has advised Mayor Troyan that he feels Council, as a public safety measure, can outlaw all overhead power lines in the City, thereby requiring HL&P to move the lines at their own expense. Cost of defending this matter in court could be costly. Council's consensus was to send a demand letter to HL&P saying we would like for them to move the lines but if they do not, our only alternative will be to pass the ordinance. It is hoped that City Attorney Firmin Hickey will be able to meet with his friend Robert Gibbs of HL&P and get a positive response from him on the matter.

5) A master plan for future City development by Gregg Moon and Craig Kress will be presented to City Council when ready.

6) It is hoped that contracts for the park redevelopment can be awarded by the second week of June.

Mayor Troyan then read the caption to the following ordinance:

AN ORDINANCE CANVASSING THE RETURNS AND DECLARING
THE RESULTS OF AN ELECTION HELD ON THE 7TH DAY OF
MAY, 1988, IN THE CITY OF MEADOWS, TEXAS, FOR THE
PURPOSE OF ELECTING CITY OFFICIALS.

It was determined that the number of votes received by the following people was: for the office of Mayor - Sue Troyan-375 votes, Tom Lowry-74 votes, Dick Marshall-1 vote; for the office of Alderman, Place No. 1 - Jim McDonald-389 votes, Mike Read-1 vote, Mike Sharp-1 vote, Wayne Forrest-1 vote, Jack Sanders-1 vote; for the office of

Alderman, Place No. 2 - Howard J. Stern-380 votes, James Strickland-3 votes, Mike Read-1 vote, Fred Liscum-1 vote; and for the office of Alderman, Place No. 3 - David J. Piwonka-383 votes, Jack Sanders-2 votes, Ron Bickers-1 vote, Bob Mitchell-1 vote, Carlos Rusca-1 vote. The following persons are hereby declared to have been elected to office: Mayor - Sue Troyan; Alderman, Place No. 1 - Jim McDonald; Alderman, Place No. 2 - Howard J. Stern; Alderman, Place No. 3 - David J. Piwonka.

Alderman McDonald noted a spelling error in the copy of the ordinances that were given to each Alderman. He moved the ordinance, numbered 88-015, with the correction of Alderman Stern's name, be approved. The motion was seconded by Alderman Henley and passed unanimously.

As previously noted, item 5 on the agenda was postponed to a later meeting. There were no bills to be approved. There were no comments from the audience.

During Council comments, Alderman McDonald said an immediate solution needed to be decided on for placement of the fire truck from Stafford. Mayor Troyan explained that contractor and resident Jon Bergeron, after further examination, said it would be less expensive to scrape the pad clean of the existing barn at the M.U.D. and start over with a new shelter. Council's consensus was to put the truck at the M.U.D. on a temporary basis if at all feasible.

Alderman Henley noted that ground around a grate at the southwest corner of the park was washed out creating a hazardous situation for kids playing there.

Alderman Stern said it was a concern of his to put money in next year's budget to hire appropriate personnel to deal with overgrown trees and lawns on a daily basis. He questioned City Attorney Karla Garrett who said the City has enforceable powers to make sure these matters were taken care of.

Alderman Henley wondered if there was a problem about a report of an incident that took place on Sunday not being ready Monday morning as promised. He was told time was a factor in this situation and it had been resolved.

There being no further business to discuss, Alderman McDonald moved to adjourn the meeting. Alderman Piwonka seconded the motion and with unanimous approval the meeting was adjourned at 8:06 p.m.


Elaine Herff, City Secretary

May 23, 1988

Hon. Sue Troyan, Mayor
& Members of City Council
City of Meadows
12002 Southwest Freeway, #3225
Meadows, Texas 77477

RE: Recommendation of the Planning Commission Concerning the
Proposed Amendment of Chapter 24 of the Code of Ordinances

Dear Mayor Troyan and Members of City Council:

At two (2) separate meetings held on Tuesday, May 10, 1988 and on Monday, May 23, 1988, the Planning Commission of the City of Meadows as discussed and considered the following recommendation, which it now makes concerning the proposed amendment of the zoning ordinance which was the subject of a joint public hearing held on April 13, 1988.

Recommendation

The Commission recommends that Chapter 24 of the Code of Ordinances be amended by specifically amending Article V, Division 1, Section 24-510 of Chapter 24 by adding thereto a new subsection (e) which shall read as follows:

(e) Accessory parking use to adjacent commercial development. Notwithstanding any other provision of this Code to the contrary, whether contained in this Chapter or any other chapter, or any contrary provision of any ordinance whatsoever heretofore previously adopted by the City Council of the City of Meadows, it is hereby specifically provided that the tract of land lying immediately north of Dorrance Lane and immediately west of U.S. Highway 59 shall be permitted to be used as a parking lot in order to provide additional or overflow parking space

as an accessory use to the commercial development located on the tract of land lying immediately south of Dorrance Lane and west of U.S. Highway 59, provided that:

- (1) No improvements constructed in conjunction with such accessory parking use, including but not limited to poured concrete or other paving surface, curbing, walkways, storm water detention ponds or related facilities, any lighting fixtures, or any similar improvements, shall be located or constructed upon any portion of such tract of land which lies within 350 feet to the east and the east southeast of any point on the boundary line between the R-1 Residential District on the west and the C-2 Commercial District on the east, except such landscaping as herein required.
- (2) The improvements constructed pursuant to this subsection shall be landscaped and screened in accordance with the provisions of Section 24-513 of this Chapter.
- (3) Such improvements shall be used and operated in accordance with the performance standards, including but not limited to the standards provided for glare and open storage, as set forth in Section 24-511 of this Chapter.

Voting in Favor

Walter C. Wells, Jr., ^W~~Gregg Moon~~, Jesse Matthews and Craig Kress
voted in favor of the recommendation.

Hon. Sue Troyan, Mayor
& Members of City Council
City of Meadows
May 23, 1988
Page 3

Voting Against

There were no votes against the recommendation.

Findings

1. The benefits to be derived by the City of Meadows and by the community as a whole from the commercial development lying south of Dorrance Lane and west of U.S. Highway 59 will further be enhanced by the addition of overflow parking spaces immediately across the street on the north side of Dorrance Lane, which will ensure adequate parking facilities for the convenience and service of the shopping public.
2. At the public hearing, a question was raised concerning the possible impact of the proposed use on the adjacent homes located in the R-1 Residential District. Requiring the improvements to be located a minimum distance of 350 feet from all points along the boundary between the R-1 and C-2 Districts will minimize or eliminate any adverse impacts which the proposed use might otherwise have on the adjacent residential dwellings.
3. The landscaping of the proposed use, together with compliance with the performance standards, all of which are required by the Code of Ordinances will further aid in minimizing or eliminating any such adverse impacts.

Respectfully submitted,



Walter C. Wells, Jr., Chairman
Planning Commission
City of Meadows, Texas



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
RICHARD L. MARSHALL
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN REGULAR SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., TUESDAY, MAY 24, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

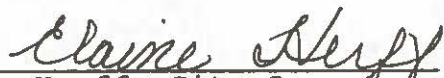
1. Call to order.
2. Invocation.
3. Approval of minutes of: February 23, 1988 regular meeting, March 12, 1988 special meeting, March 22, 1988 regular meeting, April 13, 1988 joint public hearing, April 13, 1988 special meeting, April 26, 1988 regular meeting and May 10, 1988 special meeting.
4. Mayor's comments.
5. Swearing in of city officials elected May 7, 1988.
6. Consideration of and action on an ordinance confirming the election of a Mayor Pro Tempore of the City of Meadows, Texas, to serve in such office until the next regular city election.
7. Receipt, opening and consideration of bids for Park Construction, Park Landscaping and Park Equipment.
8. Receipt and discussion of recommendation of the Planning and Zoning Commission concerning the proposed amendment of Chapter 24 of the Code of Ordinances.
9. Consideration of and action on an ordinance amending Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "PLANNING AND ZONING REGULATIONS", by specifically amending Article V, "Zoning Regulations", Division 1, "Zoning Districts and Regulations of General Applicability", Section 24-510, "Accessory uses and structures", by adding thereto a new subsection (e), to be entitled "Accessory parking use to adjacent commercial development", providing for the use of land lying north of Dorrance Lane and west of U.S. Highway 59, as a parking lot to provide additional or overflow parking space as

an accessory use to commercial development located on land lying south of Dorrance Lane and west of U.S. Highway 59.

10. Consideration of and action on an ordinance amending Chapter 9 of the Code of Ordinances of the City of Meadows, Texas, entitled "BUILDINGS", by specifically amending Article II thereof, "Building in Residential District", Section 9-50, "Residential roofing requirements", by Deleting therefrom the current provisions of such Section and substituting new provisions therefor.
11. Consideration of and action on an ordinance appointing Vernin P. Eschenfelder, Jr., as Fire Marshal of the City of Meadows, Texas.
12. Consideration of and action on an ordinance appointing Members of the Planning Commission of the City of Meadows, Texas, (City Planning and Zoning Commission) for a term commencing on the 1st day of February, 1988 and ending on the 1st day of February, 1990, pursuant to the provisions of Chapter 24 of the Code of Ordinances of the City of Meadows.
13. Consideration of and action on an ordinance confirming the appointment of members of the City of Meadows Board of Parks and Recreation Commissioners for a term commencing on the 1st day of January, 1988, and ending on the 31st day of December 1989, pursuant to the provisions of Chapter 21.5 of the Code of Ordinances of the City of Meadows.
14. Consideration of and action on an ordinance appointing both regular and alternate members of the Board of Adjustment of the City of Meadows, Texas for a term of two (2) years from the date of adoption of this ordinance, pursuant to the provisions of Chapter 24 of the Code of Ordinances of the City of Meadows.
15. Presentation of bills:

Bernshausen Oil Co.	\$ 527.98
Joseph A. Edwards	700.00
General Wholesale Products	569.99
Firmin A. Hickey, Jr.	3,835.00
16. Comments from the audience.
17. Comments from council.
18. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 20TH DAY OF MAY, 1988, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING
OF
MAY 24, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The meeting of the Meadows City Council was called to order at 7:50 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Harry Hamilton Terry Henley Jim McDonald David Piwonka Howard Stern

thus constituting a quorum.

Also present were Fred Buxton and his associate Theresa, Architect Ken Wright and Park Commissioners John Joyner, Wayne Herff and Alan Kane.

Alderman David Piwonka gave the invocation.

Minutes of seven previous meetings were presented for approval. Alderman Piwonka moved to approve the minutes of the February 23, 1988, regular meeting as presented. The motion was seconded by Alderman McDonald and passed unanimously. Alderman McDonald moved to approve the minutes of the March 12, 1988, special meeting. The motion, seconded by Alderman Piwonka, was unanimously approved. Alderman McDonald moved to approve the minutes of the March 22, 1988, regular meeting. Alderman Piwonka seconded the motion which was unanimously passed. Alderman McDonald moved to approve the minutes of the April 13, 1988, Joint Public Hearing (with the City Planning and Zoning Commission). The motion, seconded by Alderman Piwonka, was unanimously passed. Alderman Piwonka moved to approve the minutes of the April 13, 1988, special meeting. The motion was seconded by Alderman Stern and unanimously approved. Alderman Piwonka moved to approve the minutes of April 26, 1988, regular meeting. The motion was seconded by Alderman Hamilton and passed by unanimous decision. Alderman McDonald moved to approved the May 10, 1988, minutes. Alderman Piwonka seconded the motion and it was unanimously approved.

During Mayor's comments, Mayor Troyan:

1. Informed Council that Park Commissioner Ron Rice was recommending the replacement of 6 of the tennis court screens at a cost of \$1291. The other 2 screens are currently ok. Maintenance repairs are also needed on the fences at a cost of \$895.
2. Alderman McDonald and Hamilton will attend the next M.U.D. meeting to discuss refurbishing a barn there to house a fire truck.
3. John Joyner and Ken Wright are working on a solution to the parking problem at the park.
4. The Meadows Community Improvement Association has offered to finance the needed new diving board and would like a contract for repayment drawn up.

City officials elected on May 7, 1988, were then sworn in. City Secretary Elaine Herff administered the oath of office to Mayor Sue Troyan. Mayor Troyan then administered the oath of office to Aldermen Jim McDonald, Howard Stern and David Piwonka.

Mayor Troyan read the caption to the following ordinance:

AN ORDINANCE CONFIRMING THE ELECTION OF A MAYOR PRO TEMPORE OF THE CITY OF MEADOWS, TEXAS, TO SERVE IN SUCH OFFICE UNTIL THE NEXT REGULAR CITY ELECTION.

Alderman Stern made a motion to approve the ordinance, numbered 88-016, designating Alderman Jim McDonald as Mayor Pro Tempore. Alderman Henley seconded the motion which passed unanimously.

Council then received and opened bids for Park Construction, Park Landscaping and Park Equipment. They were as follows:

REO Services	\$ 40,827.41	(landscape bid)
Marek Brothers	27,388.00	(landscape bid)
SRJ Industries,		
Mark Reynolds	78,741.00	(equipment bid)
BEC Enterprises, Inc.	55,325.00	(equipment bid)
BEC Enterprises, Inc.	29,494.00	(landscape bid)
BEC Enterprises, Inc.	158,011.00	(construction bid)
Mid Gulf Construction, Inc.	91,684.00	(equipment bid)
Mid Gulf Construction, Inc.	35,869.00	(landscape bid)
Mid Gulf Construction, Inc.	238,963.00	(construction bid)
American Landscape Systems	33,901.87	(landscape bid)
Botanica Landscape & Design	24,806.00	(landscape bid)

Council discussed the bids with Mr. Buxton, Landscape Architect for the project. He felt the construction bids were a bit higher than anticipated but attributed the higher cost to the building design. City Attorney Karla Garrett said all bids would be reviewed to determine the exact source of the excess. Hopefully rebidding can be avoided. All bidders are required to furnish business and financial qualifications. The low bid also includes an alternate plan for lighting and handicapped parking.

Mayor Troyan received Council's consensus to advance to agenda item 10, an ordinance amending the City's roofing ordinance since the City Attorney was present and could answer any of Council's questions. She read the caption to the proposed ordinance as follows:

AN ORDINANCE AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS, ENTITLED "BUILDINGS", BY SPECIFICALLY AMENDING ARTICLE II THEREOF, "BUILDING IN RESIDENTIAL DISTRICT", SECTION 9-50, "RESIDENTIAL ROOFING REQUIREMENTS", BY DELETING THEREFROM THE CURRENT PROVISIONS OF SUCH SECTION AND SUBSTITUTING NEW PROVISIONS THEREFOR.

City Attorney Karla Garrett explained that all the comments from council and city administration have been taken into consideration when this ordinance was drafted. Passage of the ordinance will insure the homeowner is aware of all city requirements by requiring him to sign a statement that all materials do meet the code. Roofers can obtain a provisional permit, good for seven days. By this time they must return the signed statement by the homeowner or they can be ticketed (daily if necessary) for non compliance of the ordinance with a fine not to exceed \$200 per offense. The ordinance provides additional examples of approved roofing materials. Alderman McDonald moved the ordinance, numbered 88-017, amending the City's Code of Ordinances by substituting new provisions for residential roofing requirements, be accepted as drafted. Alderman Henley seconded the motion which passed with unanimous approval.

Returning to agenda item 8, council received and discussed recommendations of the Planning and Zoning Commission concerning the proposed amendment of Chapter 24 of the Code of Ordinances. The commission recommends adding a new subsection (e) which provides for land immediately north of Dorrance Lane and immediately west of the freeway to be used as a parking lot for overflow parking space for

commercial development immediately south of Dorrance Lane and west of the freeway with the following limitations: no improvements shall be located within 350 feet of the R-1 boundary line; all improvements shall be landscaped and screened; and improvements must be used and operated in accordance with the performance standards of Chapter 24 of the City's Code of Ordinances. Members of the Commission voting in favor of the recommendation were Walter Wells, Jesse Matthews and Craig Kress. Alderman Piwonka moved to accept the recommendations of the Planning Commission dated May 23, 1988. Alderman Henley seconded the motion which passed unanimously.

(A copy of the recommendations is made a part of these minutes.)

Mayor Troyan then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS", BY SPECIFICALLY AMENDING ARTICLE V, "ZONING REGULATIONS", DIVISION 1, "ZONING DISTRICTS AND REGULATIONS OF GENERAL APPLICABILITY", SECTION 24-510, "ACCESSORY USES AND STRUCTURES", BY ADDING THERETO A NEW SUBSECTION (e), TO BE ENTITLED "ACCESSORY PARKING USE TO ADJACENT COMMERCIAL DEVELOPMENT", PROVIDING FOR THE USE OF LAND LYING NORTH OF DORRANCE LANE AND WEST OF U.S. HIGHWAY 59, AS A PARKING LOT TO PROVIDE ADDITIONAL OR OVERFLOW PARKING SPACE AS AN ACCESSORY USE TO COMMERCIAL DEVELOPMENT LOCATED ON LAND LYING SOUTH OF DORRANCE LANE AND WEST OF U.S. HIGHWAY 59.

Alderman Piwonka moved to accept the proposed ordinance, numbered 88-018, an ordinance providing for accessory parking use to adjacent commercial development, as presented. Alderman McDonald seconded the motion. The motion passed with five "yes" votes and zero "no" votes.

Mayor Troyan then received Council's permission to address agenda item 11, audience comments. Park Commissioner John Joyner asked Council if it was necessary to accept the three lowest packages on the park construction totaling \$238,142. If so, Council needed to make some allowance for overrides. Mr. Joyner said it is the Park Commissioners' recommendation to go with the low bidders assuming they are checked out to be sure that they meet specifications. Mayor Troyan said the City has already spent just over \$20,000 of the park. Ken Wright has designed the building to be geared toward low maintenance necessitating a somewhat higher building cost. Also, the turn around time for receiving matching funds from the State can be anywhere from two to four weeks.

Returning to agenda item 11, Mayor Troyan read the caption to the following ordinance:

AN ORDINANCE APPOINTING VERNON P. ESCHENFELDER, JR., AS FIRE MARSHAL OF THE CITY OF MEADOWS, TEXAS.

Discussing the ordinance, Mayor Troyan explained this ordinance was a formality since Mr. Eschenfelder's expertise as a Fire Marshal was already available to the City under the City's interlocal agreement with the City of Stafford and since he already serves as Stafford's Fire Marshal. Alderman Piwonka moved to approve the ordinance, numbered 88-019, appointing Vernon P. Eschenfelder, Jr. as Fire Marshal of the City of Meadows, Texas. The motion was seconded by Alderman McDonald and unanimously passed.

Mayor Troyan read the following ordinance caption:

AN ORDINANCE APPOINTING MEMBERS OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS, TEXAS, (CITY PLANNING AND ZONING COMMISSION) FOR A TERM COMMENCING ON THE 1ST DAY OF FEBRUARY, 1988 AND ENDING ON THE 1ST DAY OF FEBRUARY, 1990, PURSUANT TO THE PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS.

Alderman McDonald made a motion the ordinance, numbered 88-020, appointing James Milner and Jesse Matthews as members of the Planning Commission of the City of Meadows, Texas, for two years be accepted. The motion, seconded by Alderman Stern, passed unanimously.

Mayor Troyan read the following ordinance caption:

AN ORDINANCE CONFIRMING THE APPOINTMENT OF MEMBERS OF THE CITY OF MEADOWS BOARD OF PARKS AND RECREATION COMMISSIONERS FOR A TERM COMMENCING ON THE 1ST DAY OF JANUARY, 1988, AND ENDING ON THE 31ST DAY OF DECEMBER 1989, PURSUANT TO THE PROVISIONS OF CHAPTER 21.5 OF THE CODE OF ORDINANCE OF THE CITY OF MEADOWS.

Alderman Stern moved to adopt the ordinance, numbered 88-021, confirming the appointment of John Joyner, Wayne Herff and Ron Rice to the Board of Parks and Recreation Commissioners for a two year term. The motion was seconded by Alderman Piwonka and unanimously passed.

Mayor Troyan then read the caption to the following ordinance:

AN ORDINANCE APPOINTING BOTH REGULAR AND ALTERNATE MEMBERS OF THE BOARD OF ADJUSTMENT OF THE CITY OF MEADOWS, TEXAS FOR A TERM OF TWO (2) YEARS FROM THE DATE OF ADOPTION OF THIS ORDINANCE, PURSUANT TO THE PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS.

Mayor Troyan said she had been in touch with all current members who have agreed to serve on the Board of Adjustment again. She could not reach Alternate Jim Sowers. Alderman Piwonka said he thought Mr. Sowers has moved from the City. He made a quick telephone call to confirm this fact. Mayor Troyan asked Council members to strike Mr. Sowers name from the list of alternates. This leaves no alternates on the Board. Council members were asked to think about residents who would be qualified and willing to serve on this Board as alternates. Alderman Henley then made a motion to adopt the ordinance, numbered 88-022, appointing Frank Maresca, John Whiteman, Jim Lindsay, Lois Carlisle, and Philip Carey as members of the Board of Adjustment of the City of Meadows for a two year term. Alderman Stern seconded the motion which passed by unanimous decision.

Bills were then presented for Council's approval of payment. After a short discussion, Alderman Stern moved to pay the bills as indicated on agenda item 15. Alderman Piwonka seconded the motion and it was unanimously agreed to pay the bills.

There were no further audience comments.

During Council comments, Mayor Troyan stated new tax rolls for 1988 indicate a preliminary taxable value for the City at \$135,685,560. This amount is subject to change by the C.A.D. Sales tax for next year will be up because of Sam's Wholesale Club opening in the fall but commitments on these taxes cannot be made until a better idea of their numbers are in. Adjustments to the budget can be made in early 1989. It is hoped that we can hire a full time building official/inspector.

Alderman Henley stated two or three people have talked to him about installing "STOP AHEAD" signs on Kirkwood; also about the possibility of putting additional "STOP" signs in the esplanades. They are also requesting additional trash barrels in the park area. He also inquired if the new park improvements would include a basketball goal and was informed a half court was to be installed next to the tennis courts.

Alderman McDonald said he planned to present drawings to the M.U.D. tomorrow evening on renovating the barn in their well yard on Kirkwood to garage a fire truck. He anticipates no problems and hopes as soon as the renovation is completed the truck can be brought to Meadows, possibly on July 4th.

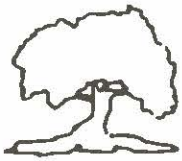
Alderman Hamilton said a situation had occurred in Meadows last weekend which rumors had blown way out of proportion. He tried to squelch the rumors with his neighbors. Mayor Troyan squelched the rumors at the school. Alderman Hamilton feels Police Commissioner needs to become more involved with what is happening in the City.

Mayor Troyan said Fox & Jacobs is please with the police protection in the City. They have recently sold three homes to Houston area policemen who feel that Meadows is a secure community.

There being no further business to discuss, Alderman McDonald moved to adjourn the meeting. Alderman Henley seconded the motion and with unanimous approval the meeting was adjourned at 9:40 p.m.



Elaine Herff, City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
RICHARD L. MARSHALL
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN REGULAR SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., TUESDAY, JUNE 28, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Discussion and consideration of and action on an ordinance amending Chapter 9 of the Code of Ordinances of the City of Meadows, Texas, entitled "BUILDINGS", by specifically amending Article I thereof, "In General", Section 9-5, Bond and insurance requirements", by deleting the current provisions of such section and substituting therefor a new section 9-5, to be entitled "Insurance requirements".
5. Discussion and consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute a contract and agreement with Building, Estimating, and Construction Enterprises, Inc., in a form as attached hereto and marked Exhibit "A".
6. Discussion and consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute a contract and agreement with Marek Brothers Company--Landscape Division, in a form as attached hereto and marked Exhibit "A".
7. Discussion and consideration of and action on an ordinance authorizing the Mayor and City Secretary of the City of Meadows, Texas to execute a contract to provide trash and garbage service with Purvis Disposal Service Corp. in a form as attached hereto and marked Exhibit "A".
8. Discussion of handicapped parking violations.
9. Discussion of Municipal Court fines.

10. Discussion of swimming pool fences.
11. Discussion of regulating hours at municipal swimming pool.
12. Presentation of bills:

Bernshausen Oil Co.	\$ 612.42
Firmin A. Hickey, Jr.	5,611.25
Fort Bend C.A.D.	1,146.00
Industrial Neon Sign Corp.	1,594.00
PMI	540.00
13. Audience Comments.
14. Council Comments.
15. Executive session as authorized by V.T.C.S., Article 6252-17, Section 2, g) to discuss administrative personnel.
16. Additional Council Comments.
17. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 24TH DAY OF JUNE, 1988, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING
OF
JUNE 28, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:39 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Jim McDonald David Piwonka Howard Stern

and the following members absent:

Aldermen:	Harry Hamilton Terry Henley
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thus constituting a quorum.

Alderman David Piwonka gave the invocation.

During Mayor's comments Mayor Troyan announced:

1. Mr. & Mrs. Beline were in the audience to petition Council to allow them to widen the driveway along the west side of their property. They were under the assumption the City had allowed this before they purchased the property. Mayor Troyan explained City Council was not the proper body to grant this petition. She referred them to the Board of Adjustments for a variance to the Zoning Ordinance. The request would be published as soon as possible in the Fort Bend Mirror as required by law. Fifteen days from publication of the notice a public hearing on the matter will be held. As it stands now, Section 24-514,(c)(3) of the Zoning Ordinance prohibits their building the fence within one and one half feet of the property line. The City will try to move on the matter as quickly as the law allows.

2. The annual July 4th non-motorized parade will be held in the City on Monday morning at about 9:30 a.m. beginning at the tennis courts. A ground breaking ceremony will be held at 10:00 a.m. All Aldermen are encouraged to attend.

3. Because City Attorney Karla Garrett is present, the agenda will be rearranged. Item #7, the garbage contract, will be postponed. Items 8, 9, 10 and 11 (discussion of handicapped parking violations, Municipal Court fines, swimming pool fences and regulating hours at the municipal swimming pool) will become items 4, 5, 6 and 7. Agenda items 4, 5 and 6 (discussion and consideration of various ordinances) will become items 8, 9 and 10.

A discussion on handicapped parking in the City then took place. City police have written handicapped tickets in the past. In the City Attorneys' opinion, these are not enforceable in Municipal Court. If the City wants to enforce these tickets, an ordinance must be passed. Handicapped parking spaces will be installed at the new park. These spaces usually appear on private property. The owner paints the spaces in the manner required in one of several prescribed manners. The city can only cite violators if the spaces are marked according to state law and if the City passes on ordinance requiring enforcement of the law. Alderman Stern recommended the City Attorney get in touch with the Police Chief and discuss feelings and recommendations on which aspects of the law should be included in the City's ordinance.

Municipal Court fines were then discussed. City Attorney Garrett explained the State Legislature has given cities the right to increase fines (excluding traffic fines) currently set at \$200 maximum to \$1,000. Those fines currently set at \$500 can be raised

to \$2,000. The fines as posted in the Municipal Clerk's office are "window fines", the amount a defendant pays before when pleading guilty or nolo contendere. The City passed an ordinance in January of 1986 which allows the presiding Judges of the Municipal Court to assess upon a convicted defendant a fine not to exceed the maximum amount established by state law.

Council then discussed swimming pool fences and the regulation of hours at the municipal swimming pool. The City has received several complaints about wobbly fences and gates that were not secure around some residences housing back yard swimming pools. Currently a four foot fence is required. Building Official T.G. Hornischer feels a higher fence requirement is necessary as well as specifying that the access gate must be locked. Alderman Stern asked City Attorney Garrett if the city can repair the fence of a recalcitrant resident. She said no. The City can place a mandatory injunction against the resident demanding his fence be kept in acceptable repair. Mayor Troyan also told Council that recently four adults had been observed climbing the fence to the municipal pool on a Monday when the pool was closed. City Attorney Garrett said state law defines trespassing as a Class B misdemeanor. Signs must be posted with pool standard opening and closing hours. When the gate is closed and locked, the pool can be assumed closed. Trespassers can be prosecuted. City Attorney Garrett was instructed to draw up two ordinances; one requiring fence and gate upkeep on residential lots containing swimming pools and one providing for regulations at the municipal pool.

Returning to agenda item 4, Mayor Troyan read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS, ENTITLED "BUILDINGS", BY SPECIFICALLY AMENDING ARTICLE I THEREOF, "IN GENERAL", SECTION 9-5, BOND AND INSURANCE REQUIREMENTS", BY DELETING THE CURRENT PROVISIONS OF SUCH SECTION AND SUBSTITUTING THEREFOR A NEW SECTION 9-5, TO BE ENTITLED "INSURANCE REQUIREMENTS".

Discussing the proposed ordinance, City Secretary Herff explained the current bonding requirement was unenforceable as it was very expensive to contractors and not worth the money. Alderman Stern moved the ordinance, numbered 88-023, to delete the current provisions in Section 9-5 and substitute with the new Section 9-5 provisions as stated be adopted. Alderman McDonald seconded the motion which passed unanimously.

Mayor Troyan then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE A CONTRACT AND AGREEMENT WITH BUILDING, ESTIMATING AND CONSTRUCTION ENTERPRISES, INC., IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor Troyan explained that the BEC contractor's statement has been received and is in order. She needs Council's authorization to enter into the contract. Hopefully construction on the park will begin in mid-July. Alderman Stern moved the proposed ordinance, numbered 88-024, authorizing the Mayor and the City Secretary to execute an agreement with Building, Estimating and Construction Enterprises, Inc., be passed and approved. The motion, seconded by Alderman McDonald, was passed with unanimous approval.

Mayor Troyan then read the following ordinance caption:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE A CONTRACT AND AGREEMENT WITH MAREK

BROTHERS COMPANY--LANDSCAPE DIVISION, IN A FORM
AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor Troyan explained that Marek Brothers bid was the second lowest. The lowest bidder had several deficiencies and the State agreed there were grounds for disqualification. Marek Brothers did qualify and they were less than \$3,000 higher than the low bidder. Alderman Stern moved the proposed ordinance, numbered 88-025, authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute a contract and agreement with Marek Brothers Company--Landscape Division be approved as presented. The motion was seconded by Alderman McDonald and passed unanimously.

Bills were then presented to Council for their approval. City Secretary Herff explained the fifth and last bill on the list, to PMI for \$540, was not due. It was actually included in the new computer equipment for the police department. Alderman Piwonka made a motion, seconded by Alderman Stern, to pay the top four bills as listed on the agenda. The motion passed unanimously.

There were no comments from the audience.

During council comments Mayor Troyan said the water line going to the new field house building has been installed and the MUD is in the process of installing the line going to the drinking fountain in the small play ground. She also said the fields were not being properly mowed and the maintenance company was not picking up trash before mowing but simply mowing over it. Also, the drawings for the Brighton Lane parking at the new park are at the County Commissioner's office and work on the parking area should begin soon.

Alderman McDonald said the HGAC was holding their annual workshop for elected city officials on July 13. It is recommended that all newly elected officials attend this workshop. Registration must be in by July 7th. The City will pay the \$30 registration fee for any official interested in attending.

Alderman Stern thanked council members for their support to him as a councilman. He has sold his home in Meadows and plans to close on the sale at the end of July. He will lease a house in Meadows until the end of October. He said it had been his pleasure to serve with such distinguished men. He also gave special thanks to Mayor Troyan and City Secretary Herff for putting up with any "grief" he gave to them. Mayor Troyan said she would put an article in the City Newsletter requesting residents interested in filling Alderman Stern's unexpired term to submit their resumes to the City Secretary. Alderman McDonald spoke for council when he said it has been a pleasure to serve on Council with Alderman Stern.

Alderman McDonald then made a motion to adjourn into executive session. Alderman Piwonka seconded the motion and with unanimous approval Council adjourned into executive session as authorized by V.T.C.S., Article 6252-17, Section 2, g) to discuss administrative personnel at 9:00 p.m.

Returning to open session at 10:00, council addressed agenda item 16, additional Council Comments. Alderman Stern said that since we had been involved with an emergency garbage contract and since Purvis Disposal Company was doing an excellent job picking up garbage in the city under that emergency contract and since they were willing to extend the terms of the contract of a period of three, he felt the City did not have to go out for additional bids on the garbage contract. He suggested the matter be place on the next agenda for a vote. Alderman McDonald moved to table agenda item #7, Discussion and consideration of and action on an ordinance authorizing the Mayor and City Secretary of the City of Meadows, Texas, to execute a contract to provide trash and garbage service with Purvis Disposal Service Corp. in a form as attached hereto and marked Exhibit "A" to the next meeting to be held on July 13th. The motion, seconded by Alderman Stern, passed unanimously. July 13 was the date set for the first budget workshop meeting.

There being no further business to discuss, Alderman McDonald made a motion to adjourn the meeting. Alderman Piwonka seconded the motion and with unanimous approval the meeting was adjourned at 10:25 p.m.

Elaine Herff
Elaine Herff, City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
HOWARD J. STERN
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN SPECIAL SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., WEDNESDAY, JULY 13, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Consideration and discussion of proposed budget for fiscal year 1988-1989.
5. Presentation of bills:
Bernhausen Oil Co. \$824.43
6. Comments from the audience.
7. Comments from council.
8. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 9TH DAY OF JULY, 1988, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING
OF
JULY 13, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:34 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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: Sue Troyan

Aldermen: Jim McDonald
David Piwonka
Howard Stern

and the following absent:

Aldermen: Harry Hamilton
Terry Henley

thus constituting a quorum.

Mayor Sue Troyan gave the invocation.

Mayor Troyan had no comments other than to begin the budget workshop. She passed out copies of the proposed budget to council members. She said the Central Appraisal District's final appraisal for Meadows is \$134 million, approximately \$5 million less than last year. Both Ayrshire Corporation and Equity Fund Advisors appealed the valuation of their property and were granted a lower value. All Gemcraft and Perry homes were uniformly devalued. If the same tax rate as last year is assessed, ad valorem taxes (based on a 98% collection rate) should generate \$506,500 in revenue. Based on past years experiences, revenues should be as follows: from building permits - \$12,000; from franchise fees - \$25,000; from fines and forfeitures - \$35,000; from newsletter ads - \$2,000; from interest earned - \$15,000; from crossing guard reimbursement - \$1,800; and from miscellaneous revenues - \$4,500. Prior year surplus (from this year) should be \$215,000 for a total of \$816,800 in revenues for the new budget, not including sales taxes.

Discussing expenditures, the preliminary park budget (including funds for a new tennis surface for \$6,100, a new sprinkler system for \$7,500 and additions to the recreation center kitchen at \$3,200 among other things) totals \$106,000, not including money for the new park.

The preliminary police department budget holds the line with no raises and no new employees. Police Chief Paul Hughes hopes to be able to hire two additional employees in January when some months of sales tax figures are studied after the opening of Sam's Wholesale Club.

Preliminary municipal services figures are up \$41,000 over last year, primarily for increased landscape maintenances (including the new park). These figures include \$27,000 for our interlocal fire protection contract and \$60,000 for street lights. Mayor Troyan cautioned Council that they should begin to think about adding funds for long term street and sidewalk repairs.

The administration budget includes \$30,000 for legal services and \$6,000 for aldermen stipends. Some office supplies, including a new chair for the mayor's office, are also needed. Alderman Stern said he felt that the money for services has been put into the budget and spent as needed and now additional funds should be put into the budget for the mayor as she needs them. He proposed raising her salary to \$12,000 yearly.

A bill for \$824.43 to Bernshausen Oil Co. was presented to Council for approval. Alderman McDonald moved to pay the bill. The motion was seconded by Alderman Stern and unanimously passed.

There were no comments from the audience.

Under council comments, Mayor Troyan announced the dirt at the new parking lot as the park was being moved.

There being no further business to discuss, Alderman McDonald moved to adjourn the meeting. The motion was seconded by Alderman Piwonka and with unanimous approval the meeting was adjourned at 8:45 p.m.

Elaine Herff
Elaine Herff, City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
HOWARD J. STERN
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN REGULAR SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

6:30 P.M., TUESDAY, JULY 26, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Executive session as authorized by V.T.C.S., Article 6252-17, Sections 2, f) property acquisition and 2, g) administrative and police personnel.
5. Consideration of and action on an ordinance authorizing the Mayor and City Secretary of the City of Meadows, Texas, to execute a contract to provide trash and garbage service with Purvis Disposal Service Corp. in a form as attached hereto and marked Exhibit "A".
6. Consideration of and action on an ordinance calling a public hearing on the budget for fiscal year 1988-1989.
7. Consideration of and action on an ordinance amending Chapter 1 of the Code of Ordinances of the City of Meadows, Texas, entitled "GENERAL PROVISIONS", by specifically amending Section 1-10 thereof, "General penalty; continuing violations.
8. Consideration of and action on an ordinance amending Chapter 21.5 of the Code of Ordinances of the City of Meadows, Texas, entitled "PARKS AND RECREATION", by adding thereto a new Article II, to be entitled RECREATIONAL FACILITIES", to provide regulations for the use and enjoyment of city-owned facilities.
9. Consideration, discussion and action on questions concerning Sugar Land Telephone franchise agreement.

10. Consideration and discussion of quotes received for remodeling M.U.D. barn for fire truck storage.
11. Consideration and discussion of proposed budget for fiscal year 1988-1989.
12. Presentation of bills:

Contemporary Pools and Spas	\$4,470.00
Edwards Electric, Inc.	605.15
Joseph A. Edwards	625.00
Firmin A. Hickey, Jr.	5,982.25
13. Comments from the audience.
14. Comments from council.
15. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 22ND DAY OF JULY, 1988, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING
OF
JULY 26, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:43 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Harry Hamilton Terry Henley Jim McDonald David Piwonka Howard Stern

thus constituting a quorum.

Mayor Sue Troyan gave the invocation.

During Mayor's comments, Mayor Troyan announced:

1. Clark Condon Associates has turned in a list of maintenance recommendations and sprinkler recommendations. Spearhead has a new Supervisor. Major repairs are needed on esplanade sprinklers.
2. The fall meeting of the Texas Municipal League Region 14 will be held in Galveston on Saturday, August 20th. Anyone interested in attending should notify the Mayor's office as soon as possible.
3. Mr. Sam Walton has sent a response to the welcome letter sent to him by the City.
4. Several letters have been received from interested residents about the soon to be vacant seat on City Council. Two interested residents, Brad Gibson and David LaPota are in the audience this evening.
5. Also in the audience is Keith Nicholas who is working on a Boy Scout badge.

Mayor Troyan received Council's consensus to hold the executive session, Number 4 on the agenda, later on in the evening.

Mayor Troyan read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE A CONTRACT TO PROVIDE TRASH AND GARBAGE SERVICE WITH PURVIS DISPOSAL SERVICE CORP. IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

A short discussion followed during which Council decided that since Purvis was doing an excellent job picking up the City's garbage contract with a temporary contract, the contract should be renewed for three years. Alderman McDonald moved the proposed ordinance, numbered 88-026, an ordinance authorizing the Mayor and City Secretary to execute a contract to provide trash and garbage service with Purvis Disposal Service Corp. be approved as written. Alderman Stern seconded the motion which passed with unanimous approval.

Mayor Troyan then read the caption to the following ordinance:

AN ORDINANCE CALLING A PUBLIC HEARING ON THE BUDGET FOR FISCAL YEAR 1988-1989.

Discussing a date for the public hearing, Council decided Tuesday, September 13, 1988, would allow for another meeting on Thursday the 15th to set the tax rate. The official notice of the hearing will appear in The Mirror on August 27, 1988. The time for the Public

Hearing will be 7:30 p.m. Alderman Piwonka moved to adopt the ordinance, numbered 88-027, an ordinance calling a public hearing on the budget for fiscal year 1988-1989 on Tuesday, September 13, 1988, at 7:30 p.m. at Meadows City Hall. The motion, seconded by Alderman Henley, passed unanimously.

Mayor Troyan then read the following ordinance caption:

AN ORDINANCE AMENDING CHAPTER 1 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS, ENTITLED "GENERAL PROVISIONS", BY SPECIFICALLY AMENDING SECTION 1-10 THEREOF, "GENERAL PENALTY; CONTINUING VIOLATIONS.

Mayor Troyan explained this ordinance allows for the maximum lawful fine which the Municipal Court is empowered to assess pursuant to the provisions of the laws of the State of Texas. Alderman Stern moved to approve the ordinance as written. The motion was seconded by Alderman Piwonka and unanimously passed.

Mayor Troyan then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 21.5 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS, ENTITLED "PARKS AND RECREATION", BY ADDING THERETO A NEW ARTICLE II, TO BE ENTITLED "RECREATIONAL FACILITIES", TO PROVIDE REGULATIONS FOR THE USE AND ENJOYMENT OF CITY-OWNED FACILITIES.

Mayor Troyan explained this ordinance would make it unlawful for trespassing at City owned pools during hours the pools are posted as being closed. Alderman Piwonka made a motion, seconded by Alderman McDonald, to pass the ordinance, numbered 88-029, as written. The motion passed with unanimous approval. Mayor Troyan said an ordinance for discussion would be on the next meeting's agenda regarding pool fences.

Council then discussed a proposed Sugar Land Telephone franchise agreement change. Mayor Troyan explained that Mr. Charles Schuchard, Controller of Sugar Land Telephone Company requested a clarification of our present franchise agreement. The City of Stafford is currently reviewing their franchise also. Questions as such what the term "gross receipts" is based upon need to be answered. Is it basic service alone or does it include 9-1-1 calls, long distance fees and inside wiring? The current franchise bases gross receipts upon "local exchange transmissions". Council did not feel the need to include 9-1-1 calls or long distance in the City's franchise. Since the franchise brings in less than \$2,000 per year and only businesses in the City are served by Sugar Land Telephone Company, Council feels things should be left the way they are. If the telephone company wants to change anything, they should draft the changes without any cost to the City.

Mayor Troyan then informed Council of quotes received on renovation of the barn on M.U.D. property for housing a fire truck. McCauley Builders & Barns bid \$4,787. Branum gave two bids of \$15,800 and \$17,211. Mr. Branum is concerned with the slop of the roof for drainage purposes. Keith Anthony Bid \$3,817. He will convert the barn into as 12' by 30' stall with a roll up door. He will reuse some of the material but install a new roof and new side panels. General work to be performed is demolition of one stall at the present M.U.D. barn and reconstruction of a garage big enough to house a fire pumper. Alderman McDonald said since there is money in the budget for this purpose, the City should proceed with the renovation. Mayor Troyan said an enabling ordinance would be ready for consideration at the next meeting.

Agenda item 12, presentation of bills, was considered before the discussion on the proposed budget (agenda item 11). The bill for Contemporary Pools and Spas for \$4,470 on the agenda was originally

to be paid by the Meadows Community Improvement Association for repayment by the City. They asked for a signed statement that the City would pay the loan back with interest. It was decided to transfer funds from two other line items, maintenance of playing fields and recreation center electricity, to pay the bill. Mayor Troyan told Council all contracts for construction on Meadows Community Park have been signed. Alderman Piwonka moved to pay the bills as presented. Alderman Henley seconded the motion which passed unanimously.

Council then returned to agenda item 11, consideration and discussion of proposed budget for fiscal year 1988-1989. Police Chief Paul Hughes was available for questions. It was noted he was requesting a 3.5% increase from last year's budget. This included a \$2,000 increase in computer expenses, a new auto lease/purchase, a small increase in gasoline to provide for a raise in costs, an increase of \$1,000 in employee training and travel, a \$1,500 increase in telephone and telegraph, a roughly 6% increase in salaries and (a new line item) \$2,500 for forensics which will be applied to training and some evidence equipment. This budget provides for seven officers (an increase of one as a detective), a secretary and a crossing guard. Auto and truck repairs are down because all vehicles will be leased. There may also be an increase in medical insurance and police liability insurance.

Discussing the parks budget, additional tennis court fence repairs and more screen replacement is needed costing approximately \$1,900. The courts need to be resurfaced soon at a cost of approximately \$9,950. Construction at the park will prohibit replacing the play ground sprinkler system until the new budget year. \$10,000 will be budgeted now and perhaps an additional \$10,000 later. Alderman Stern suggested the total \$20,000 be budgeted for now. The summer program's director and assistant director salaries were discussed. It was decided not to include them with current salaries (for pool personnel) but to leave them as part of the summer program.

The only change in the municipal court budget involved making the clerk's position a full time position including the resulting insurance, taxes, retirement, etc.

Mayor Troyan said the effective tax rate of the City (to collect the same amount of ad valorem taxes for 1988 as for 1987) would be 43.8¢. Using last year's tax rate of 38.5¢ will result in a collection of \$21,000 less in ad valorem taxes.

The only comments from the audience was a question from Mr. Nicholas as to when Sam's Wholesale Club would open. Mayor Troyan informed him no information on the ribbon cutting date has been issued.

During Council comments, Alderman Hamilton informed Council that the local pony league were state champions and he thanked Council for allowing the team to warm up on the city's fields.

Mayor Troyan said Jeannie and Rusty McCain were definitely interested in forming a fall soft ball league and Bobby Kennedy has volunteered to head the league.

Alderman Stern suggested the City adopt a policy to keep legal fees down by not asking for memos from the City Attorney. It was suggested that the City Attorney may consider being put on a retainer.

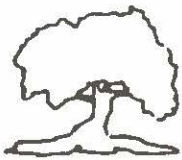
Alderman Stern then made a motion, seconded by Alderman McDonald, to adjourn into executive session. The motion was unanimously passed and at 9:05 p.m. Council adjourned into executive session.

Returning to open session at 10:05 p.m., Alderman McDonald moved to hire Glen Dillender as Building Official, consistent with his recent proposal, as soon as possible. The motion was seconded by Alderman Piwonka and passed unanimously. Mayor Troyan also received

Council's consensus to negotiate with Mr. Joe Edwards, or one of his associates, to serve as a Consulting Building Official on an as needed basis. Alderman Hamilton suggested Police Chief Hughes' old car be used by the Building Official.

There being no further business to discuss, Alderman Piwonka moved to adjourn the meeting. Alderman McDonald seconded the motion and with unanimous approval the meeting was adjourned at 10:10 p.m.

Elaine Herff
Elaine Herff, City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
HOWARD J. STERN
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN SPECIAL SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., THURSDAY, AUGUST 18, 1987
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Executive session as authorized by V.T.C.S., Article 6252-17, Sections 2, f) property acquisition and 2, g) administrative and police personnel.
5. Consideration of and action on items discussed in executive session.
6. Consideration of and action on an ordinance authorizing the Mayor and City Secretary of the City of Meadows, Texas, to execute a contract to renovate the barn located at 11803 Kirkwood at The Meadows M.U.D. for storage of a fire truck with McCauley Buildings and Barns, in a form as attached hereto and marked Exhibit "A".
7. Consideration of and action on a decision to join with the Coalition of Cities with Original Jurisdiction to study an expected rate increase by Houston Lighting & Power Company.
8. Comments from the audience.
9. Comments from council.
10. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 15TH DAY OF AUGUST, 1988, BY 7:00 P.M.

Elaine Herff
Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING
OF
AUGUST 18, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:31 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Terry Henley Jim McDonald David Piwonka

and the following absent:

Aldermen:	Harry Hamilton Howard Stern
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thus constituting a quorum.

Mayor Sue Troyan gave the invocation.

Mayor Troyan had the following comments:

- a) She had an interesting meeting yesterday (8/17/88) with representatives of Equity Fund Advisors regarding City Hall space.
- b) With Council's approval (which was received) she would like to rearrange the agenda to put items 4 and 5, the executive session and actions on items discussed during that session, at the end of the agenda.

Mayor Troyan then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE A CONTRACT TO RENOVATE THE BARN LOCATED AT 11803 KIRKWOOD AT THE MEADOWS M.U.D. FOR STORAGE OF A FIRE TRUCK WITH MCCAULEY BUILDINGS AND BARNS, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

After a short discussion during which Mayor Troyan explained that McCauley's bid was the least expensive of three received (\$4787), and that the fence at the M.U.D. barn would also need to be moved at a cost of \$1185, Alderman McDonald moved the ordinance, numbered 88-030, be approved as written. Alderman Piwonka seconded the motion which passed unanimously. The key to this building, along with a check for this year's fire services, will be presented to Stafford's City Council as soon as the building is completed. Hopefully, a fire truck will be moved in immediately.

Alderman McDonald then moved to join with the Coalition of Cities with Original Jurisdiction to study an expected rate increase by Houston Lighting & Power Company. The motion was seconded by Alderman Henley and passed by unanimous decision. Mayor Troyan explained that Houston wanted to know which cities would join the coalition when it came time to decide what amount of a proposed rate increase will be allowed to HL&P.


There were no comments from the audience.

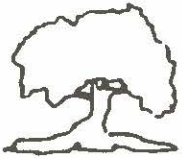
During Council comments, Alderman McDonald asked for information on an ambulance call made in the City the day before. Council also briefly discussed whether gangs and weapons were a problem in the City.

Alderman McDonald made a motion to go into executive session as authorized by V.T.C.S., Article 6252-17, Sections 2, f) to discuss property acquisition and 2, g) to discuss administrative and police personnel. The motion was seconded by Alderman Henley and with unanimous approval council adjourned into executive session at 7:40 p.m.

Returning to open session at 8:46, no action was taken other than to request that the Mayor talk to Glen Dillender and tell him his proposal to become the City's Building Official was approved.

There being no further business to discuss, Alderman Henley moved to adjourn the meeting. The motion was seconded by Alderman McDonald and with unanimous approval the meeting was adjourned at 8:48 p.m.


Elaine Herff, City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
HOWARD J. STERN
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF REGULAR MEETING

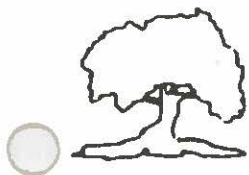
NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN REGULAR SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., TUESDAY, AUGUST 23, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. A Proclamation by the Mayor and the City Council of the City of Meadows, Texas, declaring Friday, September 23, 1988 as Fort Bend County Fair Day in the City of Meadows.
5. Consideration of and action on an ordinance authorizing the Mayor and City Secretary of the City of Meadows, Texas, to execute a contract to provide odd job maintenance within the City of Meadows with Kermit McCarver, in a form as attached hereto and marked Exhibit "A".
6. Consideration of and action on an ordinance amending Chapter 9 of the Code of Ordinances of the City of Meadows, Texas, entitled "BUILDINGS", by specifically amending Article I thereof, "In General", by adding thereto a new Section 9-9, to be entitled "Construction requirements for private parking areas in residential and commercial zoned districts".
7. Consideration of and action on an ordinance amending Chapter 30 of the Code of Ordinances of the City of Meadows, Texas, entitled "TRAFFIC", by specifically amending Article II, "Traffic-Control Regulations", Division 2, "Parking", adding thereto a new Section 30-22, to be entitled "Parking for the disabled.
8. Consideration of and action on an ordinance amending Chapter 9 of the Code of Ordinances of the City of Meadows, Texas, entitled "BUILDINGS", by specifically amending Article I thereof, "In General", Section 9-2, "Adoption of codes", by adding to subsection (c)(6) thereof, an amendment to provide specific requirements for the construction and maintenance of such fences.



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
HOWARD J. STERN
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

ADDENDUM TO AGENDA FOR AUGUST ⁽⁹⁴⁾23, 1988

9a. Presentation of bills:
American Materials Inc. \$12,153.96

I CERTIFY THAT THE ABOVE AGENDA ADDENDUM WAS POSTED AT THE
MEADOWS MUNICIPAL UTILITY BUILDING ON THE 22ND DAY OF AUGUST,
1988, BY 9:30 P.M.


Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING
OF
AUGUST 23, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:42 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Terry Henley Jim McDonald David Piwonka Howard Stern

and the following member absent:

Aldermen:	Harry Hamilton
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thus constituting a quorum.

Also present were Mr. Buddie McVey and several residents of the city.

After Mayor Troyan gave the invocation, she asked for and received Council's consensus to proceed with agenda items 4 and 5, a proclamation of Fort Bend County Day and an ordinance authorizing signature of a contract for odd jobs, before agenda item 3, Mayor's comments.

Mayor Troyan then introduced Mr. Buddie McVey, President of the Fort Bend County Fair Association who said he appreciated the Meadows' participation in the County Fair. Mayor Troyan read the proclamation which declared Friday, September 23, 1988 as Fort Bend County Fair Day in the City of Meadows.

Mayor Troyan then introduced Mr. Kermit McCarver to Council. She explained Mr. McCarver was recommended by Erma Jordan of Jordan's Custodial Service as an individual who was capable and willing to perform various odd jobs within the city. The contract had previously been held by Mr. Vernon Russell who retired because of health reasons and then by Mr. Jerry Tripp who was unable to fulfill the contract due to time constraints. Mr. McCarver is well qualified and is a twelve year resident of the community.

Mayor Troyan read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY
SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO
EXECUTE A CONTRACT TO PROVIDE ODD JOB MAINTENANCE
WITHIN THE CITY OF MEADOWS WITH KERMIT MCCARVER,
IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT
"A".

Alderman Henley moved to pass the ordinance, numbered 88-031, as written. Alderman McDonald seconded the motion which passed unanimously.

Returning to agenda item 3, Mayor's comments, Mayor Troyan announced:

a) On Friday, August 26, the Fort Bend Chamber of Commerce was holding their luncheon at the Fort Bend Country Club and honoring the largest city in the county, Houston.

b) The city has received its first reimbursement check from the Texas Parks & Wildlife Department (for \$10,426.20). Curbs will be poured tomorrow (8/24) and pier holes for the building will also be dug assuming HL&P moves the power lines as promised.

c) Gregg Moon is working on conceptual drawings of a city complex for the City's approval to present to Equity Fund Advisors.

d) Mr. and Mr. Martin Beline, who were in the audience, have a fence problem which was not addressed when they requested and received a variance for the addition to their driveway. The fence they want is 8 feet while the zoning ordinance allows only 6 foot fences in their residential zone. The 8 foot gate is already up. Mr. Beline was under the impression that approval had been received prior to his purchase of the house. In fact, approval may have been granted by the MCIA but the City was never approached and could not have approved the request since it is against the zoning ordinance. Mr. Beline said he is willing to ask for a variance from the Board of Adjustment and will call City Hall in the morning for the proper procedural details.

e) Mr. Brian Williams was in the audience. He was attending the meeting to earn a Citizenship and Community Badge for Boy Scouts.

Mayor Troyan then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS, ENTITLED "BUILDINGS", BY SPECIFICALLY AMENDING ARTICLE I THEREOF, "IN GENERAL", BY ADDING THERETO A NEW SECTION 9-9, TO BE ENTITLED "CONSTRUCTION REQUIREMENTS FOR PRIVATE PARKING AREAS IN RESIDENTIAL AND COMMERCIAL ZONED DISTRICTS".

Mayor Troyan explained the ordinance contained the recommendations of Consulting Building Official Joe Edwards. It will set minimal standards for drives and parking lots in the city. Alderman McDonald moved the ordinance, amending Article I of Chapter 9 of the City's Code of Ordinances by adding to it Section 9-9, and numbered 88-032, be approved as written. The motion was seconded by Alderman Piwonka and unanimously passed.

Mayor Troyan read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 30 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS, ENTITLED "TRAFFIC", BY SPECIFICALLY AMENDING ARTICLE II, "TRAFFIC-CONTROL REGULATIONS", DIVISION 2, "PARKING", ADDING THERETO A NEW SECTION 30-22, TO BE ENTITLED "PARKING FOR THE DISABLED".

This ordinance will enable the City of enforce the ban of parking in handicapped marked areas by those not entitled to do so. Alderman McDonald moved the ordinance, numbered 88-033, be approved as written. Alderman Henley seconded the motion which passed with unanimous approval.

Mayor Troyan then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS, ENTITLED "BUILDINGS", BY SPECIFICALLY AMENDING ARTICLE I THEREOF, "IN GENERAL", SECTION 9-2, "ADOPTION OF CODES", BY ADDING TO SUBSECTION (c)(6) THEREOF, AN AMENDMENT TO REQUIRE FENCING OF ALL SWIMMING POOLS LOCATED WITHIN THE CITY AND TO PROVIDE SPECIFIC REQUIREMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FENCES.

This ordinance will require all swimming pools to have a six foot fence surrounding the yard in which they are located as well as a six foot gate with a functioning latch. Alderman Piwonka moved to approve the ordinance, numbered 88-034, as written. The motion was seconded by Alderman McDonald and passed unanimously.

Bills were presented to council for their approval. After examination, Alderman Piwonka moved to pay the bills as presented. Alderman Stern seconded the motion which passed unanimously.

Alderman McDonald then moved to adjourn the meeting into executive session as authorized by V.T.C.S., Article 6252-17, Sections 2, g) to interview potential candidates for a vacant City Council position; and 2 f) to discuss property acquisition. Alderman Henley seconded the motion and with unanimous approval the meeting was adjourned into executive session at 8:12 p.m.

Returning to open session at 9:25 p.m., Mayor Trojan announced she had Alderman Stern's written resignation from the office of Alderman, Place No. 2, due to the imminent move of his family from the area. She stressed that, on behalf of the whole City Council, the city did not want to see him leave. She thanked him for all the help he has given to the city and to her personally and assured him he would be sorely missed.

Mayor Trojan then read the caption to the following ordinance:

AN ORDINANCE CONFIRMING THE APPOINTMENT OF _____
AS ALDERMAN, PLACE NO. 2 OF
THE CITY OF MEADOWS, TEXAS, TO FILL A VACANCY ON
THE CITY COUNCIL OF SAID CITY UNTIL THE DATE OF
THE NEXT REGULAR ELECTION OF OFFICIALS FOR THE
CITY IN MAY, 1989, AND THE SUBSEQUENT
QUALIFICATION AND INDUCTION INTO OFFICE OF THE
CANDIDATE THUS ELECTED TO THE OFFICE OF ALDERMAN,
PLACE NO. 2.

Alderman Henley moved the ordinance, numbered 88-035, confirming the appointment of Richard L. Marshall as Alderman, Place No. 2 of the City of Meadows, Texas, to fill a vacancy on the City Council of said City until the date of the next regular election of officials for the City in May, 1989, and the subsequent qualification and induction into office of Mr. Marshall to the office of Alderman, Place No. 2. The motion was seconded by Alderman McDonald and passed with unanimous approval. Mayor Trojan then administered the oath of office to Mr. Marshall and retiring Alderman Stern presented him with copies of ordinances, minutes and agendas from the incorporation of the City.

Retiring Alderman Stern expressed his thanks to the City Council members and to the Mayor for their kind words and support. He said leaving was a hard decision to make but felt the city was blessed with many good candidates to fill his position.

When asked by Mayor Trojan, Mr. Rick Taylor said he would accept a position on the Board of Adjustment and Dr. Carl Meisner said he would think about accepting a position as an alternate member of the Planning Commission of the City of Meadows.

Mayor Trojan then read the caption to the following ordinance:

AN ORDINANCE APPOINTING AN ALTERNATE MEMBER(S) OF
THE BOARD OF ADJUSTMENT OF THE CITY OF MEADOWS,
TEXAS, FOR A TERM BEGINNING ON THE DATE OF
ADOPTION OF THIS ORDINANCE AND ENDING ON THE 24TH
DAY OF MAY 1990, PURSUANT TO THE PROVISIONS OF
CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY
OF MEADOWS.

Alderman Piwonka moved to accept the ordinance, numbered 88-036, appointing Donald Richard Taylor, Jr. to the Board of Adjustment of the City of Meadows as written. The ordinance was seconded by Alderman McDonald and unanimously approved. Mayor Trojan administered the oath of office to Mr. Taylor.

Agenda item 13, consideration of and action on an ordinance appointing an alternate member(s) to the City's Planning and Zoning Commission was tabled.

A workshop on the proposed budget for fiscal year 1988-1989 commenced. Mayor Troyan said the Park Commissioners were recommending additional money be appropriated for maintenance to the tennis courts and play ground. She was proposing \$20,000 be allotted for construction of the sprinkler system. An additional \$10,000 could be allotted for tennis court reconstruction in the winter if funds become available.

The official proposed budget will be on file in City Hall by Tuesday, August 30. The amount expected to be received as matching funds from the Texas Parks and Wildlife will depend on whether any additional funds are received during this budget year or not. Proposed sales tax revenues from Sam's was also discussed.

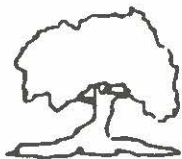
The next City Council meeting will be a budget workshop on August 30.

There were no comments from the audience.

During Council comments, Mayor Troyan informed Council that resident Mike Sharp's father had passed away and the funeral was to be held tomorrow, (8/24/88).

There being no further business to discuss, Alderman McDonald moved the meeting be adjourned. Alderman Henley seconded the motion and with unanimous approval the meeting was adjourned at 9:50 p.m.


Elaine Herff, City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
HOWARD J. STERN
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN SPECIAL SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., TUESDAY, AUGUST 30, 1987
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Workshop on proposed budget for fiscal year 1988-1989.
5. Presentation of bills:

American Materials Inc.	\$3,065.23
Southwest Asphalt Materials, Inc.	959.07
6. Comments from the audience.
7. Comments from council.
8. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 26TH DAY OF AUGUST, 1988, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING
OF
AUGUST 30, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:36 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Harry Hamilton Terry Henley Richard Marshall Jim McDonald David Piwonka

thus constituting a quorum.

Mayor Sue Troyan gave the invocation.

Mayor Troyan made the following comments:

1. Police Chief Paul Hughes has received an invitation to participate in the Texas Police Chief's semiannual meeting in Banderra September 25-30, 1988.
2. Chief Hughes would also like to attend the International Police Chief's meeting October 15-20, 1988. Due to budget restraints he will be unable to attend either.
3. It is hoped that the rededication of the Park and a 5th anniversary party for the City can be combined.

A workshop on the proposed budget for fiscal year 1988-1989 then took place. Council examined the revenue and expense sheets through August 20.

City Secretary Elaine Herff requested Council to consider the present employee retirement system. The City does not pay social security taxes on its employee wages with the exception of a 1.45% hospital insurance portion on employees hired after March 31, 1985. Employees pay 5% of their salary to the Texas Municipal Retirement System. The City matches this amount, paying at present 1.83% of each employee's salary. Employees are allowed to withdraw their portion when they terminate their employment but the City's portion is only paid upon retirement. Mrs. Herff proposed the City raise its contribution to 1.5 or 2% of each employee's salary. In 1989 the City will pay 2.12% of each employee's salary. If the City updates its service credits and matches employee's salaries by 1.5% the City would pay 3.33% of each employee's salary. This update must be enacted by ordinance before the end of the year, reaching TMRS in Austin before the end of December. Council decided to wait until they had more knowledge on the amount of sales tax generated by Sam's before making a decision.

Mayor Troyan said more will need to be added to the budget later in the year for street and sidewalk repair. The budget also does not include an additional part time person for City Hall, a new copy machine, an additional computer terminal for use by the Mayor, addition of a detective and dispatchers in the Police Department, lights for the playing fields and jogging trails or extensive repairs to the esplanade sprinkler system to make them automatic.

It was noted that four items in the Police Department budget (special operations, contingency, employee relations and forensic & technical), totalling \$6500, were basically discretionary funds.

Alderman Hamilton questioned the \$205,000 expected increase in sales tax. Council's feeling, based on projections from Sam's

Wholesale Club, is actually low but did not want to count on any more at this time.

Mayor Troyan said the Parks Commissioners had requested an additional \$2,000 for a study to redesign the parking lot at the recreation center. Money was not put into this budget for that purpose but could be added later.

Bills were presented for Council's approval. After examining them, Alderman McDonald made a motion, seconded by Alderman Henley, to pay the bills. The motion was unanimously passed.

There being no further business to discuss, Alderman Henley moved to adjourn the meeting. The motion was seconded by Alderman McDonald and with unanimous approval the meeting adjourned at 8:38 p.m.


Elaine Herff, City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
HOWARD J. STERN
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN SPECIAL SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., TUESDAY, SEPTEMBER 13, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Public hearing on proposed City budget for fiscal year 1988-1989.
5. Comments from the audience.
6. Comments from council.
7. Executive session as authorized by V.T.C.S., Article 6252-17, Sections 2, (g) police personnel and 2, (f) property acquisition.
8. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 9TH DAY OF SEPTEMBER, 1988, BY 7:00 P.M.



Debbie Wood, Assistant City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING
OF
SEPTEMBER 13, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:38 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Harry Hamilton Dick Marshall Jim McDonald David Piwonka

and the following absent:

Alderman	Terry Henley
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thus constituting a quorum.

Also present were Police Chief Paul Hughes, Police Commissioner Jesse Matthews and Mr. Ken Zasowski.

Alderman David Piwonka gave the invocation.

Mayor Troyan made the following comments:

- 1) The repair work on Airport Blvd. which is being done by the county will take 7 to 10 days.
- 2) The quarterly report to the State Parks & Wildlife office concerning the park redevelopment was mailed today.
- 3) Following the Council meeting tonight, the Mayor will attend a Meadows Home & Garden Club meeting where the Club will present her with a check for \$1000 to \$1500 to be used for the park redevelopment.

The Mayor then asked for questions from the audience or council regarding agenda item number 4, the public hearing on the proposed City budget for fiscal year 1988-1989. The Mayor stated the last sales tax check for this fiscal year had arrived and is for \$8822.21, bringing the City in \$15,000 over projection. Jesse Matthews asked what the council stipend item on the budget is. Mayor Troyan explained that after checking with many other groups, the MUD Board for example, it was found that the members are paid a stipend to help defray their costs of all the meetings and events they must attend. Mr. Zasowski asked for an explanation of the interlocal jail item on the budget. Mayor Troyan explained that it is for housing prisoners as the City does not have a jail. As there were no further questions from Council or the audience, Mayor Troyan called the public hearing closed.

Under agenda item #5, comments from the audience, Mr. Ken Zasowski of 11818 Dorrance, asked "What is allowed", concerning the city policy regarding the operation of push carts for selling food, such as the "Hot Diggity Dog" cart now operating at Sam's Wholesale. He stated he was told last November that push carts were prohibited. Mayor Troyan explained that although catering trucks and ice cream trucks (mobile food service) are prohibited, the cart falls into a gray area as it stays in one place and is simply not covered under current code. She stated that Council had discussed the matter previously when it came up in Houston, but had decided to leave our ordinance as it is. The Mayor apologized for any confusion and offered Mr. Zasowski the names of contact people for Equity Funds advisors if he would like to get in touch with them.

Alderman Hamilton asked for information regarding emergency management. Police Chief Hughes spoke about present condition of the approaching hurricane "Gilbert". Tomorrow at 10:00 a.m. all members of the emergency management group will meet in Richmond to discuss the situation. He stated on hand preparedness is ready on paper. He also said that under emergency management the mall can be used for evacuation and that the elementary school is not as good a location because of the large number of windows. Mayor Troyan is the emergency manager for our City and Chief Hughes is the co-ordinator. The City would be able to join with the county under emergency management and relieve city council members of some responsibility.

Alderman Hamilton asked Mayor Troyan about the City of Stafford and the new fire station in Meadows. Mayor Troyan stated she had taken Stafford's City Council the check and they were very happy.

Alderman McDonald told council that one of the city judges had approached him concerning council's feeling toward putting people in jail who were unable to pay for their citation(s). After a small discussion Council stated they wanted the judge to use his own discretion and felt that he had the power to enforce the law as he sees necessary.

Alderman Marshall asked what was being done on Airport Blvd. and Mayor Troyan explained the repair work. He then asked if anything could be done about the problem of cars turning from the shoulder of the feeder road onto Airport Blvd. Mayor Troyan replied that the City of Stafford needs to request an additional turn lane from the State Highway Department. A short discussion of this dangerous intersection followed.

At 8:15 p.m., Mayor Troyan asked for a motion for a 5 minute recess before going into executive session. Alderman Piwonka made the motion and it was seconded by Alderman Hamilton and unanimously passed.

After the recess, Mayor Troyan asked for a motion to go into executive session. This motion was made by Alderman McDonald and seconded by Alderman Hamilton, and, with all in favor, Council entered into executive session at 8:25 p.m.

Council returned to open session at 9:06 p.m. and, there being no further business to discuss, Alderman McDonald moved to adjourn the meeting. Alderman Piwonka seconded the motion and with unanimous approval the meeting was adjourned at 9:07 p.m.


Debbie Wood, Assistant City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
HOWARD J. STERN
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN SPECIAL SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., THURSDAY, SEPTEMBER 15, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Consideration of and action on an ordinance adopting the fiscal 1988-1989 budget for the City of Meadows, Texas, and appropriating the several sums set up therein to the objects and purposes therein in.
5. Consideration of and action on an ordinance levying a tax rate for the City of Meadows, Texas for the tax year 1988.
6. Presentation of bills:

Bernshausen Oil Co.	\$ 761.96
Durwood Greene Const. Co.	4,825.90
Houston Fence Company, Inc.	1,185.00
Joe Edwards	1,350.00
7. Comments from the audience.
8. Comments from council.
9. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 12TH DAY OF SEPTEMBER, 1988, BY 7:00 P.M.


Debbie Wood, Assistant City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING
OF
SEPTEMBER 15, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:37 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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: Sue Troyan

Aldermen: Harry Hamilton
Richard Marshall
Jim McDonald
David Piwonka

and the following absent:

Alderman: Terry Henley

thus constituting a quorum.

Alderman Richard Marshall gave the invocation.

Mayor Troyan told Council of a meeting she had today with Glen Stevenson of Equity Fund Advisors and Gregg Moon regarding the plans for the City Hall/Police/Fire facility that Mr. Moon is designing. Everything is coming along fine and Mr. Moon will have the plans available for Equity Fund Advisors next Friday so that they may begin looking into costs of building the facility.

Mayor Troyan read the caption to the following ordinance:

AN ORDINANCE ADOPTING THE FISCAL 1988-1989 BUDGET
FOR THE CITY OF MEADOWS, TEXAS, AND APPROPRIATING
THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS
AND PURPOSES THEREIN NAMED.

There being no questions, Alderman Piwonka moved to adopt the budget as presented to Council on Tuesday, September 13, 1988, and his motion was seconded by Alderman McDonald. With all in favor, Ordinance 88-037 was adopted.

Mayor Troyan read the following ordinance caption:

AN ORDINANCE LEVYING A TAX RATE FOR THE CITY OF
MEADOWS, TEXAS FOR THE TAX YEAR 1988.

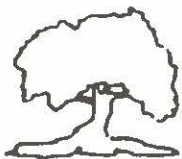
Alderman McDonald asked if the rate would be 38.5¢. Mayor Troyan said it would be and added that tax assessor/collector Judy Forrest had said the rate would need to be 40.5¢ in order to bring in the same amount of money as last year. Alderman McDonald made a motion that the proposed 38.5¢ rate for 1988-89 be adopted as Ordinance 88-038. Mayor Troyan asked if there was any discussion. There being no discussion, all voted in favor of adopting Ordinance 88-038 with no opposition.

Mayor Troyan explained what all the bills listed under agenda item #5 covered. Alderman Hamilton commented that Mr. Edwards' bill probably will go down now that Sam's has opened. Mayor Troyan told Council that Mr. Edwards has been asked to evaluate the fees the city is charging for commercial construction. Meadows' fee are low compared to surrounding cities. Fees are more frequently charged according to the dollar amount of the project rather than according to square footage as Meadows is currently doing. Mayor Troyan hopes to have this information for the next Council meeting. Alderman McDonald moved that the bills be paid as presented. Alderman Hamilton seconded the motion and all were in favor.

There were no comments from the audience (item #7) nor were there any comments from Council (item #8).

There being no further business to discuss, Alderman McDonald moved to adjourn the meeting. Alderman Marshall seconded the motion and with unanimous approval the meeting was adjourned at 7:49 p.m.

Debbie Wood
Debbie Wood, Assistant City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
HOWARD J. STERN
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN REGULAR SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

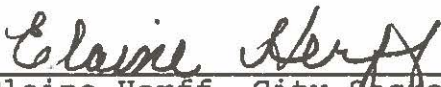
7:30 P.M., TUESDAY, SEPTEMBER 27, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Consideration of and action on a resolution supporting the purchase of Hull Airport by the City of Sugar Land.
5. Consideration of and action on a resolution supporting the "Good Roads" Amendment which will be on the November, 1988, ballot.
6. Consideration of and action on an ordinance amending Ordinance No. 87-025, adopting the Fiscal 1987-1988 budget for the City of Meadows, Texas, and appropriating the several sums set up therein to the objects and purposes therein named.
7. Presentation of bills:

Bernshausen Oil Co.	\$ 621.33
Firmin A. Hickey, Jr.	1,903.25
Shepler Equipment Co.	734.74
8. Comments from the audience.
9. Comments from council.
10. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 23RD DAY OF SEPTEMBER, 1988, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING
OF
SEPTEMBER 27, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:41 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Harry Hamilton Terry Henley David Piwonka Richard Marshall

and the following absent:

Alderman:	Jim McDonald
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thus constituting a quorum.

Alderman David Piwonka gave the invocation.

Under Mayor's comments, Mayor Troyan announced:

a) Notices have been placed in the Fort Bend Mirror, Houston Chronicle and Houston Post for bidding on the sprinkler system in the play ground. Bids will be accepted until 5:00 p.m., October 11, 1988, and opened at a City Council meeting that evening. So far two interested parties have picked up bid specifications.

b) Efforts are underway to establish an adult softball league. This may be an official city league for proper supervision. At present there is some animosity towards the umpire. It is desirable to keep the board small and simple. Several people are against any City employees being on the board. A meeting has been set up for Friday evening at 7:30 p.m. in City Hall to discuss the league formation.

c) A meeting was held with Equity Fund Advisors and they will get back with information on land and construction costs for building a city complex on Dorrance across from the mall.

Mayor Troyan then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MEADOWS, TEXAS, SUPPORTING THE PURCHASE OF HULL
AIRPORT BY THE CITY OF SUGAR LAND.

She explained that she had received a letter from Mayor Duggan of Sugar Land requesting support of their purchase of the airport. The airport, currently for sale, has been considered for purchase by both Sugar Land and Fort Bend County. Since it is in Sugar Land's ETJ and will have the greatest impact on Sugar Land citizens, they feel they would be the best owner of the facility. County Commissioner Alton Pressley concurs with that thought and he personally recommends that Sugar Land proceed with the purchase. Alderman Hamilton moved to approve the resolution, numbered 88-004, supporting Sugar Land's purchase of the airport. The motion was seconded by Alderman Henley and passed unanimously.

Mayor Troyan then read the caption to the following ordinance:

AN ORDINANCE AMENDING ORDINANCE NO. 87-025,
ADOPTING THE FISCAL 1987-1988 BUDGET FOR THE CITY
OF MEADOWS, TEXAS, AND APPROPRIATING THE SEVERAL
SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES
THEREIN NAMED.

She explained this was basically a "clean up the budget" amendment. Total costs for municipal services are increased by approximately \$4,500 and total costs for the park department are decreased by approximately \$4,500. Police Chief Paul Hughes addressed Council and asked to change the line item in police computer expenditures to \$13,000. This would allow the purchase of a \$3,000 modem so that Meadows Police can tie into the SETSEC and JIMS systems. Alderman Hamilton suggested an additional \$1,350 be added for the purchase of a FAX machine.

At this point Alderman Henley made a motion, seconded by Alderman Marshall, to take a five minute break so that the body of the ordinance could be redrafted to include the additional monies. The motion was unanimously approved.

Returning to the meeting, Alderman Henley moved to adopt the ordinance, numbered 88-039, as redrafted and including all the changes discussed. Alderman Piwonka seconded the motion which passed unanimously.


Bills were presented for Council's approval. Mayor Troyan reminded Council one of the bills was for work done on Airport Blvd. and that additional bills for that project would be coming. The repairs have not been done adequately and will probably need to be redone. Alderman Piwonka moved to pay the bills as presented. Alderman Henley seconded the motion which passed with unanimous approval.

During audience comments, Parks Commissioner Alan Kane addressed Council about several park issues. He said the new building contains four 9X7 and two 9X14 fenced in storage areas and he has been approached by area sport groups as to when they can move their equipment into the areas. He feels a rental rate must first be established as well as some sort of security concept. The security concept was discussed. Council's consensus is that a key system be installed allowing the City access to all areas while area storage rental groups and concessioners can only access their respective spaces. Alderman Piwonka said baseball is accustomed to paying a couple of hundred dollars per year for off site storage of their equipment and felt that was a reasonable amount to expect sports groups to pay for storage rental areas in the building. Further discussion will need to take place on this issue as well as concession area contracts and janitorial service for the field house.

During council comments, Mayor Troyan again reminded Council of the adult softball meeting on Friday evening. Council's consensus was to stay out of the formation of the league. On behalf of City Council, Mayor Troyan thanked Park Commissioner Alan Kane for his time and energy in working towards setting up the softball league and monitoring playing field usage.

There were no further council comments.

There being no further business to discuss, Alderman Piwonka moved to adjourn the meeting. The motion was seconded by Alderman Henley and with unanimous approval the meeting was adjourned at 9:40 p.m.


Elaine Herff, City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
HOWARD J. STERN
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN SPECIAL SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., TUESDAY, OCTOBER 11, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Receipt, opening and consideration of bids for installation of an irrigation system at Meadows Community Park.
5. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute a contract and agreement with the successful bidder on a project generally described as an irrigation system at Meadows Community Park.
6. Presentation of bills:

Bernshausen Oil Co.	\$	502.43
Coastal Cement Sand, Inc.		713.49
Joe Valencik, Inc.		639.35
7. Comments from the audience.
8. Comments from council.
9. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 7TH DAY OF SEPTEMBER, 1988, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING
OF
OCTOBER 11, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:33 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Harry Hamilton Richard Marshall David Piwonka

and the following absent:

Aldermen:	Terry Henley Jim McDonald
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thus constituting a quorum.

Mayor Sue Troyan gave the invocation.

Under Mayor's comments, Mayor Troyan informed Council that the landscape maintenance specifications were back from Clark Condon Associates. Council was to study them for discussion at a future meeting after which time they will be advertised in the newspapers.

Bids for installation of an irrigation system at Meadows Community Park were then received and opened. They were as follows:

Westview Irrigation, Inc.	\$13,383.29
Gallagher & Co.	8,700.00
Twin Cedar Nursery	18,850.00
Hall Sprinkler System	9,853.00
Cloudburst	11,548.00
Professional Grounds Management	13,751.05
Texas Land Concepts, Inc.	10,225.00
Gulf Coast Land Services, Inc.	9,499.00
Richmond Landscape Co., Inc.	6,745.00
ATS Irrigation	9,192.00
Marek Brothers	13,080.00
Building, Estimating, Construction	21,000.00

Mayor Troyan said she would turn the bids over to Clark Condon Associates for them to study and make sure the low bidder is qualified and meets the specifications.

Mayor Troyan then read the following ordinance caption:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY
SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO
EXECUTE A CONTRACT AND AGREEMENT WITH THE
SUCCESSFUL BIDDER ON A PROJECT GENERALLY
DESCRIBED AS AN IRRIGATION SYSTEM AT MEADOWS
COMMUNITY PARK.

She explained that authorization to execute the contract will enable work to proceed as soon as the lowest qualified bidder is determined. BEC should be finished with their construction work by the end of October. Approximately 21 days will be needed for irrigation system installation and approximately 30 days for completion of landscape installation. Hopefully, the park will be completed by Thanksgiving. Alderman Hamilton made a motion the ordinance, numbered 88-040, authorizing the Mayor and the City Secretary of the City of Meadows,

Texas, to execute a contract and agreement with the successful bidder on a project generally described as an irrigation system at Meadows Community Park be approved as written. Alderman Marshall seconded the motion which passed unanimously.

Alderman Hamilton then moved to pay the bills as presented on the agenda. The motion, seconded by Alderman Piwonka, was unanimously approved.

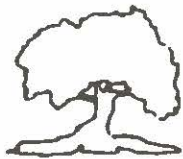
There were no comments from the audience.

During council comments, Alderman Hamilton remarked he has received several complaints about the length of time our City Policemen have been hired to guard the repair job on West Airport Blvd. He said residents have remarked that Murphy Road is also undergoing construction and repairs and there are no guards there. Also, our guards have been observed talking to other law enforcement officials much of the time.

Mayor Trojan stated Equity Fund Advisors wants more specific input on the proposed Municipal Facility. Architect Gregg Moon will meet with City staff members for their suggestions on Thursday. He estimates a cost of \$1.5 to \$2 million to complete the building.

There being no further business to discuss, Alderman Hamilton moved to adjourn the meeting. Alderman Piwonka seconded the motion and with unanimous approval the meeting was adjourned at 8:09 p.m.


Elaine Herff, City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
RICHARD L. MARSHALL
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN REGULAR SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., TUESDAY, OCTOBER 25, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Consideration of and action on a Resolution designating the City's representative to the General Assembly of the Houston-Galveston Area Council for 1989.
5. Executive session as authorized by Vernon's Texas Civil Statutes, Article 2652-17, Sections 2, f) and 2, g) to discuss property acquisition and administrative and police personnel.
6. Consideration of and action on items discussed in executive session.
7. Presentation of bills:

Joseph A. Edwards	\$ 525.00
Firmin A. Hickey, Jr.	2,307.50
H-K Ready Mix Company	2,093.50
Panafax Corporation	1,278.65
8. Comments from the audience.
9. Comments from council.
10. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 21ST DAY OF OCTOBER, 1988, BY 7:00 P.M.

(SEAL)


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF
OCTOBER 25, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:38 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Harry Hamilton Terry Henley Richard Marshall Jim McDonald David Piwonka

thus constituting a quorum.

Alderman Richard Marshall gave the invocation.

Under Mayor's comments, Mayor Troyan announced:

a) The sprinkler system contract has been signed with Richmond Landscape Company. Work is scheduled to begin on Monday and should be finished by the end of the week. Marek Brothers can then begin landscaping the park area. Hopefully the City's fifth anniversary and dedication of the new park can take place at the same time (late November or early December).

Mayor Troyan then read the caption to the following resolution:

A RESOLUTION DESIGNATING THE CITY'S
REPRESENTATIVE TO THE GENERAL ASSEMBLY OF THE
HOUSTON-GALVESTON AREA COUNCIL FOR 1989.

Alderman Hamilton moved to nominate Alderman Henley as the City's representative to the HGAC for 1989. The motion was seconded by Alderman McDonald and unanimously passed. Alderman Henley nominated Alderman McDonald as the City's alternate representative to the HGAC for 1989. The motion, seconded by Alderman Marshall, passed unanimously. The resolution is numbered 88-005.

Alderman Piwonka then moved to adjourn into executive session as authorized by Vernon's Texas Civil Statutes, Article 6252-17, Sections 2, f) and 2, g) to discuss property acquisition and administrative and police personnel. The motion was seconded by Alderman Henley and with unanimous approval Council adjourned into executive session at 7:40 p.m.

Returning to open session at 8:40 p.m., it was Council's consensus to place on the next agenda an item for Police Chief Paul Hughes to present to Council his suggestion to trade a vehicle for a base station. Also, Council instructed the Mayor to continue land purchase negotiations with Equity Fund Advisors.

Bills were presented for Council's approval. City Secretary Elaine Herff said the bill from Panafax Corporation for \$1,278.65 was incorrectly listed because it contained tax. The correct amount should be \$1,195. Alderman Piwonka moved to pay the bills making the Panafax Corporation correction to \$1,195. Alderman Henley seconded the motion which passed unanimously.

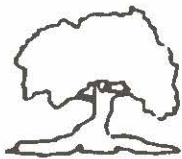
There were no comments from the audience.

During Council comments, Mayor Trojan requested and received Council's approval to print nice invitation to send to special individuals for the park dedication. All City residents will also receive a one page flyer announcing the event.

Alderman McDonald said he would make inquiries to various bankers as to the best way to finance a municipal facility. Also, other vacant property in the City should be looked as possible locations.

There being no further business to discuss, Alderman McDonald made a motion to adjourn the meeting. Alderman Hamilton seconded the motion and with unanimous approval the meeting was adjourned at 9:00 p.m.

Elaine Herff
Elaine Herff, City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
RICHARD L. MARSHAL
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN SPECIAL SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., THURSDAY, NOVEMBER 10, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Presentation of bills:
Bernshausen Oil Co. \$808.40
5. Executive session as authorized by Vernon's Texas Civil Statutes, Article 6252-17, Section 2, f) to discuss property acquisition.
6. Comments from the audience.
7. Comments from council.
8. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 7TH DAY OF NOVEMBER, 1988, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING
OF
NOVEMBER 10, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:30 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Harry Hamilton Terry Henley Richard Marshall Jim McDonald David Piwonka

thus constituting a quorum.

Also present were Mr. Mickey Altman and Mr. Glen Stephenson representing Equity Fund Advisors.

Mayor Sue Troyan gave the invocation.

During Mayor's comments, Mayor Troyan announced:

a) She would not be able to attend the regularly scheduled City Council meeting on November 22, 1988. Council agreed to proceed with the meeting headed by Mayor Pro Tem Jim McDonald.

b) Council should think about changing the date of the regular December Council meeting so that it does not fall during the week between Christmas and New Year's Day.

c) Park construction progress has picked up some. Some changes and adjustments must be made. A tree was incorrectly located on the topography map and must be moved. There are some drainage problems. Some of the asphalt has been laid on the trail and the trail could be finished by Monday. The sprinkler system has been installed as far as possible to this point.

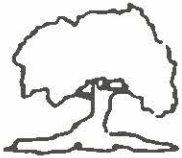
A bill to Bernshausen Oil Co. for \$808.40 was presented to Council for approval. Alderman Hamilton moved to pay the bill. The motion, seconded by Alderman McDonald, passed unanimously.

Alderman Piwonka then made a motion to adjourn into executive session as authorized by Vernon's Texas Civil Statutes, Article 6252-17, Section 2, f) to discuss property acquisition. The motion was seconded by Alderman McDonald and with unanimous approval Council adjourned into executive session at 7:37 p.m.

Returning to open session at 9:45 p.m., there were no comments from the audience or from Council.

There being no further business to discuss, Alderman Henley made a motion to adjourn the meeting. The motion was seconded by Alderman Piwonka and with unanimous approval the meeting was adjourned at 9:45 p.m.


Elaine Herff, City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
RICHARD L. MARSHALL
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN SPECIAL SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., TUESDAY, NOVEMBER 15, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Workshop to discuss necessary alternative provisions for municipal facility.
5. Comments from the audience.
6. Comments from council.
7. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 11TH DAY OF NOVEMBER, 1988, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING
OF
NOVEMBER 15, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:35 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Harry Hamilton Terry Henley Richard Marshall Jim McDonald David Piwonka

thus constituting a quorum.

Also present was Gregg Moon representing RGM Architects.

Alderman David Piwonka gave the invocation.

Mayor Troyan reserved the right to make her comments later on in the meeting.

A workshop to discuss necessary alternative provisions for a municipal facility was then begun. A preliminary plan was shown to council and discussed. Council questioned the necessity for multiple holding cells in the police department. The problem of one cell on a busy evening was discussed. With only one cell, if two persons of opposite sexes, or an adult and a juvenile, require detention, a trip to the county jail will still be necessary. If sexes and adults/juveniles are separated, the type of space makes no difference. Mayor Troyan and City Secretary Herff agreed that more juveniles are brought in than adults.

Questions were raised as to whether or not the building could be built now and added to later. Mr. Moon answered the major costs of the building (excavation, plumbing, etc.) are completed first. He said he would see what other city halls currently had and what they wished they had and try to incorporate it into our plan. Council felt they would like a chamber to seat between 60 and 75 people for meetings and municipal court evenings. A one story building would be less expensive to construct than a two story one from a framing standpoint.

Mr. Moon asked Council for guidance as to what, exactly, they would like to have in a municipal facility. Alderman McDonald summarized Council's thoughts by saying, the design should fit on one level, in the space available on Ayrshire's property, with two holding cells (one specified as a juvenile cell), no elevators and a council chamber to seat about 50 to 60 people. The cost of the building should be in the \$570,000 range. Spending \$180,000 on the land will put the total facility cost in the \$750,000 range. The fire station should be 3 bays which would allow room for training, laying out hoses, storage and a small office. Mr. Moon felt he could be ready with drawings by December 6, 1988.

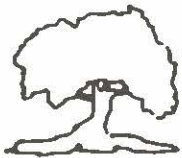
During Council comments, Mayor Troyan and Alderman McDonald said they hope to meet with Stafford Mayor Scarcella to discuss the property north of Dorrance and west of the Freeway currently in Stafford's ETJ.

Alderman Hamilton noted that while on the new jogging trail he noticed a motorcycle. Also street lights are needed at the park on Brighton and there are some puddles on the trail.

Mayor Troyan said there were more problems with the contractor at the park and that he had until December 3rd to finish his work.

There being no further business to discuss, Alderman Henley made a motion to adjourn the meeting. The motion was seconded by Alderman McDonald and with unanimous approval the meeting was adjourned at 9:45 p.m.


Elaine Herff, City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
RICHARD L. MARSHALL
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN REGULAR SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., TUESDAY, NOVEMBER 22, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Consideration of and action on an ordinance authorizing and allowing, under the act governing the Texas Municipal Retirement System, "Updated Service Credits" in said system for service performed by qualifying members of such system who presently are in the employment of the City of Meadows; and establishing an effective date for such actions.
5. Consideration of and action on an ordinance providing for increased municipal contributions to the current service annuity reserve at retirement of the employees of the City of Meadows, Texas.
6. Consideration of and action on an ordinance affecting City employees in the Texas Municipal Retirement System; granting the additional rights, credits and benefits authorized by Sections 64.202(f), 64.204, 64.405, 64.406 and 64.410 of Title 110B, Revised Statutes of Texas, 1925, as amended by the 70th Legislature; and prescribing the effective date of this ordinance.
7. Consideration of and action on an ordinance granting the right, privilege and franchise to Sugar Land Telephone Company, Grantee, and its successors and assigns, to construct, erect, build, equip, own, maintain and operate in, along, under, over and across the streets, avenues, alleys, bridges, viaducts and public grounds of the City of Meadows, posts, poles, wires, conduits and other appliances, structures and fixtures necessary or convenient for rendition of telephone and other communication service and

for conducting a general local and long-distance telephone business; requesting and authorizing the provision of facilities and equipment for and the furnishing of certain extended area telephone service; for the assignment of franchise, for consideration, for repeal of conflicting ordinances and for partial invalidity.

8. Consideration of and action on an exchange of items between the Police Chief and the City of Meadows.
9. Consideration of and action on an ordinance authorizing the Mayor and City Secretary of the City of Meadows, Texas, to execute a contract and agreement with Rayburn Cherry Engineers for the purpose of compiling a Flood Plain Map for the City of Meadows.
10. Consideration of and action on changing the date for the December, 1988, regular City Council meeting from December 27, 1988, to December 13, 1988.
11. Presentation of bills:
Firmin A. Hickey, Jr. \$1,045.00
12. Comments from the audience.
13. Comments from council.
14. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 18TH DAY OF NOVEMBER, 1988, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING
OF
NOVEMBER 22, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:38 p.m. by Mayor Pro Tempore Jim McDonald at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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 Pro Tempore: Jim McDonald

Aldermen: Harry Hamilton
Terry Henley
David Piwonka
Dick Marshall

and the following absent:

Mayor: Sue Troyan

thus constituting a quorum.

Alderman David Piwonka gave the invocation.

During Mayor's comments, Mayor Pro Tem McDonald announced

1. He and Mayor Troyan had an appointment with Stafford Mayor Scarcella to discuss items of mutual interest to both cities.

2. Missouri City has invited Meadows Council Members to participate in their annual "Snowfest" Parade on December 3, 1988. Those interested should notify City Hall so arrangements for a car and driver can be made.

3. He and Mayor Troyan are beginning to set up appointments with various banks to discuss financing needs for the near future.

Mayor Pro Tem McDonald asked for and received Council's consensus to address agenda item 12, audience comments, next. He recognized city residents Diane Sammons and Al Garza. Mrs. Sammons stated she had lived in the community, on Dorrance Lane, for over 16 years. She has noticed quite a change in police service since the City's incorporation five years ago and in particular since the opening of Sam's Wholesale Club. Just recently her vehicle had been vandalized on two separate occasions. This evening she observed seven cars in five minutes traveling over 40 MPH and not stopping at the stop signs. She feels the commercial growth of the City necessitates additional police officers and requested Council to consider action to "beef up" police patrol in the City.

Mr. Garza, who stated he has lived in the City for about 1 1/2 years, seldom sees a policeman. Before moving here, his friends joked about the large number of traffic tickets issued for speeding and running a stop sign in Meadows. They were aware of the necessity of slowing down when entering our City. Lately they are joking about the change (reduction) in the amount of tickets issued and in the lessening of police visibility.

Mayor Pro Tem McDonald stated the comments would be taken under advisement and will be discussed with the Police Chief. The situation will be evaluated. Security may be sparse but the City is limited by budget constraints at present.

Alderman Hamilton said a budget review was scheduled to take place in January. At that time the impact of Sam's Wholesale Club on the budget (both sales tax receipts and security needs) would be studied.

Alderman Marshall said the City hopes to provide more services without raising taxes thanks to Sam's sales tax receipts.

Police Chief Hughes stated that the Uniform Crime Report from June 1988, shows crime is down in the city over 22% since incorporation. He wants his officers to write tickets when a traffic infraction is observed; however, he feels it is equally, if not more, important for them to drive the City streets for their visibility and to check out suspicious activities. Currently the police department operates three shifts a day. Each officer is instructed to make three rounds of the city on his shift. That totals nine times each day when an officer should be on each street. There are 33 concrete miles in the city. Three of our patrol vehicles have 60,000 miles on them. The newest vehicle, an '88 model, has about 20,000 miles on it.

Mrs. Sammans, Mr. Garza and Chief Hughes were all in agreement that police visibility is very important.

Mayor Pro Tem McDonald thanked Mrs. Sammans and Mr. Garza for their comments and assured them their request for more police officers would be taken under consideration when the budget is reviewed.

Mayor Pro Tem McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING AND ALLOWING, UNDER THE ACT GOVERNING THE TEXAS MUNICIPAL RETIREMENT SYSTEM, "UPDATED SERVICE CREDITS" IN SAID SYSTEM FOR SERVICE PERFORMED BY QUALIFYING MEMBERS OF SUCH SYSTEM WHO PRESENTLY ARE IN THE EMPLOYMENT OF THE CITY OF MEADOWS: AND ESTABLISHING AN EFFECTIVE DATE FOR SUCH ACTIONS.

City Secretary Elaine Herff explained with passage of this ordinance, city employees' accrued retirement benefits will be recalculated based on the employees' average monthly salary for the three-year period of 1985, 1986 and 1987, assuming the employees have always earned that average salary and made contributions to the System, matched by the City, on the basis of the three-year average salary. This will "update" the employees' retirement benefits based on higher wages earned in recent years. Alderman Henley moved the ordinance, numbered 88-041, authorizing and allowing, under the act governing the Texas Municipal Retirement System, "Updated Service Credits" in said system for service performed by qualifying members of such system who presently are in the employment of the City of Meadows; and establishing an effective date (January 1, 1989) for such actions. The motion was seconded by Alderman Piwonka and passed unanimously.

Mayor Pro Tem McDonald read the following ordinance caption:

ON ORDINANCE PROVIDING FOR INCREASED MUNICIPAL CONTRIBUTIONS TO THE CURRENT SERVICE ANNUITY RESERVE AT RETIREMENT OF THE EMPLOYEES OF THE CITY OF MEADOWS, TEXAS.

This ordinance would change the amount contributed to the TMRS by the City from the current matching amount of 1:1 to 1 1/2:1. Discussing the proposed ordinance, Council felt more information was necessary before they could make a decision. They requested City Secretary Elaine Herff to research what the benefit to a retiring employee would be if the new amount was adopted. Also what the impact would be to the City's budget. Alderman Hamilton moved to delay the decision to adopt the proposed ordinance to the December meeting. Alderman Piwonka seconded the motion which passed unanimously.

Mayor Pro Tem McDonald read the following ordinance caption:

AN ORDINANCE AFFECTING CITY EMPLOYEES IN THE TEXAS MUNICIPAL RETIREMENT SYSTEM: GRANTING THE ADDITIONAL RIGHTS, CREDITS AND BENEFITS AUTHORIZED BY SECTIONS 64.202(f), 64.204, 64.405, 64.406 AND 74.410 OF TITLE 110B, REVISED STATUTES OF TEXAS, 1925, AS AMENDED BY THE 70TH LEGISLATURE: AND PRESCRIBING THE EFFECTIVE DATE OF THIS ORDINANCE.

City Secretary Herff explained this ordinance allows better benefits to retirees, disabled employees and surviving spouses of deceased employees. After some discussion, Alderman Marshall moved to approved the ordinance, numbered 88-042, as written. Alderman Henley seconded the motion which passed with unanimous approval.

Mayor Pro Tem McDonald then read the following ordinance caption:

AN ORDINANCE GRANTING THE RIGHT, PRIVILEGE AND FRANCHISE TO SUGAR LAND TELEPHONE COMPANY, GRANTEE, AND ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, ERECT, BUILD, EQUIP, OWN, MAINTAIN AND OPERATE IN, ALONG, UNDER, OVER AND ACROSS THE STREETS, AVENUES, ALLEYS, BRIDGES, VIADUCTS AND PUBLIC GROUNDS OF THE CITY OF MEADOWS, POSTS, POLES, WIRES, CONDUITS AND OTHER APPLIANCES, STRUCTURES AND FIXTURES NECESSARY OR CONVENIENT FOR RENDITION OF TELEPHONE AND OTHER COMMUNICATION SERVICE AND FOR CONDUCTING A GENERAL LOCAL AND LONG-DISTANCE TELEPHONE BUSINESS: REQUESTING AND AUTHORIZING THE PROVISION OF FACILITIES AND EQUIPMENT FOR AND THE FURNISHING OF CERTAIN EXTENDED AREA TELEPHONE SERVICE: FOR THE ASSIGNMENT OF FRANCHISE, FOR CONSIDERATION, FOR REPEAL OF CONFLICTING ORDINANCES AND FOR PARTIAL INVALIDITY.

Discussing the ordinance, it was pointed out that Sugar Land Telephone only operated in the commercial area of the City, the franchise fee would apply only to commercial telephone users and no residential users. Alderman Piwonka found two typographical errors in the franchise ordinance. On page 6, Section 5, paragraph one, the word "powers" was misspelled "pwoers". On page 8, the first word in Section 13, paragraph 1, should be "That" instead of "Than". Alderman Piwonka moved to approve the ordinance, numbered 88-043, with the two misspelled words corrected. Alderman Henley seconded the motion which passed unanimously.

Item 8 on the agenda, consideration of and action on an exchange of items between the Police Chief and the City of Meadows, was discussed. Mayor Pro Tem McDonald explained the Police Chief proposes to trade a base radio station, which is his personal property and has been used by the Police Department since incorporation, for the vehicle discussed in prior sessions. Alderman Piwonka moved to exchange the vehicle in question for the radio which belongs to Chief Hughes. The motion, seconded by Alderman Henley, passed unanimously.

Mayor Pro Tem McDonald read the following ordinance caption:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE A CONTRACT AND AGREEMENT WITH RAYBURN CHERRY ENGINEERS FOR THE PURPOSE OF COMPILING A FLOOD PLAIN MAP FOR THE CITY OF MEADOWS.

City Secretary Herff explained that a flood plain map of the City has never been drawn. Before the city's existence, the flood insurance program was administered by the Meadows M.U.D. At the time they decided to administer the program, no map existed and they did not have one drawn. After incorporation, the M.U.D. turned over administration of the program to the city. Many requests are received for a copy of a map and many home sales hinge upon confirmation that a residence is not in the flood plain. At present, the City Secretary confirms this fact by letter but has no map to back up the information given. Council agreed the map was necessary and Alderman Henley moved to pass the ordinance, numbered 88-044, allowing for the execution of a contract with Rayburn Cherry Engineers for the purpose of compiling a Flood Plain Map for the City of Meadows at a cost not to exceed \$2,000 as stated in their proposal.

Alderman Hamilton then moved to change the date for the December, 1988, regular City Council meeting from December 27, 1988, to December 13, 1988. The motion was seconded by Alderman Henley and passed with unanimous approval.

The October bill for legal services was presented to council for its approval. Alderman Henley made a motion, seconded by Alderman Marshall, to approved payment of the bill. The motion was unanimously approved.

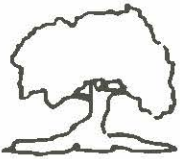
During council comments, Alderman Henley stated that he has shared some of the same observations that the two residents spoke to council about at the beginning of the meeting. Although he has observed police running radar in "off hours", he sees many stop sign offenders who are not stopped. He feels it would be advantageous to hang framed 8x10 glossy pictures of each officer in the police department so that they can be recognized when citizens come into the department.

Mayor Pro Tem McDonald asked if the ticket and court reports which were previously given to council could be resumed.

Alderman Piwonka wondered when minutes of previous meetings would be approved.

There being no further business to discuss, Alderman Hamilton made a motion to adjourn the meeting. The motion was seconded by Alderman Piwonka and with unanimous approval the meeting was adjourned at 8:54 p.m.


Elaine Herff, City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
RICHARD L. MARSHALL
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN SPECIAL SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., TUESDAY, DECEMBER 6, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Consideration and discussion of City of Meadows landscape maintenance specifications.
5. Consideration of and action on an ordinance providing for increased municipal contributions to the current service annuity reserve at retirement of the employees of the City of Meadows, Texas.
6. Workshop to discuss future municipal complex.
7. Presentation of bills:

Bernshausen Oil Co.	\$ 772.28
Codex Corporation	2,810.75
Fort Bend C.A.D.	1,146.00
Meadows M.U.D.	613.95
Twin Cedar Maintenance	500.00
Texas Municipal League	940.00
8. Comments from the audience.
9. Comments from council.
10. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 2ND DAY OF DECEMBER, 1988, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING
OF
DECEMBER 6, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:33 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Harry Hamilton Terry Henley Dick Marshall Jim McDonald

and the following member absent:

Alderman:	David Piwonka
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thus constituting a quorum.

Also present was architect R. Gregg Moon and Danny Hill representing Precision Ground Maintenance.

Mayor Sue Troyan gave the invocation.

During Mayor's comments, Mayor Troyan said:

1. She and Alderman McDonald were working on putting together a packet to present to banks for financing the City's future municipal complex. She needs a profile from each councilman on their life to be included in the packet before the end of the week. Alderman Marshall said he would like two copies of the packet when it is completed.

2. Construction at the new park is slowly coming to its conclusion.

Consideration and discussion of landscape maintenance specifications was next on the agenda. Mayor Troyan explained that Beth Clark, who wrote the specifications, felt care of trees should be broken out of the contract and bid separately. Mr. Scarpinato of Twin Cedar Nursery does not feel that is necessary. Council questioned the cost of such a move. They also felt it was possible to cut back in the specs in a few places. Alderman Hamilton wondered if the way the specs were written required Clark Condon Associates to oversee all maintenance. Mayor Troyan said the specs state they may act as overseers if the City so desires. Council feels trees are important and do not want to loose any more of them if possible. Alderman Hamilton noted the map attached to the specs would have to be corrected to draw in the Bloomington extension correctly before putting the specs out for bid. Mayor Troyan said she checked with the City's Attorney by telephone who stated it was all right to ask a professional his opinion of the specs even if he eventually bids on them.

Mayor Troyan asked audience member Danny Hill of Precision Ground Maintenance if he had anything to contribute to the discussion. He said he drove through the City regularly and felt the trees could be better taken care of. He was given a copy of the specs and asked to read them over and let Council know of any suggestions he had.

Council felt the contract should be bid two ways - with tree care included and with tree maintenance separate.

Mayor Troyan read the caption to the following ordinance:

AN ORDINANCE PROVIDING FOR INCREASED MUNICIPAL CONTRIBUTIONS TO THE CURRENT SERVICE ANNUITY RESERVE AT RETIREMENT OF THE EMPLOYEES OF THE CITY OF MEADOWS, TEXAS.

Discussing the ordinance, Council studied the report given to them by City Secretary, Elaine Herff, which showed that the neighboring cities of Sugar Land, Stafford and Missouri City, as well as about 50% of other cities that are members of the Texas Municipal Retirement System, all contribute to the TMRS on a 2:1 salary matching ratio for their employees. Many of these cities (unlike Meadows who opted out of the Social Security System in 1985) also pay into the Social Security Fund for their employees. Alderman Marshall suggested Council change their contribution ratio to the TMRS (currently 1:1) to 1 1/2 :1 this year. He added that next year, it is possible they might want to study the situation again and raise the amount to a 2:1 matching ratio.

Alderman McDonald moved to pass the ordinance, numbered 88-045, to increase the City's contributions to the current service annuity reserve at retirement of the employees of the City of Meadows, Texas to 1 1/2 to 1. The motion, seconded by Alderman Henley, passed unanimously.

Council then began its workshop to discuss the City's future municipal complex. Architect Gregg Moon passed out copies of three plans. Each plan contained a municipal complex of approximately 12,000 square feet. Each plan was drawn for placement on a proposed piece of property adjacent to the 1/2 acre currently owned by the City. Each allows for a 60 foot easement across the back of the property line as required by the City's Zoning Ordinance. Parking is proposed for the existing easement and a 2,000 square foot fire department could be put on the 1/2 acre. Each plan was essentially two spaces of 100' X 50' with a combination municipal court/council chamber in the middle.

Alderman McDonald said the City was looking at a \$1 million to \$1.5 million building (at \$60/sq ft for 720,000 square feet) and questioned if Council wanted to spend that much money. Mayor Troyan wondered how they could cut back. Mr. Moon said his discussions with Police Chief Paul Hughes indicated a minimum of three detention cells in the police department were needed including one for detoxification, one male cell and one female/juvenile cell. Each cell would be a minimum of 80 square feet. Council felt it might be possible to have only two cells, one detox/female/juvenile and one male.

Council discussed the possibility of combining the coffee room with the police training room and the conference room with the special session room. They would like to see the chamber room rotated for easier access to the administration wing.

Mr. Moon reminded council that the complex should be considered as a business with an average life expectancy of 65 years. It will be the first thing thought of when the City is discussed by residents. It needs to present a favorable image.

Discussing the three plans from the viewpoint of adding on in the future, it was decided plan number 2 was the best, although a second building phase would not be considered for at least 10 years.

Council asked Mr. Moon if he could try to pare the price down to \$50 or \$55 dollars per square foot. He said he would try but that money should not be sacrificed regarding the the mechanical or electrical aspects of the building. The police department design could be condensed some but it needs to be functional to be effective. Cost of the fire station (basically a garage area of 40x50 feet and containing room for two trucks, storage areas and some maintenance area) would be about \$15 to \$20 per square foot.

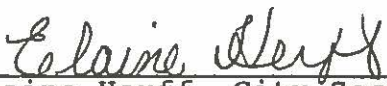
Mr. Moon said he now has a feeling of what Council wants and will draw up blue print plans for Council's discussion at their January regular meeting.

Bills were presented for Council's approval. After examination, Alderman Henley moved to pay the bills. The motion, seconded by Alderman McDonald, was unanimously passed.

There were no audience comments.

During Council comments, Mayor Trojan said Garden Club had raised approximately \$4,000 on their recent Craft Sale. She was on the committee to decide how to spend the money and asked Council for their suggestions. She thought lights for the jogging trail and/or basketball court are a possibility. Regarding the basketball court, she stated the goal was installed incorrectly at 8 1/2 feet and was to be raised, at the contractor's expense, to the required 10 feet.

There being no further items to be discussed, Alderman Henley moved to adjourn the meeting. Alderman McDonald seconded the motion and with unanimous approval the meeting was adjourned at 9:14 p.m.


Elaine Herff, City Secretary



CITY OF MEADOWS

12002 Southwest Freeway, Suite 3225
Meadows/Stafford, Texas 77477 • (713) 240-7830

MAYOR
SUE F. TROYAN

ALDERMEN
JIM McDONALD
RICHARD L. MARSHALL
DAVID J. PIWONKA
TERRY J. HENLEY
HARRY D. HAMILTON

CITY SECRETARY
ELAINE HERFF

NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN REGULAR SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., TUESDAY, DECEMBER 13, 1988
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225
MEADOWS, TEXAS

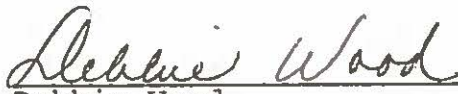
PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

AGENDA

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Consideration of and action on an ordinance suspending the operation of the proposed schedule of rates for electric utility service filed by Houston Lighting and Power Company; containing findings and other provisions related to the subject.
5. Consideration of and action on a resolution of the City Council of the City of Meadows, Texas, authorizing the participation of the City in the Houston Coalition of Cities with Original Jurisdiction and the intervention of the Coalition of Cities in Docket No. 8425 before the Public Utility Commission of Texas in connection with the review of the rate proceeding instituted by Houston Lighting & Power Company; authorizing the City Attorney of the City of Houston to represent the Houston Coalition of Cities with Original Jurisdiction in Docket No 8425; and making other provisions relating thereto.
6. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute an interlocal agreement with Fort Bend County to renew, extend and continue for the calendar year 1989 the terms and conditions of interlocal agreement(s) entered into between the City and County for the calendar year 1986 for maintenance, repair and construction of streets, roads, and drainage; the enforcement of health regulations; the enforcement of animal control; and housing of city prisoners in jail.

7. Executive session as authorized by V.T.C.S., Article 6252-17, Section 2, (g) to discuss property acquisition.
8. Presentation of bills:
Firmin A. Hickey, Jr. \$1,535.00
9. Comments from the audience.
10. Comments from council.
11. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 9TH DAY OF DECEMBER, 1988, BY 7:00 P.M.


Debbie Wood
Assistant City Secretary

(SEAL)

MINUTES OF REGULAR MEETING
OF
DECEMBER 13, 1988
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:30 p.m. by Mayor Sue Troyan at Meadows City Hall, 12002 Southwest Freeway, Suite 3225, Meadows, 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:	Sue Troyan
Aldermen:	Harry Hamilton Terry Henley Richard Marshall Jim McDonald David Piwonka

thus constituting a quorum.

Also present was Rick Ferrell representing Houston Lighting & Power Company.

Alderman Dick Marshall gave the invocation.

Mayor Troyan received Council's permission to move agenda items 5, an ordinance suspending a proposed HL&P rate increase, and 6, a resolution authorizing the City's participation in the Coalition of Cities, ahead of agenda item 4, Mayor's comments.

Mayor Troyan read the caption to the following ordinance:

AN ORDINANCE SUSPENDING THE OPERATION OF THE
PROPOSED SCHEDULE OF RATES FOR ELECTRIC UTILITY
SERVICE FILED BY HOUSTON LIGHTING AND POWER
COMPANY; CONTAINING FINDINGS AND OTHER PROVISIONS
RELATED TO THE SUBJECT.

Rick Ferrell, Houston Lighting and Power Company District Manager, was in the audience to answer any questions Council might propose. Council had no questions for Mr. Ferrell and there was no discussion. Alderman Piwonka moved to pass the ordinance, numbered 88-046, suspending the proposed increase in rates by Houston Lighting and Power as described in the Ordinance. Alderman McDonald seconded the ordinance which passed by unanimous vote.

Mayor Troyan read the following resolution caption:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MEADOWS, TEXAS, AUTHORIZING THE PARTICIPATION OF
THE CITY IN THE HOUSTON COALITION OF CITIES WITH
ORIGINAL JURISDICTION AND THE INTERVENTION OF THE
COALITION OF CITIES IN DOCKET NO. 8425 BEFORE THE
PUBLIC UTILITY COMMISSION OF TEXAS IN CONNECTION
WITH THE REVIEW OF THE RATE PROCEEDING INSTITUTED
BY HOUSTON LIGHTING & POWER COMPANY; AUTHORIZING
THE CITY ATTORNEY OF THE CITY OF HOUSTON TO
REPRESENT THE HOUSTON COALITION OF CITIES WITH
ORIGINAL JURISDICTION IN DOCKET NO. 8425; AND
MAKING OTHER PROVISIONS RELATING THERETO.

There was some discussion as to whether this resolution had already been passed. It was pointed out that Council had given its consensus to join the Coalition at an earlier meeting. This was done so that the City of Houston might have some idea as to how many cities might join with them to study the proposal when HL&P finally presents area cities with their intention to increase rates. The actual resolution

must still be approved. Alderman McDonald moved the resolution, numbered 88-006, be approved as read. The motion was seconded by Alderman Henley and unanimously passed.

Returning to agenda item 4, Mayor's comments, Mayor Troyan said:

1. A letter has been received from Scot Herff, a Meadows volunteer on the Stafford Fire Department, for funds to assist him in paying his tuition and expenses at Texas A&M Fire Fighting Academy where he is enrolled to begin training in January of 1989. Mayor Troyan said \$3,000 has been budgeted for this purpose. None of these funds were spent in 1988 but in 1987, three Meadows volunteers had their training tuition and expenses paid. Council had no major objections but felt the necessity of some sort of assurance that any volunteer who's training was paid for would continue to serve Meadows for a definite length of time.

2. Meadows volunteer fire fighter Keven Kenefic has graduated at the top of his class from the Houston Fire Fighting Academy.

3. Construction at the City Park is coming along but is still behind schedule. Landscaping should begin soon. A walk through is scheduled for Friday at 8:30 a.m. She noticed several areas in the play ground today that need attention. Sprinkler system repairs still need to be made. She requested as many aldermen to join her as possible. The walk through should last about an hour.

Returning to item 6 on the agenda, Mayor Troyan read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE AN INTERLOCAL AGREEMENT WITH FORT BEND COUNTY TO RENEW, EXTEND AND CONTINUE FOR THE CALENDAR YEAR 1989 THE TERMS AND CONDITIONS OF INTERLOCAL AGREEMENT(S) ENTERED INTO BETWEEN THE CITY AND COUNTY FOR THE CALENDAR YEAR 1986 FOR MAINTENANCE, REPAIR AND CONSTRUCTION OF STREETS, ROADS, AND DRAINAGE; THE ENFORCEMENT OF HEALTH REGULATIONS; THE ENFORCEMENT OF ANIMAL CONTROL; AND HOUSING OF CITY PRISONERS IN JAIL.

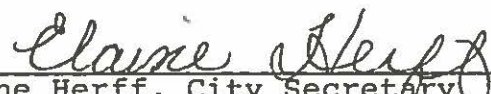
Discussing the proposed ordinance, Mayor Troyan said most city streets were in fair condition with the exception of a major pot hole on West Airport. During this budget year, she would like to regrade and resurface the parking lot off of Pender Lane by the tennis courts if Council agrees. Alderman Henley moved to approved the ordinance, numbered 88-047, authorizing the Mayor and the City Secretary to execute the interlocal agreement as written. Alderman McDonald seconded the motion which passed with unanimous approval.

Alderman McDonald moved to adjourn into executive session. The motion was seconded by Alderman Piwonka and with unanimous approval the meeting was adjourned into executive session at 7:48 p.m. with all council members in attendance.

Returning to open session at 8:27 p.m., council was presented with the City Attorney's bill for payment. Alderman Henley moved to pay the bill as presented. The motion, seconded by Alderman Piwonka, was unanimously passed.

There were no comments from the audience and no further comments from Council.

With no further business to discuss, Alderman McDonald moved to adjourn the meeting. Alderman Piwonka seconded the motion and with unanimous approval the meeting was adjourned at 8:30 p.m.


Elaine Herff, City Secretary