



# 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, JANUARY 10, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Presentation of Officer of the Year Award by Police Chief Paul Hughes.
5. Presentation and discussion of budget requests for police department.
6. Presentation of bills:

Bernshausen Oil Co.	\$ 720.74
Null Braaten and Co., P.C.	2150.00
7. Workshop with RGM Architects regarding municipal facility.
8. Executive session as authorized by Vernon's Texas Civil Statutes, Article 6252-17, Sections 2, f) and 2, g) to discuss property acquisition and personnel.
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 6TH DAY OF JANUARY, 1989, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
JANUARY 10, 1989  
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.

Alderman David Piwonka gave the invocation.

During Mayor's Comments, Mayor Troyan announced:

a) As of December 31, 1988, 75% of the City's ad valorem taxes have been collected.

b) Yesterday the November, 1988, sales tax check was received. It totaled \$44,698.93. The three month total, since Sam's Wholesale Club opened, has been \$124,633.56. This averages over \$10,000 per week. Last year the amount received thus far was \$30,727. This year's sales tax thus far represents a 405% increase over last year's.

Police Chief Paul Hughes then announced the Officer of the Year Award was to be presented to Officer Raymond Scholton. He explained that each city employee was offered the chance to vote. They were instructed to vote for the officer who best represented the Meadows Police Department on a day to day basis. A new tradition was established when last year's winner of the award, Officer Mike Pickett presented the award to this year's winner, Officer Scholton.

Police Chief Hughes then presented to Council his proposed changes to the police budget for 1988/1989. Among the changes was a request for two additional officers and two additional lease patrol cars. The current vehicle lease contract allows for an "early out" after one year. Currently the City leases four marked cars and one unmarked car. It also owns a crime scene van and a building department car. Chief Hughes gave council a proposed shift schedule which would include these two officers. Additional changes included payroll support for the two officers as well as an amendment to pay for the TCIC/NCIC computer modem which was approved in the last fiscal year. Chief Hughes feels the changes are necessary by February 1, 1989.

Bills to Bernshausen Oil Co. for \$720.74 and Null Braaten and Co., P.C. for \$2,150 were presented to Council for their payment approval. Alderman Hamilton moved to pay the bills. Alderman McDonald seconded the motion which passed unanimously.

Gregg Moon with RGM Architects then presented council with architectural drawings for a new municipal facility. The proposed facility would contain just over 9,000 square feet and would cost an estimated \$54 per square foot to build. Current costs to build this type of building range from \$50 to \$60 per square foot. Council liked the preliminary drawings, with a few changes, and asked Mr. Moon to return in about four weeks with more specific drawings.



Alderman Henley then made a motion to enter 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 personnel. Alderman McDonald seconded the motion and with unanimous approval Council adjourned into executive session at 8:30 p.m.

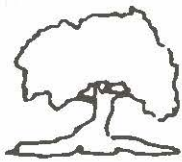
Council returned to open session at 10:05 p.m.

There were no audience comments.

Under comments from council, Mayor Troyan said she had received an estimate of about \$1,600 from the County to resurface the parking lot on Pender Lane by the tennis courts.

There being no further business to discuss, Alderman McDonald made a motion, seconded by Alderman Henley, to adjourn the meeting. With unanimous approval, the meeting was adjourned at 10:07 p.m.

Elaine Herff  
Elaine Herff, City Secretary



# CITY OF MEADOWS

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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, JANUARY 24, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Invocation.
3. Approval of minutes of May 24, 1988, regular meeting, June 28, 1988, regular meeting, July 13, 1988, special meeting, July 26, 1988, August 18, 1988, special meeting and August 23, 1988, regular meeting.
4. Mayor's comments.
5. Presentation by Alan Robinson, Vice President of Stafford - Missouri City Lions Club to introduce his club to area residents and request their participation.
6. Presentation and discussion of audit by Chuck Yapel of Null, Braaten Co.
7. Consideration and discussion of proposed amendment to the budget.
8. Presentation of bills:  
Bernshausen Oil Co. \$670.50
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 20TH DAY OF JANUARY, 1989, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
JANUARY 24, 1989  
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  
David Piwonka

and the following absent

Alderman: Jim McDonald

thus constituting a quorum.

Mayor Sue Troyan gave the invocation.

Mayor Troyan asked if there were any additions or corrections to the minutes as presented for approval. There were none. Alderman Piwonka moved to approved the minutes of the May 24, 1988, regular meeting, June 28, 1988, regular meeting, July 13, 1988, special meeting, July 26, 1988, regular meeting and the August 23, 1988, regular meeting as presented. Alderman Hamilton seconded the motion which passed unanimously.

During Mayor's comments, Mayor Troyan announced:

1. She will attend the TML Legislative Update meeting and luncheon in Austin on February 13. Any Council member who would like to accompany her should let her know soon.

2. The HGAC meeting will be held on February 15. Council members wishing to attend should inform either the Mayor or the City Secretary.

3. Maintenance contract specifications are undergoing minor revisions as the preliminary requirements seem too costly.

4. New trees have been planted at Meadows Park. A third of them are Aristocrat Pear trees, a third are Chinese Elm trees and a third are Water Oak trees. More drainage work needs to be done and the sidewalk near the big play structure was laid below grade.

5. A request from BEC was received to reduce the 10% retainage fee on their contract to 5%. Some repairs still need to be made to the jogging trail, as it needs to be raised in some places. Security lights need to be installed. The 5% retainage should be sufficient to cover the cost of these items and a higher level of understanding between the owner of the Company and Mayor Troyan has been reached. Council's consensus was to reduce the retainage to the requested 5%.

Item 5 on the agenda, a presentation by Alan Robinson, Vice President of the Stafford-Missouri City Lions Club to introduce his club to area residents and request their participation was tabled as Mr. Robinson could not attend this meeting.

Mr. Chuck Yapel of Null, Braaten Co. then presented to Council the financial audit for the fiscal year which ended September 30, 1988. He asked Council if any questions had arisen when they previewed the draft copy. There were none. He then presented some highlights of the audit. He said the City was in a fairly stable position, especially when the opening of Sam's Wholesale Club in September was considered. The increased Capital outlay was due to the lease/purchase of additional computer equipment. A good view of the City's financial picture can be found in the audit notes on pages 6 through 13. This audit contains two and a half pages of notes on the City's pension plan which are required by generally accepted



accounting principles. Mr. Yapel said financially the City is in its best position ever. He did recommend that the City write off some of the outstanding ad valorem taxes due which are uncollectible and that balances in depository banks need to be closely watched to be sure they do not go over the amount insured by the FDIC.

Council then discussed proposed amendments to the budget. Police Chief Paul Hughes present Council with a proposed schedule for amendments in the Police Department budget. It basically consisted of two plans, "A" and "B". Plan "A" calls for the addition of two additional officers and one additional vehicle. Plan "B" calls for the addition of one man and one vehicle. Currently the department has four marked vehicles and one unmarked vehicle (assigned to the Police Chief). The vehicles are on a lease schedule for rotating replacement.

Currently the department members are accumulating many hours of comp time since there are not enough officers to investigate and solve crimes as well as routinely patrol the streets. At present there is only one officer on duty during the daytime on Saturdays. Chief Hughes hopes to compile a list of the ten best men from applications he has received in his office. A panel consisting of the Police Commissioner, a patrolman and a City Alderman will then interview these top ten and make the decision as to who is to be hired. Chief Hughes would like to have the new man begin work on March 1. Currently the police department has 15 commissioned officers consisting of paid, unpaid and arson investigators.

Discussing the high cost of these proposals, Mayor Troyan explained the Police Department always represents the largest dollar amount in any municipality's budget. Alderman Hamilton said the City for a while had a large commercial space which had been virtually empty. Now, with the opening of Sam's Wholesale Club, many cars are visible leading residents to understand the need for additional police protection. Alderman Henley received Chief Hughes' assurance that, unless the City's demographics change drastically, plan "A" should be adequate for many years in the future.

Chief Hughes said he would like Council's direction in ordering an additional vehicle. Alderman Hamilton answered for Council stating one car should be ordered immediately for use in March. Chief Hughes also asked permission to equip the vehicle with a new type of radio, costing approximately \$3,000. Right now, vehicles have both a UHF and a VHF radio and officers must carry a walkie talkie when out of their vehicle. The new radio is portable and incorporates both bands in it.

Alderman Marshall asked why a new vehicle is needed if we currently have four cars and only two officers per shift. Chief Hughes explained the cars are driven many miles per shift and need to rest between shifts. Two of the leased vehicles, which are 2 1/2 years old, already have over 60,000 miles on them. These are the two vehicles which will be changed out for two new vehicles in November.

Alderman Hamilton said he was in agreement that the City needed at least one additional officer. Alderman Piwonka said he felt Plan "A" should be implemented if Alderman McDonald is confident that we have the funds to cover it. Mayor Troyan said she and Alderman McDonald are confident two officers can be hired without hurting City finances but she would like to do a double check first. Mayor Troyan told Chief Hughes to order one car and radio.

Chief Hughes told Council the schedule presented (with the additional men included) would go into effect after the new officers were sufficiently trained. This would take approximately one month. He said he would like to start scheduling the interviews. Alderman Henley volunteered to serve on the screening committee.

Alderman Hamilton then moved to pay the bill to Bernshausen Oil Co. for \$670.50. The motion, seconded by Alderman Henley, passed unanimously.



During audience comments, Police Chief Paul Hughes requested Council's support for the Exchange Club of Sugar Land's Spaghetti Cook-off. Last year the event had 1,300 people in attendance and donated \$5,000 to Fort Bend Crime Stoppers. This year it is hoped that 3,000 people will be served and \$10,000 can be donated to Crime Stoppers. The event is scheduled for February 23, 1989, from 5:00 p.m. to 9:00 p.m. at the Fluor Daniel Building.

During Council comments, Mayor Troyan asked Council to support the Fort Bend Arts Council annual Celebrate the Arts festival which starts on Saturday, January 28. On February 4, B.J. Thomas will be appearing with the Houston Symphony. All proceeds will go to support the Arts Council.

Mayor Troyan also noted that nothing has been received for the City newsletter from the baseball or soccer clubs regarding spring registration. Jeannie and Rusty McCain, when last heard from, were planning to head up the adult softball league.

There being no further business to discuss, Alderman Henley moved to adjourn the meeting. The motion was seconded by Alderman Marshall and with unanimous approval the meeting was adjourned at 9:06 p.m.

  
Elaine Herff, City Secretary



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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:

6:30 P.M., TUESDAY, FEBRUARY 7, 1989  
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 Vernon's Texas Civil Statutes, Article 6252-17, Section 2, f) to discuss property acquisition and 2, g) to discuss personnel.
5. Presentation of bills:  
Null Braaten and Company, P.C. \$1,125.00
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 3RD DAY OF FEBRUARY, 1989, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
FEBRUARY 7, 1989  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 6:44 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 David Piwonka gave the invocation.

During Mayor's comments, Mayor Troyan informed council she may have found a way to light the jogging trail at minimal cost. Mr. P.W. Watts with Houston Lighting and Power Company has suggested security lights instead of street lights to light the parking area and it may be possible to put these same lights all along the trail on existing poles. She will schedule a meeting with Mr. Watts as soon as the weather permits to discuss the situation. The cost will be between \$9.40 and \$15.65 per month per light depending on the wattage installed.

Alderman Piwonka then made a motion to go into executive session as authorized by Vernon's Texas Civil Statutes, Article 6252-17, Section 2, f) to discuss property acquisition and 2, g) to discuss personnel. The motion was seconded by Alderman McDonald and with unanimous approval the meeting was adjourned into executive session at 6:50 p.m.

Council returned to open session at 7:46 p.m. A bill from Null Braaten and Company, P.C. was presented for payment approval. Alderman McDonald moved to pay the bill. The motion was seconded by Alderman Henley and unanimously passed.

There were no comments from the audience.

During comments from council, Mayor Troyan encouraged Council members to attend the second annual Sugar Land Exchange Club Spaghetti Cook Off on February 23, at the Flour building dining hall. The event will benefit Fort Bend County's Crime Stoppers and the defending champion cooks are our Meadows police officers.

There being no further business to discuss, Alderman Hamilton moved to adjourn the meeting. Alderman McDonald seconded the motion and with unanimous approval the meeting was adjourned at 7:40 p.m.

  
Elaine Herff, City Secretary



# CITY OF MEADOWS

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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 28, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Invocation.
3. Approval of minutes of the August 30, 1988, special meeting; September 13, 1988, special meeting; September 15, 1988, special meeting; September 27, 1988, regular meeting; October 11, 1988, special meeting; October 25, 1988, regular meeting; November 10, 1988, special meeting; November 15, 1988, special meeting; November 22, 1988, regular meeting; December 6, 1988, special meeting; December 13, 1988, regular meeting; January 10, 1989, special meeting; January 24, 1989, regular meeting; and the February 7, 1989, special meeting.
4. Mayor's comments.
5. Presentation by Mr. Ray Patel, A.I.A., dmp & Assoc., Inc.
6. Consideration of and action on an ordinance effective the 28th day of February, 1989, denying the proposed schedule of rates for electric utility service filed by Houston Lighting & Power Company; containing findings and other provisions related to the subject.
7. Receipt of bids from City Secretary for a bank to serve as non-exclusive depository of the City.
8. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute a Depository Contract with \_\_\_\_\_ Bank, together with a safekeeping agreement and joint safekeeping official signature card, in a form as attached hereto and marked Exhibit "A".



9. Consideration of and action on an ordinance calling an election for the City of Meadows, Texas, to be held on Saturday, the 6th day of May, 1989, for the purpose of electing city officials, and appointing election officials, providing for absentee voting and providing for notice of said election.
10. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute a contract for a summer program director for 1989, in a form as attached hereto and marked Exhibit "A".
11. Consideration of and action on an ordinance amending Ordinance No. 88-037, 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.
12. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute an Earnest Money Contract with Ayrshire Corporation, in a form as attached hereto and marked Exhibit "A".
13. Presentation of bills:

Firmin A. Hickey, Jr.	\$ 540.25
Iron Mountain Forge	648.30
Meadows M.U.D.	3,566.61
Twin Cedar Maintenance	2,400.00
14. Comments from the audience.
15. Comments from council.
16. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 24TH DAY OF FEBRUARY, 1989, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING  
OF  
FEBRUARY 28, 1989  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular 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:	Harry Hamilton Terry Henley Richard Marshall Jim McDonald David Piwonka

thus constituting a quorum.

Mayor Sue Troyan gave the invocation.

Alderman Henley moved to approve the minutes of the August 30, 1988, special meeting as presented. The motion was seconded by Alderman Marshall and unanimously approved. A motion was made by Alderman Piwonka, seconded by Alderman Henley, to accept the minutes of the September 13, 1988, special meeting; motion carried. Motion by Alderman Marshall, seconded by Alderman Piwonka, to accept the special meeting minutes of September 15, 1988; motion carried. Motion to accept regular meeting minutes of September 27, 1988, made by Alderman Piwonka, seconded by Alderman Henley; motion carried. Motion made by Alderman Marshall, seconded by Alderman Henley to approve the minutes of the October 11, 1988, special meeting; motion carried. Motion made by Alderman Henley, seconded by Alderman Piwonka, to approve the minutes of the October 25, 1988, regular meeting; motion carried. Motion made by Alderman Marshall, seconded by Alderman Henley to approve the minutes of the November 10, 1988, special meeting; motion carried. Motion made by Alderman Henley, seconded by Alderman Piwonka, to approve the minutes of the November 15, 1989, special meeting; motion carried. Motion made by Alderman Piwonka, seconded by Alderman Henley, to approve the minutes of the November 22, 1988, regular meeting; motion carried. Motion made by Alderman Henley, seconded by Alderman Marshall, to approve the minutes of the December 6, 1988, special meeting; motion carried. Motion made by Alderman Henley, seconded by Alderman Piwonka to approve the minutes of the December 13, 1988, regular meeting; motion carried. Motion made by Alderman Marshall, seconded by Alderman Henley, to approve the minutes of the January 10, 1989, special meeting; motion carried. Motion made by Alderman Henley, seconded by Alderman Piwonka, to approve the minutes of the January 24, 1989, regular meeting; motion carried. Motion made by Alderman Henley, seconded by Alderman Marshall, to approve the minutes of the February 7, 1989, special meeting; motion carried.

Mayor Troyan received Council's consensus to delay her comments until after the presentation by Mr. Ray Patel.

Mayor Troyan introduced Mr. Ray Patel, A.I.A., DMP& Assoc., Inc., to Council. Mr. Patel showed Council pictures of his previous work and passed out information on his firm. He said he has been a resident of Fort Bend County for 14 1/2 years and currently lives in Sugar Land. He began his career on the east coast over 18 years ago, working for a firm which helped design the St. Louis Arch, the U.S. embassies in Athens and Oslo, the Federal Reserve Bank in New York City and the Dulles Airport in Washington D.C. After gaining much experience he moved to Houston in 1976 because of the economy. He is currently the President of M.U.D. #2 and said he appreciates Council granting him the time to speak.



In 1976, Mr. Patel established his Company, incorporating it in 1978. He has completed numerous municipal projects, including the Senior Citizen's Center in Pasadena, Texas. He was given an award for his outstanding work and design on that project. His designs utilize energy conservation and he is a conservative architect. He is currently designing the Southwest Wastewater Treatment Plant for the City of Houston and explained that project to Council. His fee is open to negotiation and he urges Council to use local talent to design the proposed Meadows Municipal Building.

Returning to Mayor's comments, Mayor Troyan thanked Mr. Patel for his presentation. She then informed Council:

1. The Fort Bend County Chamber is again sponsoring a "Fort Bend County Day" in Austin. They promise this year's event will be more special than previous ones. It will be held on Wednesday, March 29, 1989, and will feature a mini Texian Market Day from 11:30 to 3:00 as well as a reception for legislature members from 5:30 to 7:30. Please let City Hall know if any Council member is interested in attending.

2. There is a vacancy on the Central Appraisal Board of Directors. The City has until March 6 to submit names. The current Board will appoint the new member from all nominations submitted.

3. Wayne Watts of HL&P has submitted a proposal to light the jogging trail. Total cost will be around \$2500 to relocate one transformer and install one transformer as well as 4 or 5 poles. All lights will be directed onto the trail with minimal, if any, effect on nearby residences. These lights will not help to light the playing fields but HL&P will help to design field lighting when the City is ready. Council's consensus was that this proposal was a good idea and work should proceed as soon as possible.

4. The Park Commissioners recently met and recommended the City install a Best Locks system at the City field house for approximately \$1330, replacing the current locks with ones using non-duplicatable keys. The cost would be paid from the Park's Capital Improvement funds. Council offered no objections to the plan. The Commissioners will meet soon to discuss rules and costs for leasing the storage area of the building and concession area.

5. Jordan Custodial Services was asked to submit a proposal for janitorial work at the building. They propose cleaning the rest rooms twice a week at a cost of \$260 a month plus supplies. The cleaning schedule may need to be changed if twice a week proves inadequate. Council felt the twice a week schedule should be tried out for at least one month. The time may be near to hire a full-time "handyperson" for trash pickup, maintenance and custodial work.

6. Spearhead Landscaping Co. has overpruned the crape myrtles at the rec center and will replace them at their expense.

7. Police Chief Paul Hughes has checked with Mr. English of Houston Traffic Supply Co. who gave him a price of \$50,000 for a traffic light at Kirkwood and Dorrance and \$55,000 for one at Kirkwood and West Airport. The Police Chief will be attending a seminar next week on Law Enforcement/Traffic Control.

8. Police Chief Hughes was then invited to address Council on the results of searching for new employees for his department. He said an oral interview board consisting of Alderman Terry Henley, Police Commissioner Jesse Matthews, Officer Mike Pickett, Officer Ray Scholton and resident Bob Stolting met with the candidates. As a result of their findings, Randy Scholck will be hired as a permanent patrol officer (moving from his temporary position), Frank Culver will serve as City Officer and Joe Wappell will be hired as a patrol officer. Phil Kempthorn will be added to the non-paid staff and be the next officer added to the paid staff should a position ever become open. These appointments are scheduled to become effective at 7:00 a.m., March 1, 1989. Chief Hughes also announced the Meadows team again won the award for the best spaghetti sauce at the Sugar Land Exchange Club's spaghetti cook-off. Over \$10,000 was raised for Crime Stoppers.



Mayor Troyan then read the caption to the following ordinance:

AN ORDINANCE EFFECTIVE THE 28TH DAY OF February, 1989, DENYING THE PROPOSED SCHEDULE OF RATES FOR ELECTRIC UTILITY SERVICE FILED BY HOUSTON LIGHTING & POWER COMPANY; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE SUBJECT.

She explained this was basically the same ordinance passed by the City of Houston denying HL&P a rate increase. Alderman Hamilton moved to accept the ordinance, numbered 89-001, as presented. The motion, seconded by Alderman Henley, passed unanimously.

Council then opened bids from two banks, Sugar Creek National and Houston Independent Bank, who expressed interest in serving as non-exclusive depositories of the City. Alderman McDonald said that even though the invitation to bid was published in the local newspaper and those were the only two banks who sent in bids, he would like to personally invite Texas Commerce Bank to also make a bid, especially in view of the need for future funding of a planned City facility.

Alderman McDonald moved to postpone agenda item 8, an ordinance authorizing the execution of a Depository Contract until more specific bid requirements can be obtained. Alderman Piwonka seconded the motion which passed unanimously.

Mayor Troyan then read the caption to the following ordinance:

AN ORDINANCE CALLING AN ELECTION FOR THE CITY OF MEADOWS, TEXAS, TO BE HELD ON SATURDAY, THE 6TH DAY OF MAY, 1989, FOR THE PURPOSE OF ELECTING CITY OFFICIALS, AND APPOINTING ELECTION OFFICIALS, PROVIDING FOR ABSENTEE VOTING AND PROVIDING FOR NOTICE OF SAID ELECTION.

Discussing a date to hold the canvass of the election, Council decided on May 9, 1989, at 7:30 p.m. Two full two year positions, Alderman Place No. 4, currently held by Alderman Henley, and Alderman Place No. 5, currently held by Alderman Hamilton, as well as an incomplete term for Alderman Place No. 2, currently held by Alderman Marshall, will be decided. Alderman McDonald moved the proposed ordinance, numbered 89-002, be accepted as presented.

Mayor Troyan read the following ordinance caption:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE A CONTRACT FOR A SUMMER PROGRAM DIRECTOR FOR 1989, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor Troyan explained the contract reflected a \$500 increase in salary (from \$4,000 to \$4,500) over the previous two years. This amount had recommended by the Parks Commission and been approved by Council in September. There were no other changes in this year's contract. Alderman Henley moved to pass the ordinance, numbered 89-003, authorizing the Mayor and City Secretary to execute a contract with Mrs. Terry Lindsey as summer program director for 1989. Alderman McDonald seconded the motion which passed with unanimous approval.

Mayor Troyan then read the caption to the following ordinance:

AN ORDINANCE AMENDING ORDINANCE NO. 88-037, 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.



Mayor Trojan explained the revenues were being increased \$280,612 (\$185,000 in sales tax and \$95,612 from the prior year surplus), and expenditures were being increased \$250,186 (\$14,135 in administration, \$1,300 in municipal court, \$3,425 in municipal services, \$74,808 in the police department, \$1,500 in the parks department and \$155,000 in capital improvements for land purchase). Alderman Henley noted he felt inadequate time was allowed for discussing the increase in the administration budget. After some discussion, during which it was decided the proposed increase should be discussed in executive session since most of the money was for administrative salaries, Alderman McDonald moved to strike the administration budget from the amendment. Alderman Henley seconded the motion which passed unanimously. Mayor Trojan told Council it was now necessary to delete the \$14,135 from the total expenditures as shown in Exhibit "A" of the budget amendment and to add that amount to the total expected surplus to carry over for next year. She added that she had substantial problems not allowing the increases to be approved this evening as she thought sufficient time had been spent in a previously held executive session discussing the administrative budget. In her opinion, the work being performed by the administrative staff is just as difficult and important as that being performed by the police department and that the responsibilities of the office of City Secretary justify the same salary as the Police Chief. Alderman McDonald then moved the proposed ordinance, numbered 89-004, as amended at the table, be accepted as presented. The motion was seconded by Alderman Henley and was unanimously approved.

The following ordinance caption was read by Mayor Trojan:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE AN EARNEST MONEY CONTRACT WITH AYRSHIRE CORPORATION, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor Trojan told Council she had called to Mr. Mickey Altman of Equity Fund Advisors, informing him of the offer presented per square foot for comparable land to what they were offering the City to see if he would like to match the price. He said he would need to talk to his banker and would return her call before tonight's meeting but he did not. Earlier in the day, Ayrshire Corporation brought the engineer's survey of the proposed parcel. She said the ordinance being considered for earnest money was basically a down payment on this land. Alderman McDonald made a motion, seconded by Alderman Hamilton, to approve the ordinance, numbered 89-005, authorizing the Mayor and City Secretary to execute the earnest money contract with Ayrshire Corporation as presented. The motion passed unanimously.

Bills were then presented for Council's approval. Alderman Piwonka moved to pay the bills as presented. The motion was seconded by Alderman McDonald and unanimously approved.

During audience comments, Police Commissioner Jesse Matthews told Council how much he appreciated the newly renovated City park. He said it was a bright spot in the City. He also said he would like to set up a Neighborhood Watch program, with the full cooperation of the Police Department, to aid in solving some of the crime being committed in the City. Council agreed this was a good idea. Commissioner Matthews also asked Council to check out the possibility of passing a "pooper-scooper" ordinance and he felt the situation was becoming a problem in Meadows. Council said they would consider such an ordinance.

Police Chief Hughes thanked Council for their consideration in amending the budget and, for their information, the TELETs line is scheduled to become operational on March 17. He then added that, because of its size, he does not like the Chevy Celebrity that is currently assigned to him. The vehicle also has a minor problem which has caused the Chevrolet Corporation to drop the Celebrity from its line of cars. He asked Council's permission to give the



vehicle back to the leasing agency and lease a Dodge Ram (a carry-all type of vehicle) in its place. He has already discussed this possibility with the leasing company which said a new lease agreement could be worked out for four years (the current one is a three year contract) during which the cost of terminating the Celebrity contract early could be amortized during the first year. The new budget amendment will cover the cost of this change. Alderman Hamilton asked Chief Hughes when he first had this change in mind. Chief Hughes answered over a year ago. Alderman Hamilton said it was all right with him. Alderman McDonald said it made sense to go ahead and do it. There was no opposition.

During Council comments, Mayor Trojan said she would like to set a day in April for the park dedication. Alderman McDonald said he could not make the dedication if it was set for April 22. Also, it was noted that the School Carnival was being held on April 1. Council was asked to let the Mayor know of a day that was suitable for them.

Alderman Hamilton said a resident had suggested the idea of a City wide garage sale. It would last for one day. Each participating residence would be asked to pay \$11.00 with \$10.00 going as a donation to the City and \$1.00 for the cost of the permit. Alderman Hamilton also stated he liked the part of Mr. Patel's earlier presentation that gave an example of a berm going up the side of a building to conserve energy. He said he wouldn't mind such a thing on the new City facility to be constructed.

Alderman Marshall asked Chief Hughes what the Police procedure was on pursuit. Chief Hughes explained it was left to the officer's discretion as to the severity of the offense versus life and property threat.

Alderman McDonald said he had lunch with former Alderman Howard Stern who said to tell everyone hello. He also stated he was talking to different bankers about financing the new City facility. There is more than a little interest in the project and he is currently working up a five year budget proposal for presentation to the bankers.

Alderman Marshall brought Council's attention to an article from the Houston Chronicle which referred to fire districts and which stated that a taxing entity could not borrow money that it cannot pay back in one year unless a bond issue is approved. Alderman McDonald assured him it was not uncommon for banks to issue Certificates of Obligation to cities to be paid back in 20 to 30 years.

Alderman Piwonka said he often receives calls after the City newsletter is delivered and he feels the newsletter is being read by many residents. He told Mayor Trojan to "Keep up the good work!"

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 10:09 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 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, MARCH 8, 1989  
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, Section 2, g) to discuss administrative personnel.
5. Consideration of and action on an ordinance amending Ordinance No. 88-027, 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.
6. Presentation of bills:  
Bernshausen Oil Company \$630.00
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 4TH DAY OF MARCH, 1989, BY 10:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
MARCH 8, 1989  
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 in attendance was Ben Coatsworth, representing Meadows All-Play Baseball League.

Alderman Henley gave the invocation.

The Mayor asked Council's indulgence in reordering the agenda by moving Item 7 "Comments from the audience" forward. Council agreed and Mr. Ben Coatsworth, board member of the Meadows All-Play Baseball League was recognized.

Mr. Coatsworth informed Council that the League proposes to donate and install permanent field benches at the three established baseball fields. At the Major's field, 2 benches would be installed inside the dugouts; at the Girl's Softball field (SE corner) 2 benches behind the side backstops; on the Dad's Pitch field (SW corner) 1 bench behind the west side of the backstop. Six foot benches would be installed behind the backstops at home plate for scorekeepers, except at the Dad's Pitch field, due to the close proximity of the jogging trail.

Alderman Henley inquired as to the type of bench to be used, and was informed by Mr. Coatsworth that the benches would probably be bought through Bryant Parker's connection with his family's park equipment company, and that the benches would be the same type as the old ones in the playground. They would be made of treated wood and set in concrete.

Alderman Hamilton inquired if the benches would increase maintenance on the fields. It was agreed that they would, but not significantly. Alderman McDonald asked if they could be used by soccer as well. Mr. Coatsworth answered yes. The only place in question is at the SW corner where there is some concern over positioning interfering with safety. If this should be the case, no bench would be installed. Mayor Troyan offered to supply Mr. Coatsworth with an additional source of equipment if the League were interested. He accepted saying the first estimate was thought to be high. Alderman Hamilton also suggested that he work closely with Parks Commissioner Alan Kane on placement of the benches.

Mr. Coatsworth then inquired as to the status of the concession stand and storage space in the field house, and was informed that the Parks Commissioners are working on bid contract specifications for the concession stand and contract conditions for the storage space. Storage space will be available as soon as the contracts are available and the locks are changed over to a more secure system. This should be accomplished by the end of the month.



In closing, Mr. Coatsworth informed Council that the sand had been delivered, but to the wrong location. Mayor Troyan offered to contact Mr. Bernard Harrington to see if the MUD's backhoe could be used to move the sand closer to the Majors field. Council thanked Mr. Coatsworth and the League for their generosity and expressed appreciation of their proposal.

Alderman Henley then moved that Council adjourn into executive session. Alderman Piwonka seconded the motion which received unanimous approval and Council adjourned into executive session at 7:55 p.m.

Returning to open session at 9:13 p.m., Mayor Troyan read the caption to an ordinance:

AN ORDINANCE AMENDING ORDINANCE NO. 88-037,  
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.

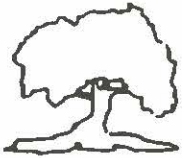
After some discussion during which it was decided to set the City Secretary's salary at \$31,000 per year and the Assistant City Secretary's salary at \$18,500 per year, making total administrative costs total \$205,097, total expenditures \$611,434 and a surplus to carry over into next year of \$88,236, Alderman Piwonka moved that Ordinance 89-006 be approved. Alderman Henley seconded his motion and the ordinance passed with unanimous approval.

Alderman McDonald then made a motion, seconded by Alderman Piwonka, that the bills be paid. The motion passed unanimously.

Under "Comments from Council", Alderman McDonald commended the All Play League for wanting to donate benches to the Park.

There being no further business before the Council, Alderman McDonald then moved to adjourn. Alderman Henley seconded, the motion; all concurred and the meeting was adjourned at 9:17 p.m.

  
Sue Troyan, Mayor



# 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, MARCH 28, 1989  
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 28, 1989, regular meeting and March 8, 1989, special meeting.
4. Mayor's comments.
5. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute a Special Warranty Deed with Ayrshire Corporation, in a form as attached hereto and marked Exhibit "A".
6. Workshop with City Attorney Firmin Hickey and Parks Commission members.
7. 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 for professional services with RGM Architects, in a form as attached hereto and marked Exhibit "A".
8. Presentation of bills:

Bernshausen Oil Co.	\$ 735.13
Cedar Electric Inc.	1,212.00
E & L Service Co.	5,000.00
Firmin A. Hickey, Jr.	1,850.95
Ft. Bend C.A.D.	1,227.00
Houston Fence Co.	692.00
Jim Ross Tire	764.09
Null-Braaten & Co.	885.00



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 23RD DAY OF MARCH, 1989, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING  
OF  
MARCH 28, 1989  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular 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:	Harry Hamilton Richard Marshall Jim McDonald David Piwonka

and the following absent:

Alderman:	Terry Henley
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thus constituting a quorum.

Also present were Park Commissioners John Joyner, LaVerne Turner, Wayne Herff and Alan Kane, Summer Director Terry Lindsey, Swim Team representative Brad Gibson and, arriving later in the meeting, City Attorney Firmin Hickey.

Alderman David Piwonka gave the invocation.

Mayor Troyan asked if there were any corrections or deletions to the Minutes of the February 28, 1989, regular meeting. Alderman Piwonka said that on page 2, paragraph 2, point 1 under Mayor's Comments should read: "The Fort Bend Chamber of Commerce is again sponsoring a 'Fort Bend County Day' in Austin" instead of an. Alderman Piwonka moved to accept the minutes of the February 28, 1989, regular meeting, with the one change, as presented. The motion was seconded by Alderman McDonald and unanimously approved. Alderman McDonald moved to accept the minutes of the March 8, 1989, special meeting as presented. Alderman Piwonka seconded the motion which passed unanimously.

Under Mayor's comments, Mayor Troyan announced:

1. A preliminary sketch of a new "Meadows, Texas" sign has been received from Architect Gregg Moon. Two identical signs will be installed. The first will replace the existing wooden sign near the M.U.D. on Kirkwood. The other will be placed on the Airport esplanade at Bloomington when the new municipal facility is constructed. They will be constructed with the same brick as that used in the new City Hall building with the year of the City's incorporation sandblasted into it. Brass "Meadows, Texas" letters will fit flush against the brick. The first sign will be installed as soon as possible. It will be paid for out of surplus maintenance funds. Garden Club will then landscape the area. Council voiced no objection to spending the funds for the signs.

2. A proposal for has been received from Architect Ken Wright for the redesign of the recreation center parking lot and additional building space. Cost of the study and design work would be \$2,000. The building would either be placed up front where volley ball is played, or in back to the south of the garden in which case it would be one story with a sun deck partially covered by an arbor. The parking lot would not be expanded but merely regraded and covered with a better surface. There is approximately \$60,500 in Capital Improvements for the park left in the budget. Approximately half of these funds will be necessary to complete the park. The study could, possibly be funded from this budget item. Council felt cost estimates were needed and was not in favor of adding on to the present recreation center at the current time. The Park Commissioners recommend funds be spent for improvements to the



parking lot but more discussion is needed on the proposed building addition. Council approved funds of approximately \$400 or \$500 for just the parking study.

3. A preliminary celebrity tournament to the Kiwanis "Sticky Wicket Croquet" Tournament will be held on Saturday, April 8th at 9:30 a.m. at Kempner Stadium. Games will start at 10:00 and be over by Noon. Benefits of the tournament will be the Fort Bend Literacy Council and three other Kiwanis Charities. Councilmen interested in playing on Saturday are to notify the City Secretary by April 5th.

With Council's consensus, Mayor Troyan, moved the audience comments part of the agenda forward to this place in the meeting. She recognized Mr. Gibson and explained he had sent Council and Park Commissioners a letter requesting assistance in the purchase of one new set of ropes for the City pool. Mr. Gibson said the new set of ropes, the least expensive of three bids, would be \$1554 plus freight of approximately \$70. Swim team hopes the City can assist in their purchase since they are used by all Meadows residents in the lap pool. He said the plastic floats on the set purchased three years ago are cracked. Alderman Piwonka asked if it might be possible to replace just the floats. Mr. Gibson said that might be a possibility. Commissioner Herff said he would check with Tom Simmons who does winter maintenance of the City's pool to get his opinion. Park Commissioners as a whole felt a policy on what amount of money the City should be expected to pay and what amount should be paid by any organization requesting assistance in the purchase of equipment needs to be formulated.

Commissioner Herff said it had been brought to his attention that Swim Team was, for the second year, running a class for four year olds to prepare them for future swim team membership. They are charging \$20.00 per student. City policy on their life guards teaching swim lessons for a fee is to assess a 20% charge to the instructor for private use of the City's pool. Swim team is not charges any fees for use of the City's pool, but he feels that, since they are charging a fee for the classes, they should pay a proportionate fee for use of the pool. Council and Commissioners agreed and instructed Commissioner Herff to inform Swim Team of this policy.

Summer Program Director Terry Lindsey said she would like to hire two assistant directors for the program at a cost of \$1,000 each. The two she has in mind, Terry Modeland and Monya Keenan, have both applied for the position. They have helped her car pool last year on several field trips and they are willing to work as co-assistant directors. Besides routine duties, they would be responsible for running a day camp once a month (a total of three times). The two assistants would implement the program, hiring necessary teachers, deciding on costs, etc. The program should be educational to the participants and fees charged should cover costs plus about 20% which could be given to the two directors as a bonus if the program is effective.

Information received from the Astrodome shows group ticket discounts are available this year. \$8 tickets can be purchased for \$5. If the program charges \$7 for the tickets, the participants will still be getting a bargain and the additional money collected could be used to pay gas and parking fees for those driving. Mrs. Lindsey was instructed to purchase 50 tickets for an afternoon game in June.

Mrs. Lindsey also plans to purchase tickets for the Children's Theater Festival to insure desired dates are available. Commissioners and Council members suggested she also contact the Alley Theatre, Brazos Bend State Park, Gray Line Bus Company and the Houston Ship Channel for information on tours, etc. They also authorized her to hire co-assistant directors instead of just one.

Mayor Troyan said the locks on the field house will be changed out on Thursday with a Best locking system. Commissioner Herff requested and received permission to use the old locks at the recreation center.



Mayor Trojan read then the caption to the following ordinance:

CONSIDERATION OF AND ACTION ON AN ORDINANCE  
AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF  
THE CITY OF MEADOWS, TEXAS, TO EXECUTE A SPECIAL  
WARRANTY DEED WITH AYRSHIRE CORPORATION, IN A  
FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Discussing the deed, Alderman McDonald said he did not feel comfortable with the municipal purpose clause in the deed, telling the City how it may lawfully use the property. The deed states for a period of 20 years, the City may use the property solely for "municipal purposes" and defines those purposes as those which benefit the City and its inhabitants, but which are not illegal, noxious, or offensive. This would also preclude the City from using the property for any commercial purposes during this time. Alderman Piwonka said he, too, felt the deed was very restricting. City Attorney Hickey said if the City was buying the land outright at its fair market value, it is entitled to a deed without any types of restrictions. Traditionally such clauses are designed as a restriction that takes up the slack between the Fair Market Value and a negotiated lower price. He said Council had three choices. They could authorize the execution of the deed as proposed. They could strike the clause and redraft the deed. Or they could renegotiate the entire sale. Council instructed Attorney Hickey to redraft the deed, omitting the entire part (1). They did say limited architectural control was permissible. Alderman Piwonka moved to table agenda item 5. The motion, seconded by Alderman McDonald, was unanimously passed.

Mayor Trojan then asked for and received permission to move agenda item 7 ahead of item 6. She 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 RGM ARCHITECTS, IN A FORM AS  
ATTACHED HERETO AND MARKED EXHIBIT "A".

Discussing the ordinance, Alderman McDonald said he felt this contract should also be reviewed by legal council. He also wondered if Mr. Moon carried liability and E & O insurance. City Attorney Hickey said he was familiar with all of the contract except the attachment "A" fees. He said it was a standard contract in which the contractor agrees to perform services in an acceptable, professional manner. The contractor also agrees work will be timely and in accordance with the City's instructions. Commissioner Joyner said most of the risk was in the structural, mechanical and electrical designs. If the architect uses consultants for these parts who have their own insurance, that should be adequate. He also felt the 5% fee being discussed was very reasonable. Charges for additional consultations resulting from major changes requested by the City would be at 1.5% times that charged to the architect. This is high but acceptable considering the original 5% fee. Attorney Hickey said if Council is comfortable with the Architects expertise and they have someone on staff (such as the Building Official and the Consulting Building Official) to judge the expertise of what has been drawn, Council should be comfortable with the contract. Mr. Moon's company has designed the Stafford Meadows Hospital as well as Missouri City's municipal complex. He does, therefore, have experience in this type of architecture. There was some question as to whether or not the contract included the civil design also. Alderman McDonald moved to table the ordinance until Mr. Moon could appear and answer questions. Alderman Piwonka seconded the motion which passed with unanimous approval. Mayor Trojan said she would try to schedule a meeting for the week of April 10th.

Returning to agenda item 6, council then began their workshop with City Attorney Firmin Hickey and Parks Commission members. The first item to be discussed was the contract for storage spaces and



the field house. Mayor Troyan said a reasonable cost needed to be arrived at as well as a decision on key deposits and charges. Also, should the City have access to a space once it is rented. Alderman Piwonka said the baseball league has been paying about \$35 a month for off site storage. Attorney Hickey said the City should have access to all of its facilities. Also, any contract should be flexible enough to allow day to day decision making power by a designated individual authorized to respond to problems as they arise. A minimal restriction might be that all renters must be citizens of the City. The City must avoid any type of discriminatory approach. Generally the lease of the facilities should be done on a first come, first served basis. Priority may be given on the size of the group but not on Council's feelings toward the group. Commissioner Kane said a condition of the contract should allow the City to evict any lessor without a reason.

Other terms discussed included amount of spaces that could be leased by any one group. A person or office of Park's Administration should be established that can make decisions on a daily basis when problems arise. Locks to the building will have Best locks on them, but individual lessors will be required to provide their own locks on their own spaces. Specified in the contract should be a statement that the City reserves the right to cut any lock and inspect what it being stored on its property. Discussing the cost, Alderman Piwonka said he felt \$3 per square foot per year would be a reasonable cost making the small spaces lease for about \$200 per year and the larger ones for about \$300 per year. Another requirement for the lease should be that the group be a nonprofit organization using the City Park or other City facilities. Attorney Hickey suggested the amount charged for key deposits and other fees be left up to the appointed park administrator and that his decisions be reviewed on a yearly basis. The cost should be sufficient to amortize the city's costs. Attorney Hickey said he thinks there should be two documents drawn up; a use agreement and a rules and regulations document.

The next discussion concerned whether or not the City should provide the chalk to line the fields so that all fields would be lined with a uniform material. Park Commissioners were asked to discuss this problem and make a recommendation to City Council.

Council then addressed the concession stand. Attorney Hickey said there were two basic types of concession agreement. The first is a "Dad's" type of agreement where the City maintains control of the concessions and volunteers run the concession stand. The second in a formal arrangement with a concessioner such as a caterer or a professional concession organization. Council's consensus is to go with a professional arrangement. Attorney Hickey suggested the City check with surrounding cities to see if they have similar agreements and what their charges are. The contract must be economically feasible. The City should maintain control on what items are provided for sale, what the hours of operation will be and, within reason, what the charges for goods are. Also important is the quality of what is sold. The City should see if there is any interested concessioner willing to come into the City. They should be invited to put in a bid with some sort of "interest" letter from the City. If this is done as a fair and impartial process it would not be necessary to go out for published bids. Again, one person should be designated to represent the City in this matter.

The problem of heavy soccer goals being moved across the jogging trail was then discussed. The City is looking into the possibility of purchasing or requiring the Soccer Club to purchase a lightweight, moveable goal. Buying equipment for one group and not for another could create a political problem. The City can, however, be potentially liable if one of the existing, privately owned heavy soccer goals causes injury to a citizen. Commissioner Kane was appointed to send a letter to the Soccer Club stating the heavy goals are a hazard and must be removed. The City could assist financially if needed.

Bills were then presented for Council's approval. Alderman Piwonka moved to pay the bills as presented. Alderman Marshall seconded the motion which was unanimously approved.

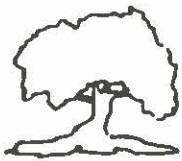
There were no further comments from the audience.

Mayor Trojan announced the City has received its March sales tax check for goods sold in the month of January in the amount of \$36,673.70.

There being no further business to discuss, Alderman Marshall 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  
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:

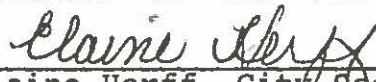
7:30 P.M., TUESDAY, APRIL 11, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

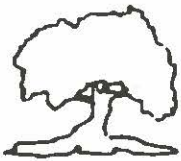
1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute a Special Warranty Deed with Ayrshire Corporation, in a form as attached hereto and marked Exhibit "A".
5. Consideration 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 for professional services with RGM Architects, in a form as attached hereto and marked Exhibit "A".
6. Presentation of bills:

American Materials Inc.	\$ 833.70
Best Locking Systems	1,334.50
Meadows M.U.D.	709.74
Jim Ross Tire	502.99
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 7TH DAY OF APRIL, 1989, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



# 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

## EMERGENCY AGENDA ADDENDUM

Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute a supplement to the Interlocal Agreement between the County of Fort Bend and the City of Meadows, Texas, providing for the housing of city prisoners

Pursuant to the requirements of law, there exists an emergency and matter of urgent public necessity requiring that the City of Meadows acquire an unmarked police patrol vehicle because there has been a large number of bugleries and robberies within the City of recent date and in order to protect the health, safety and well being, maximum utilization of police manpower must occur and that unless the City Council adopt a proposed ordinance immediately there exists the likelihood of additional losses and injury within the City.

I CERTIFY THAT THE ABOVE SUPPLEMENTARY AGENDA TO THE MEETING AND AGENDA OF APRIL 11, 1989 WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 11TH DAY OF APRIL, 1989, BY 5:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
APRIL 11, 1989  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council 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 Richard Marshall Jim McDonald David Piwonka

thus constituting a quorum.

Alderman Henley was also in attendance, arriving at approximately 8:15 p.m.

Also present was Mr. R. Gregg Moon of RGM Architects.

Alderman Dick Marshall gave the invocation.

During Mayor's comments, Mayor Troyan announced:

- 1) A sales tax check for purchases made in the City during the month of February has been received in the amount of \$32,751.30.
- 2) This afternoon at 3:00 p.m. a pre-bid conference has held with interested bidders on the maintenance contract. Five companies were represented. Bids are due by 3:00 p.m. April 18. They will then be opened and qualified by Beth Clark of Clark Condon Associates, Inc. A contract could possibly be awarded to the lowest qualified bidder at the regular City Council meeting on April 25.

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 SPECIAL WARRANTY DEED WITH AYRSHIRE  
CORPORATION, IN A FORM AS ATTACHED HERETO AND  
MARKED EXHIBIT "A".

Mayor Troyan asked Council if they were satisfied with the deed as rewritten and if they would still like to meet with Equity to discuss the purchase of land across Dorrance. Alderman Hamilton felt Ayrshire's land location was better suited to the City's needs. Alderman Piwonka said if we consider the land across Dorrance, we will have the Harris County Drainage District to deal with before being able to build anything, as well as having a portion of City Hall outside our City limits. Alderman McDonald made a motion to approve the ordinance, numbered 89-007, as presented. The motion was seconded by Alderman Hamilton and passed with unanimous approval.

Mayor Troyan then read the caption to the next ordinance under consideration:

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 RGM ARCHITECTS, IN A FORM AS  
ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor Troyan said she, Mr. Moon, the City Secretary and City Engineer met the evening before to discuss the plans. Mr. Moon was available to address council's questions. Alderman McDonald asked what the minimum limit of Construction Cost for purpose of assessing



Architectural fees of \$488,000 was based on and if the hourly compensation rate would be used for payment of structural and electrical architectural services. Mr. Moon answered the \$488,000 was based on his preliminary estimate of the cost to construct the building and that structural and electrical costs was included in the basic compensation. Additional services would be billed only if an additional consultant's services were required due to a requested major change in design by the City.

Mr. Moon said a site survey has already been completed and the next step is a topographic survey. At a previous meeting, the City Engineer has recommended that this work be done by a company such as Rayburn Cherry Engineers. Once the topographic survey is completed, soil samples are tested and results reported, the structural engineer can start his work. A request for bids can be issued for the complete package or the package can be broken up into smaller bid requests for individual phases. The second method would be a bit more costly but results could probably be more rapidly achieved.

Alderman McDonald requested Mr. Moon to see that the structural engineer selected has liability insurance.

Alderman McDonald said the contract looked like a fairly standard architectural contract to him. Mr. Moon said it was modeled after Article 14 of the standard AIA contract.

Alderman Piwonka asked Mr. Moon if he planned to visit the site in all phases and how the City would know when to pay its contractors. Mr. Moon answered he would not be able to be on site every day, but would be present frequently enough to provide more than adequate supervision of all phases of construction. He will also follow standard procedure for payments. The contractors will present the architect with requests for payment. He will review the requests, approve them and present them to the City for payment.

Alderman Piwonka moved to accept the ordinance, numbered 89-008, as presented. The motion, seconded by Alderman Hamilton, passed unanimously. Mr. Moon said he estimates the project would take approximately ten months for completion with ground breaking to take place sometime this summer.

Bills were then presented for council's approval. Alderman McDonald moved to pay the bills. The motion was seconded by Alderman Piwonka and unanimously approved.

Council then addressed the emergency agenda addendum. Mayor Troyan read the caption to the ordinance as follows:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE A SUPPLEMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF FORT BEND AND THE CITY OF MEADOWS, TEXAS, PROVIDING FOR THE HOUSING OF CITY PRISONERS.

Mayor Troyan explained that City Attorney Firmin Hickey felt this supplement was superfluous to the already existing interlocal agreement with the Ft. Bend Sheriff's Department, however, this document was requested by the County. An emergency was declared for the following reasons: "Pursuant to the requirements of law, there exists an emergency and matter of urgent public necessity requiring that the City of Meadows acquire an unmarked police patrol vehicle because there has been a large number of burglaries and robberies within the City of recent date and in order to protect the health, safety and well being, maximum utilization of police manpower must occur and that unless the City Council adopt a proposed ordinance immediately there exists the likelihood of additional losses and injury within the City." Alderman Hamilton moved that, pursuant to the emergency agenda addendum, Council approve the ordinance, numbered 89-009, as presented. The motion was seconded by Alderman Marshall and unanimously passed.

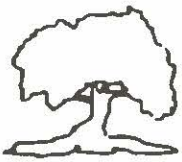


There were no audience comments.

During Council comments, Alderman Piwonka said a resident had contacted him about the legality of using a neighbor's driveway to wheel her handicapped husband into the street so that she could load him and his chair into her van. She has been doing this for some time but was recently asked by her neighbor to stop for liability reasons. Council's consensus was that the practice was legal. Mayor Troyan suggested the City break out the curb at her residence and install a handicapped ramp. Council agreed this might help and asked Alderman Piwonka to approach the lady with the suggestion.

There being no further business to discuss, Alderman Hamilton moved to adjourn the meeting. The motion was seconded by Alderman McDonald and, with unanimous approval, the meeting was adjourned at 8:38 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. 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, APRIL 25, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

## AGENDA

1. Call to order.
2. Invocation.
3. Approval of minutes of March 28, 1989, regular meeting and April 11, 1989, special meeting.
4. Mayor's comments.
5. Consideration of and discussion of bids received for maintenance of the City's parks, esplanades and rights-of-way and recommendations from Clark Condon Associates, Inc. regarding same.
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 the lowest qualified bidder on a project generally described as Maintenance of the City's Parks, Esplanades and Rights-of-way in a form as attached hereto and marked exhibit "A".
7. 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, 1989, and ending on the 31st day of December, 1990, pursuant to the provisions of Chapter 21.5 of the Code of Ordinances of the City of Meadows.
8. Presentation of bills:

Bernshausen Oil Co.	\$ 870.00
Communications & Emergency Products, Inc.	1,878.00
Firmin A. Hickey, Jr.	1,916.15
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 21ST DAY OF~~  
APRIL, 1989, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING  
OF  
APRIL 25, 1989  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The 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 Dick Marshall

and the following absent:

Alderman:	Harry Hamilton
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thus constituting a quorum.

Also in attendance was Ben Coatsworth, representing Meadows All-Play Baseball League, Police Commissioner, Jesse Matthews, resident and volunteer fireman, Bill Bomberger and resident George Barnts.

Alderman Jim McDonald gave the invocation.

A motion was made by Alderman Piwonka to approve the minutes of the March 28, 1989, regular meeting as presented. The motion was seconded by Alderman McDonald and unanimously approved. An error in the April 11, 1989 minutes was noted and the change made that Dick Marshall gave the invocation. A motion was made by Alderman Piwonka to accept the corrected minutes of the April 11, 1989 regular meeting and 2nd by Alderman McDonald. The motion passed unanimously.

During Mayor's comments, Mayor Troyan informed Council of the suggestion made by Mr. Tom Simmons of Contemporary Pools and Spas, concerning the swim team's request for help from the City to buy new ropes for the pool. Mr. Simmons feels the repair of the existing ropes, which would amount to \$600 - \$650 (if swim team will provide the labor) would be preferable to replacement which would cost approximately \$1500. Mr. Simmons feels it is economically better to fix the ropes as the stainless steel cables down the middle are still in good condition. If repairs are made now the ropes should last two to three years. Mayor Troyan asked Council for their recommendation and the consensus was to repair the ropes. Mayor Troyan then addressed the problem of 3 or 4 abandoned homes in the City which need the grass cut. Mayor Troyan asked Council for their permission to cut and maintain these properties and to put leans on the property on a monthly basis. Council recommended, "Do it."

Mayor Troyan then read a letter of recommendation from Clark Condon and Associates concerning the bids for maintenance of the City's parks, esplanades and rights-of-way. Mrs. Clark recommended the lowest bidder, Spearhead Landscaping, be disqualified due to their poor performance record in the past and she doesn't feel they can do the job for the price they bid. They were 20% off (low) on the amount of ground to be covered under the contract. Alderman McDonald asked to see the bids. Mayor Troyan then read the bids to Council. Spearhead Landscaping bid \$36,235.59, Ridgewood Landscaping, Inc. bid \$49,989.00, Earthtone Development bid \$52,793.79, Green Pros bid \$60,950.00 and Twin Cedar Bid \$73,537.83. Mrs. Clark has checked out Ridgewood and feels confident about the company's expertise and financial status.



Mayor Troyan read a letter of introduction, which included references, key employees and a list of equipment, that Ridgewood had sent to the City. Also enclosed were pictures of equipment, personnel and work in progress. Mayor Troyan asked Council for discussion on the matter. Alderman Piwonka felt the City should act on the recommendations of Clark Condon. He stated that if 20% was factored into Spearhead's bid that it would approximate Ridgewood's. Alderman Piwonka recommended that the City go with the second lowest bidder, Ridgewood Landscaping, Inc. Aldermen McDonald, Henley and Marshall agreed.

Mayor Troyan then read the caption to an ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE A CONTRACT AND AGREEMENT WITH RIDGEWOOD LANDSCAPING, INC. THE LOWEST QUALIFIED BIDDER, ON A PROJECT GENERALLY DESCRIBED AS MAINTENANCE OF THE CITY'S PARKS, ESPLANADES AND RIGHTS-OF-WAY IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor Troyan pointed out that exhibit "A" was the specifications and the contract for the maintenance. Alderman Henley moved the proposed ordinance, numbered 89-010 be accepted as presented. Alderman Marshall seconded the motion and it was unanimously passed with no further discussion.

Mayor Troyan then read the caption to the following ordinance:

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, 1989, AND ENDING ON THE 31ST DAY OF DECEMBER, 1990, PURSUANT TO THE PROVISIONS OF CHAPTER 21.5 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS.

As there was no discussion, Alderman Piwonka made a motion, seconded by Alderman Henley, to adopt Ordinance 89-011 confirming the appointment of members of the Board of Parks and Recreation.

Bills from Bernshausen Oil Co. for \$870.00, Communications & Emergency Products, Inc. \$1878.00 and Firmin A. Hickey, Jr. for \$1916.15 were presented to Council for their payment approval. Alderman McDonald moved to pay the bills. Alderman Piwonka seconded the motion which passed unanimously.

During audience comments, Mr. Ben Coatsworth, representing Meadows All-Play Baseball League, spoke regarding the League putting benches in the dug out areas of the boy's majors and girls field on the Southeast end of the playing fields. Permanent, sturdy, not fancy benches will be installed by Houston Fence Company at a probable cost of \$1000 within the next 10 days. The League has already had permanent benches and a backstop installed along Brighton on school property. The League would like to also do something with the Southwest end of the park, but at this time are not quite sure what. They do not want to interfere with soccer.

Mayor Troyan and Council thanked Mr. Coatsworth. Mayor Troyan reported that the Parks Commissioners were finalizing contracts for rental of storage space in the field house and that contracts and space will be available soon.

Mr. George Barnts asked if the problem of the heavy soccer goal being moved across the jogging trail had been resolved. Mayor Troyan replied that it had been taken care of and that soccer will be getting another, more acceptable, model.

Police Commissioner, Jesse Matthews gave a report on the meeting held April 23rd for the Crime Watch Program which is being called



NOW, Neighbors On Watch. Twenty five people have called the Commissioner volunteering to be block captains. Thirty-three people attended this first meeting. The next meeting will be held Monday, May 22 at All Saints Lutheran Church at 7:00 p.m. Sgt. Williams of the HPD Westside station will speak at the meeting. He is in charge of Crime Watch for that station. Alderman Henley suggested "garage sale" type signs to notify residents of the upcoming meeting. Commissioner Matthews said block captains will pass out flyers in their areas. Mayor Troyan suggested notifying the Mirror and that local realtors might provide the flyers. Commissioner Matthews stated the City had been divided into 86 "blocks" for the purpose of NOW. He is in need of a city map that includes addresses for all homes. Alderman Piwonka is going to make copies of an existing map for the Commissioner.

Commissioner Matthews suggested that the next City Newsletter remind residents of the stickers that are available for resident's cars and also that they can sign up for the "no solicitors list." He also asked about a "pooper scooper" ordinance and Mayor Troyan said she would look into what type of ordinance neighboring cities had for that. Commissioner Matthews will be going to Fire Training School on May 6th, and requested reimbursement for lodging and incidentals. Stafford will be paying the cost for the training program. Mayor Troyan asked him to write a letter requesting the approximate costs involved.

Resident and volunteer fireman, Bill Bomberger, asked for a map of the townhomes within the city limits and indicated 9-1-1 had a few of the telephone numbers in this area wrong. These errors can only be detected when the 9-1-1 number is called.

Commissioner Matthews said an HPD officer had told him that in some places (not Houston) ordinances had been passed which charge parents of juveniles when the child commits a violation. Commissioner Matthews said he would get further information about this before the City Attorney would be asked about it.

Mr. Coatsworth then asked about usage of the HL&P easement by the playing field, saying police officers had been rude to people who had used the easement for dropping off children. Mayor Troyan stated the officer had been spoken to and that the policy of HL&P was to allow no parking on their easement. Mr. Coatsworth asked what the City would do if someone parked there and Mayor Troyan replied that the City's official position is that you can not park there.

Bill Bomberger said that about 5 volunteer firemen in the area have VHF radios in their cars and would like to get on the police departments radios so they could assist in reporting violations and suspicious activity. Mayor Troyan said he would have to get in touch with Police Chief Hughes regarding the matter.

Mayor Troyan then asked Council if they had seen the new lights at the playing field that had been installed by HL&P. She is very pleased with the new lighting.

Mayor Troyan told Council that she had received a call from Rusty McCain regarding Council fielding a team for the softball league. She stated eight teams and one partial team had been assembled.

Mayor Troyan then asked Council if they felt Splash Day and the Park Dedication could be combined on the same day. It was decided that both should take place on Saturday, June 10th.

Alderman Henley then asked about ground breaking for the new municipal facility. Mayor Troyan stated she didn't think the architect Gregg Moon would be ready in time for the 10th. She stated ground breaking can be done at any time and it probably will be done in late summer. Council felt they did not want to rush in and possibly make mistakes.



Alderman Marshall then thanked Commissioner Matthews and Sgt. Pickett for their good presentation at the Crime Watch Meeting.

Mr. George Barnts then asked what the city was doing about sidewalks that need repairs. Alderman Marshall stated that after viewing sidewalks from his van, it is not as bad a situation as he thought it was. Mayor Troyan stated that right now the City is evaluating things and putting them in order of importance and then will see how much it will cost. Mr. Barnts complained that Council talks about houses in disrepair, but feels the sidewalk situation is much more of a hazard to people. Alderman Henley stated that they know something needs to be done. Alderman McDonald asked Mr. Barnts if he was interested in working on the problem. Mr. Barnts said he feels a committee needs to be appointed and has a neighbor that he feels would do a good job and he would help him. (Mr. Barnts did not mention the neighbor's name.) Mayor Troyan stated three or four people would be needed. Mr. Barnts suggested that it be put in the next City Newsletter that volunteers are need to evaluate the situation.

Mr. Barnts then asked why people don't know in advance what is going to be on an agenda. Mayor Troyan explained that at each meeting matters are usually resolved and at that time it is not known what will be on next month's agenda until just prior to posting. It was pointed out that agendas are posted at the MUD Office and also suggested that major issues to be discussed be put in the City Newsletter.

Also during comments from Council, Alderman McDonald stated that Alderman Hamilton, who could not attend the meeting, asked him to bring up the matter of the traffic flow at the proposed municipal complex. Mayor Troyan said the matter will be brought to the attention of the architect. Alderman McDonald also asked if the ropes being requested by swim team were for their use only. Mayor Troyan said the ropes were also used in the small pool which is open to everyone.

Mr. Barnts then brought up the problem of dirt bikes and their danger. Mayor Troyan said she talked to Police Chief Hughes about this and will bring it up again. She stated violators must be caught in the act and the problem will continue to be looked into.

Alderman Marshall asked if there had been any further activity concerning the Brighton Lane resident who wanted to put up an eight foot fence in a R-1 area. He stated the resident said something about \$300 for filing a request for a variance. Mayor Troyan explained that this was not just an arbitrary cost, but in fact, the cost of the numerous publications which must accompany a variance request and based on history, represents the costs incurred by the City which are mandated by State law.

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 8:41 p.m.

*Debbie Wood*

Debbie Wood, Deputy 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, MAY 9, 1989  
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 an ordinance canvassing the returns and declaring the results of an election held on the 6th day of May, 1989, in the City of Meadows, Texas, for the purpose of electing City Officials.
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 for an Assistant Summer Program Director for 1989, with Monya Keenan in a form as attached hereto and marked Exhibit "A".
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 for an Assistant Summer Program Director for 1989, with Terry Modeland in a form as attached hereto and marked Exhibit "A".
7. Presentation of bills:

J. Ram Construction Co.	\$1,417.00
J. Ram Construction Co.	1,497.00
Wahlberg Wright Waite & Assoc.	539.00
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 5TH DAY OF MAY, 1989, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
MAY 9, 1989  
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

and the following member absent:

Alderman:	David Piwonka
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thus constituting a quorum.

Alderman Terry Henley gave the invocation.

During Mayor's comments, Mayor Troyan:

- 1) Welcomed to the audience members of Cub Scout Den 6, Pack 301, who were working on a scouting badge.
- 2) Informed Council they had been invited by Missouri City to the grand opening of their new community park on Sunday, May 21, at 3:00 p.m.
- 3) Said plans for the City's first annual Summer Celebration on June 10, were well underway. A good response has been received so far from community groups, especially since activities were being held at both the park and the pool.

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 6TH DAY OF  
MAY, 1989, IN THE CITY OF MEADOWS, TEXAS, FOR THE  
PURPOSE OF ELECTING CITY OFFICIALS.

Mayor Troyan opened the sealed returns and read the following results: Alderman, Place No. 2 - Dick Marshall, 244 votes and Carl Meisner, 35 votes; Alderman, Place No. 4 - Terry J. Henley, 251 votes and Rod Ambrose, Rusty Tatem and Carl Meisner, 1 vote each; Alderman, Place No. 5 - Harry D. Hamilton, 249 votes and John David White, 1 vote. She then declared the following persons to have been elected to office: Alderman, Place No. 2 - Dick Marshall; Alderman, Place No. 4 - Terry J. Henley; Alderman, Place No. 5 - Harry Hamilton. Alderman Henley moved the ordinance, numbered 89-012, be passed as presented. The motion was seconded by Alderman McDonald and passed by unanimous decision. Mayor Troyan signed and distributed Certificates of Election to the successful candidates.

Mayor Troyan received Council's consensus to consider the next two items on the agenda together since they were so similar. She then read the captions to the following two ordinances:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY  
SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO  
EXECUTE A CONTRACT FOR AN ASSISTANT SUMMER  
PROGRAM DIRECTOR FOR 1989, WITH MONYA KEENAN IN A  
FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

and



AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE A CONTRACT FOR AN ASSISTANT SUMMER PROGRAM DIRECTOR FOR 1989, WITH TERRY MODELAND IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor Troyan said Terry Lindsey has been pleased with the work accomplished by the two ladies thus far. Alderman Henley said Mrs. Keenan has done a good job running the swim team snack bar in the past. Alderman McDonald moved to approve the ordinances, numbered 89-013 and 89-014, naming Monya Keenan and Terry Modeland as assistant summer program directors for 1989. The motion was seconded by Alderman Henley and passed with unanimous approval.

Bills were then presented for Council's approval. Mayor Troyan explained one of the bills from J. Ram Construction Co., for \$1,497, covered work done to install a handicapped ramp at the corner of Dorrance and Pender, as well as work to the sidewalk between the school grounds and the tennis courts and some curb work. Mr. Ramirez would like to trade this bill for the city owned Mitsubishi tractor, which is no longer operational. Alderman Henley said he would like a better feel for the value of the tractor before making a trade. Alderman Hamilton said he knows for a fact that a 1948 model Ford Tractor, in working condition, is worth \$1700. Alderman McDonald said even if the value of the tractor was comparable to the amount of the bill, it would be better to pay Mr. Ramirez for the work and have him turn around and write a check back to the City for the same amount. Discussing the bill to Wahlberg Wright Waite & Assoc., Alderman McDonald asked if the bill was only for plans for the recreation center parking lot renovation as authorized or if the amount also included funds for the preliminary proposal for the proposed addition to the recreation center. Mayor Troyan said she did not authorize Mr. Wright to proceed with preliminary plans for the proposed addition to the recreation center but she feels Mr. Wright misunderstood her discussion with him and did the plans anyway and the cost was included in this bill. Alderman McDonald made a motion to send the bill to the Parks Commissioners for their approval, since the funds would come out of their budget, before payment by the City. Alderman Hamilton seconded the motion which passed unanimously. Alderman McDonald then made a motion to pay both bills to J. Ram Construction Co. and to postpone payment on the Wahlberg Wright Waite & Assoc. bill. The motion, seconded by Alderman Henley, passed unanimously.

There were no comments from the audience at this time.

During council comments, Mayor Troyan passed out Mr. George Barnts recommendations on sidewalk repairs. She said the report is very precise, listing drops in sidewalk as codes 1 through 4, depending on the amount of inches the walk has dropped. He also lists how the walks should be repaired, including using rebar and even mud jacking on some walks. An article in the next newsletter will address the question.

Mayor Troyan also said the Park Commissioners have asked her to locate a carpenter to build cabinets at the field house concession stand. She contacted Dick Lieker, a monthly advertiser in the City newsletter. He has recommended cabinets and drawers with a Formica style finish at a cost of \$1,359. Alderman McDonald said Council would approve the payment if the Park Commissioners approve it first since it is part of their budget.

Alderman Marshall thanked everyone for the help they gave in his reelection campaign.

Returning to audience comments, Mayor Troyan recognized residents Carl Bush and Margaret Cook. Mrs. Cook wanted to know the status of the lane ropes at the swimming pool. She was told Council had authorized \$600 to \$650 to replace the floats and ratchets since the steel cables are still in good condition. The replacement parts should allow the present ropes to be used for two or three more



years. Mrs. Cook questioned the wisdom of spending \$600 to \$650 to repair ten year old ropes to last two or three more years when new ropes would cost approximately \$1600 and last for ten more years. She reminded council the ropes were needed by June 12 and she would inform swim team board members of council's decision at their meeting the next evening. Mayor Troyan asked Mrs. Cook to remind board members that parking at swim meets must be off street and a policeman will be available to help direct traffic at the meets.

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 8:27 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, MAY 23, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Invocation.
3. Approval of minutes of April 25, 1989, regular meeting and May 11, 1989, special meeting.
4. Mayor's comments.
5. Swearing in of city officials elected May 6, 1989.
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. Consideration and discussion of and action on disposal of surplus City property.
8. Consideration and discussion of recommendation made by Meadows Park Commissioners to City Council regarding purchase of new lane ropes for the pools and bill for architectural services.
9. Presentation of bills:

Bernshausen Oil Co.	\$ 897.75
Firmin A. Hickey, Jr.	996.00
Richmond Landscape Company, Inc.	4,328.25
Richmond Landscape Company, Inc.	1,280.04
Wahlberg Wright Waite & Assoc.	539.00
10. Comments from the audience.
11. Comments from council.
12. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 19TH DAY OF MAY, 1989, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
MAY 23, 1989  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular 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.

Also present was Charles DeMangin, reporter for the Houston Chronicle and residents Leslie Forrest Annicchiarico, Bill Bomberger, Jesse Matthews and George Barnts.

Alderman Harry Hamilton gave the invocation.

Minutes of the April 25, 1989 regular meeting were approved as presented after unanimous approval of a motion by Alderman McDonald and a second by Alderman Piwonka. Alderman McDonald moved to approve the minutes of the May 9, 1989 special meeting as presented. The motion, seconded by Alderman Hamilton, passed unanimously.

During Mayor's comments, Mayor Troyan informed Council:

1. She was in receipt of a letter from RGM Architects recommending the firm Ashkar Engineering Corporation be approved to conduct the structural engineering portion of new municipal facility.

2. Meadows Community Park signs and the new City of Meadows esplanade sign should be up by June 10th. Cost of each of the two park signs will not exceed \$5,000.

3. Leslie Forrest Annicchiarico was working hard on plans for June 10th's Summer Celebration. Since she was in the audience, Mayor Troyan invited her to address council. Leslie said many new young adults came to the pool over opening weekend and she felt the Summer Celebration would be a nice introduction for them to City activities. Festivities on June 10 will begin with a formal dedication of the Park at 10:30 and continue until 6:00, rain or shine. City Engineer B.L. Abbott is in charge of installing a horseshoe pit and running the horseshoe contest. Also planned at the park are a balloon release, free barbecue, a watermelon seed spitting contest, an ice cream crank off, a largest home grown tomato contest, a pet show (being run by Kelly Marshall with separate categories for dogs and cats), a tug of war and a softball game. Planned pool activities include volleyball, ping pong, coin toss, water relay and croquet in the garden area. Volunteers are needed to move chairs and tables, serve food and clean up. Police Chief Hughes has arranged for the HL&P seat belt convincer to be there as well as a display of police equipment. Boy Scouts will be selling ice cream, candy and nachos at the pool and Bigby Realty will give away popcorn. Tee shirts will be for sale. A contest was discussed to design a tee shirt with the winning entry being the logo for next year's celebration.

City officials elected on May 6, 1989, Richard Marshall, Alderman Place No. 2, Terry Henley, Alderman, Place No. 4 and Harry Hamilton, Alderman Place No. 5 were sworn into office by Mayor Troyan.



Mayor Troyan then 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 Henley moved to accept Alderman McDonald as Mayor Pro Tempore by acclamation. Alderman Piwonka seconded the motion, Ordinance number 89-015, which passed unanimously.

A discussion on disposal of surplus City property followed. Mayor Troyan said that in a previous discussion, City Attorney Karla Garrett had indicated that City owned property not operable and used by the City could be disposed of in any way the City deemed fit. If the property was operable, it would be used by the City. If not, it is of no use to the City and a resolution should be made indicating the method the City desires to get rid of the property. Council then specifically discussed a surplus Mitsubishi tractor owned by the City. Alderman McDonald moved to designate the tractor as surplus property. The motion was seconded by Alderman Marshall and unanimously passed. Alderman Marshall said conversations he held with Mr. Bruce Eschelman, who is familiar with the tractor, said the City could ask for \$1000 for the tractor and could reasonable expect to get between \$500 and \$800. Work performed by J. Ram Construction and being considered for trade for the tractor is valued at \$1497. Alderman McDonald made a motion to trade this work for the tractor. The motion, seconded by Alderman Marshall, was unanimously approved.

Council then received and discussed recommendations made by Meadows Park Commissioners regarding the purchase of new lane ropes for the pools and a bill for architectural services. The Commissioners had recommended Council approve the expenditure of \$539 for architectural services to Wahlberg Wright Waite and Assoc. be paid in full. Also, approximately \$810, be approved for half the cost of new lane ropes the other half to be paid by Meadows Swim Team.) Mrs. Annicchiarico, Meadows Pool Manager, asked to be and was recognized. She said that since the time of the last Park Commission meeting, it was noted that the pool furniture was in deplorable condition. There are no chaise lounges and only a few chairs. She called several stores and the best deal she could find was a cost of \$1,100 for 8 chaise lounges and \$519 for 8 chairs, including a three year commercial warranty. With \$1,800 already spent for pool equipment, the budget still allows for \$2,200 to be spent on upkeep of the pool. Since the Park Commissioners will not meet until after the Summer Celebration, she did a phone survey of the commissioners who agreed that since there was money in the budget, the purchase of the furniture should be approved. She said colors of the furniture would be changed from sand and peach to blue and white. She thanked Council for listening to her comments. Alderman McDonald made a motion to accept the recommendations of the Park Commissioners. The motion was seconded by Alderman Piwonka and unanimously approved.

Bills were presented for Council's approval. City Secretary Elaine Herff explained that the bill to Richmond Landscape Company, Inc. for \$4,328.25, as listed on the agenda, had been incorrectly calculated. The corrected bill for \$3,559.43 was presented to Council for approval. Alderman Marshall moved to pay the bills. The motion was seconded by Alderman McDonald and approved unanimously.

During audience comments, Mr. Barnts said he hoped the article in the last City newsletter regarding a sidewalk survey would bring forth volunteers. Alderman McDonald asked Mr. Barnts to check into the cost of having this survey professionally completed if enough volunteers are not obtained. For budget planning purposes, the cost should be obtained within the next two months or so. Council felt volunteers with problem sidewalks on their property would come forward. Mr. Barnts also wondered if anything could be done to notify residents not to put mail in their mailboxes until morning. He said he noticed some residents on his block put mail in their



boxes in the evening for pickup the next day and he felt this was an invitation to area mischief makers to steal it. Mayor Troyan said a notice in the newsletter might work.

Police Commissioner Jesse Matthews said the last Neighbors on Watch meeting held on May 22 was very successful. They hope to have another meeting in June. He said people were wondering if they had to wait for the monthly meetings to begin organizing. He asked City Council and City staff members who are contacted, to explain that block watch meetings can be held any time and a representative from the Police Department would attend the meeting if notified in time. Mr. Matthews said he had been asked why the City would not pay for City Crime Watch signs to be placed in their blocks. Mayor Troyan told him to find out the cost of these signs and Council would consider paying them if funds were available in the police department budget.

There were no further comments from Council.

There being no further business to discuss, Alderman McDonald made a motion to adjourn the meeting. Alderman Henley seconded the motion and with unanimous approval the meeting was adjourned at 8:29 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:

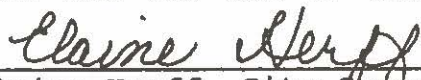
7:30 P.M., TUESDAY, JUNE 13, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Invocation.
3. Mayor's comments.
4. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, with the Justice Information Management System for STAND ALONE - INQUIRY ONLY SETCIC.
5. Consideration and discussion of a proposal that the City use the services of Trace Consultants.
6. Consideration and discussion of proposed priorities for fiscal budget year 1989-1990.
7. Presentation of bills:

Bernshausen Oil Co.	\$ 900.42
Coastal Athletic Supply	500.00
Contemporary Pools and Spas	810.00
Joseph A. Edwards	600.00
J. Ram Construction Co.	942.00
Leiker and Associates	1,409.00
Mobilradio, Inc.	655.60
8. Executive session as authorized by V.T.C.S., Article 6252-17, Section 2, g) to discuss administrative and police personnel.
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 JUNE, 1989,  
BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
JUNE 13, 1989  
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 Richard Marshall Jim McDonald David Piwonka

thus constituting a quorum.

Alderman David Piwonka gave the invocation.

Mayor Troyan thanked Council for the help they gave on Saturday at the Summer Celebration. She said it was a great day and she has received only good comments from the community about it.

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 WITH THE JUSTICE INFORMATION  
MANAGEMENT SYSTEM FOR STAND ALONE - INQUIRY ONLY  
SETSIC.

Council determined this had been discussed at a previous meeting and no additional cost to the City would be incurred. Alderman Marshall moved to adopt the ordinance, numbered 89-016, as presented. The motion, seconded by Alderman Henley, was unanimously passed.

Mayor Troyan presented a proposal to Council from Trace Consultants that the City use their services. She said Mr. Clyde Jacks, owner of the Company, explained to her the company collects data from the County and surrounding communities, compiles it and distributes it to those entities and businesses which subscribe to the service. The cost of the service to the City would be approximately \$250. Council's consensus is that there is no reason to commit funds to this type of service at this time.

Mayor Troyan received Council's consensus to consider agenda item 7, presentation of bills, before agenda item 6, consideration and discussion of proposed priorities for fiscal budget year 1989-1990.

Bills were presented to Council for their approval. Alderman Hamilton moved to pay the bills. The motion, seconded by Alderman McDonald, was unanimously approved.

Council then discussed budget priorities for the next fiscal year. It was agreed that primary consideration was to be given to the new City Complex and how to pay for it. Also brought to their attention for consideration was: lighting the playing fields for \$110,000 (assuming HL&P donates the poles and the National Guard installs them - \$200,000 if not); traffic lights at Kirkwood and West Airport (\$50,000) and at Kirkwood and Dairy Ashford (\$55,000); the likelihood that Sugar Land will ask us to pay our share to widen Airport to 4 lanes at Dairy Ashford and install a traffic signal there no cost available yet on road construction; traffic light would run approximately \$25,000); an automatic sprinkler system on



the esplanades (\$10,000 - \$12,000); improvements to the City's quarter acre park; additional esplanade gardens (2 or 3 each year for \$1,400 - \$1,500 each); minor street and sidewalk repairs; a copier, FAX, telephone system and furniture for the new City Complex; additional funds for garbage collection; regrading of the ball fields; funds to maintain various empty lots in the City. Police Chief Hughes has the police budget ready for discussion and the Parks Commission will meet on Tuesday to discuss their budget.

Alderman McDonald said the building will cost approximately \$400,000 and we will probable ask for a 10 year certificate of obligation with no penalty for prepayment for a half million.

Mayor Troyan said the City could expect an estimated \$500,000 in sales taxes next year. She asked Council to think about whether they wanted to signal both Dorrance and Kirkwood and West Airport and Kirkwood or just the West Airport intersection. It was suggested the City ask HGAC Federal assistance if two signal lights are installed.

Alderman Marshall wondered to what extent Council needed to budget funds for the new City Complex. He felt much of the new furnishings could be included in the total cost of the building. Architect Gregg Moon should be able to answer this question and Alderman McDonald said he felt Mr. Moon would be able to attend the regular Council meeting in June.

Mayor Troyan then welcomed comments from the one member of the audience. Mr. John Willbanks introduced himself as a reporter from the Southwest Star newspaper.

Alderman McDonald then made a motion, seconded by Alderman Piwonka, to adjourn the regular meeting into executive session. The motion passed unanimously and at 8:40 p.m. Council entered into executive session as authorized by V.T.C.S., Article 6252-17, Section 2,g) to discuss administrative and police personnel.

Council returned to open session at 9:51 p.m. There were no further comments from Council.

With no further business to discuss, Alderman Henley made a motion to adjourn the meeting. Alderman Piwonka seconded the motion and with unanimous approval the meeting was adjourned at 9:52 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:

6:30 P.M., TUESDAY, JUNE 27, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Invocation.
3. Executive session as authorized by V.T.C.S., Article 6252-17, Section 2, g) to discuss administrative personnel.
4. Return to open session.
5. Presentation of bills:

Bernshausen Oil Co.	\$ 831.32
Bernshausen Oil Co.	548.42
Firmin A. Hickey, Jr.	942.50
Fort Bend C.A.D.	1227.00
Dionne Livingstone	1127.50
Natural Graphics, Inc.	1654.00
Meadows M.U.D.	610.74
Patch-It Masonry	3690.00
Patch-It Masonry	2890.00
Rayburn Cherry Engineers, Inc.	1070.00
The Sweet Life	1699.85
Wise Lawn Sprinkler Co.	1705.00
6. Consideration of and action on an ordinance adopting an official motto.
7. Mayor's comments.
8. Receipt and acceptance of resignation of Mayor Sue Troyan as Mayor of the City of Meadows, Texas.
9. Consideration of and action on an ordinance appointing Mayor Pro Tempore Jim McDonald as Mayor of the City of Meadows, Texas.
10. Receipt and acceptance of resignation of Alderman Jim McDonald as Alderman, Place No. 1.
11. Swearing in of Jim McDonald as Mayor of the City of Meadows, Texas.
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 23RD DAY OF JUNE, 1989, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)





MINUTES OF REGULAR MEETING  
OF  
JUNE 27, 1989  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 6:37 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 Terry Henley Richard Marshall Jim McDonald David Piwonka

thus constituting a quorum.

Also present were City Attorney Firmin Hickey and John Wilbanks, Southwest Star reporter as well as former Meadows Alderman Howard Stern and City of Stafford Aldermen Tim Hurley, Cecil Willis, J.C. Court and Stafford Mayor Leonard Scarcella and several Meadows residents.

Mayor Sue Troyan gave the invocation.

Alderman Henley then made a motion to adjourn into executive session as authorized by V.T.C.S., Article 6252-17, Section 2,g) to discuss administrative personnel. The motion was seconded by Alderman Piwonka and by unanimous decision Council adjourned into executive session at 6:40 p.m.

Council returned to open session at 6:55 p.m.

Bills were presented for Council's approval. Alderman Marshall requested clarification of the Bills to Patch-It Masonry, a bill for two park signs and one esplanade sign. Mayor Troyan explained the bill to Natural Graphics was for sandblasting work to all three signs. Alderman Hamilton moved to pay the bills as presented. Alderman Henley seconded the motion which passed unanimously.

Mayor Troyan read the caption to the following ordinance:

AN ORDINANCE ADOPTING AN OFFICIAL MOTTO.

The Mayor explained that she had been thinking of adopting a motto for a long time. After much thought, she decided "Working Together - Accomplishing More" was very typical of how the City was formed and has continued to operate for the five years it has been in existence. City Attorney Firmin Hickey said that since Sue has played such an integral part in formulating the City, he felt it was very appropriate to adopt the motto this evening. Alderman McDonald moved to adopt the ordinance, numbered 89-017, an ordinance adopting the motto "WORKING TOGETHER, - ACCOMPLISHING MORE" as the official motto of the City. Alderman Henley seconded the motion which passed by unanimous vote.

During Mayor's comments, Mayor Troyan thanked members of the audience for coming to the meeting to wish her well on this, her last City Council meeting as Mayor. She said she'll miss being Mayor of Meadows and does not know what she'll do in Rochester. Whatever she does, though, it will not be as much fun as what she has been doing. The past five years have been an exercise she will treasure.



Stafford Aldermen Willis and Hurley said there will never be another Meadows Mayor who could deliver a check to the City of Stafford with as much charm as Mayor Trojan. Mayor Trojan said the spirit of cooperation between the two cities has made it work. She wished Jim McDonald all the luck in the world in the May elections, as well as the very best to everyone. She said thank you to Council for their friendship, hard work and many hours.

Mayor Trojan then informed Council that the first preliminary tax roll had been received. The City's tax basis has gone up nearly 6 million dollars, to \$140,226,842, mainly because of personal property at Sam's Wholesale Club. Based on these figures, the effective tax rate for 1989 would be .3697 with .3808 being the ceiling tax rate that can be charged before a roll back election could be called.

Mayor Trojan had no further comments at this time. Alderman McDonald moved to go to agenda item 12, comments from the audience, at this time. Alderman Henley seconded this unanimously passed motion.

Mayor Trojan recognized Mayor Scarcella of the City of Stafford. He said he and Alderman J.C. Court were there to express their deep appreciation to Sue for all the wonderful help she has been to the City of Stafford. He commended her for the tremendous job she did by taking a brand new city and turning it into a very successful city. He related an amusing story which showed the tremendously fresh attitude Mayor Trojan brought with her as Mayor. She has built a very special relationship between Stafford and Meadows which will always be treasured. He said Mayor Trojan had his deepest gratitude and will be missed dearly.

Don Cook told Mayor Trojan the residents of the City appreciate all she has done. He said, "The good ones leave, the bad ones stay."

Returning to agenda item 8, Mayor Trojan then presented to Council her letter of resignation as Mayor of the City of Meadows effective as soon as her replacement could be sworn into office. Mayor Pro-Tem McDonald read her letter for the record. Alderman Henley moved to reluctantly accept the resignation letter. The motion was seconded by Alderman Marshall and unanimously passed.

Mayor Trojan then read the caption to the following ordinance:

AN ORDINANCE APPOINTING MAYOR PRO TEMPORE JIM  
MCDONALD AS MAYOR OF THE CITY OF MEADOWS, TEXAS.

Alderman Henley moved to accept the ordinance, numbered 89-018, appointing Mayor Pro Tempore Jim McDonald as Mayor of the City of Meadows. The motion was seconded by Alderman Piwonka and passed with the following vote:

Aye: Aldermen Marshall, Piwonka, Hamilton, Henley  
Abstain: Alderman McDonald

Alderman McDonald then tendered his resignation letter as Alderman, Place No. 1, to City Council. Alderman Piwonka moved to accept Alderman McDonald's resignation. The motion, seconded by Alderman Henley, passed with the following vote:

Aye: Aldermen Marshall, Piwonka, Hamilton, Henley  
Abstain: Alderman McDonald

City Secretary Elaine Herff then swore in Mr. McDonald as Mayor of the City of Meadows, Texas.

Mayor McDonald said he would entertain a motion for a short recess. Alderman Henley moved for a 15 minute recess. The motion was seconded by Alderman Piwonka and with unanimous approval, Council recessed for 15 minutes at 7:15 p.m.

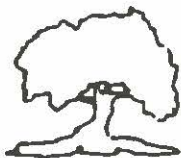


At 7:32, Mayor McDonald called the meeting back to order. Many City residents and appointed officials as well as elected officials from surrounding cities and Fort Bend County had arrived to honor Mayor Troyan for the work she has done since the incorporation of Meadows. He presented Mayor Troyan with a plaque and stated that five years ago the City was started with a few personnel, no money, borrowed office space and borrowed furniture. Since that time she has helped the City to grow by passing many ordinances, forming a Police Department and purchasing City property among other things. She has spent untold hours, suffered many headaches and received her share of grey hairs. She has built a fine park to leave behind in her memory. He hoped she would hang the plaque on a wall in her new home and think good things about Meadows.

Mayor Troyan read the plaque as follows: "Presented to Sue Troyan - First Mayor, City of Meadows, Texas - January 24, 1984 to June 27, 1989 - Whose Devotion and Dedication Have Built a City". Mayor Troyan said thank you for the plaque but she really wouldn't need it to remember the City of Meadows or its people. Meadows has been her home for such a long time that it was going to be very hard to leave. She has lots of good memories and it has been her pleasure to work with everyone. She thanked everyone from the bottom of her heart.

There being no further business to discuss, Alderman Hamilton moved to adjourn the meeting so that the reception for Mayor Troyan could commence. Alderman Piwonka seconded the motion and with unanimous approval the meeting was adjourned at 7:40 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 SPECIAL MEETING

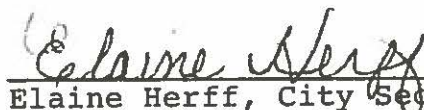
NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL THE CITY OF MEADOWS, TEXAS WILL MEET IN SPECIAL SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:30 P.M., TUESDAY, JULY 11, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Approval of minutes of May 23, 1989, regular meeting and June 13, 1989, special meeting.
3. Mayor's comments.
4. 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.
5. Consideration of and action on an ordinance confirming the appointment of \_\_\_\_\_ as Alderman, Place No. 1 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, 1990, and the subsequent qualification and induction into office of the candidate thus elected to the office of Alderman, Place No. 1.
6. Consideration and discussion of new municipal facility with RGM Architects.
7. Executive session as authorized be V.T.S.C., Article 6252-17, Section 2, f) to discuss property acquisition and 2, g) police personnel.
8. Mayor's workshop session on miscellaneous administrative issues.
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 7TH DAY OF JULY, 1989, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
JULY 11, 1989  
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 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:	Jim McDonald
Aldermen:	Harry Hamilton Terry Henley Richard Marshall David Piwonka

thus constituting a quorum.

Also present were former Mayor Sue Troyan, Gregg Moon representing RGM Architects and Jim Milner of Ashkar Engineering Corporation.

Minutes of the May 23, 1989, regular council meeting and June 15, 1989, special council meeting were presented for approval. Alderman Piwonka moved to accept the minutes of both meetings as presented. Alderman Henley seconded the motion which passed unanimously.

During Mayor's comments, Mayor McDonald informed Council that twice a week cleaning of the park rest rooms has proven to not be enough. As of July 1, they were being cleaned six time each week. His observations was that they now seemed to be in good shape. The police department is also locking the doors to the rest rooms around dark each evening and unlocking them about daybreak. Hopefully, the visible patrolmen will help to curtail park vandalism.

Mayor McDonald then 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 Henley moved to accept the ordinance, numbered 89-019, nominating Alderman Harry Hamilton as Mayor Pro Tempore of the City of Meadows. Alderman Piwonka seconded the motion which passed with the following vote:

Aye: Aldermen Marshall, Piwonka and Henley  
Abstain: Alderman Hamilton

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CONFIRMING THE APPOINTMENT OF \_\_\_\_\_  
AS ALDERMAN, PLACE NO. 1, 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. 1.

Mayor McDonald said he was recommending Mr. Clyde Little, whom he has known personally for the past 15 years, for this position. Mr. Little has been Legal Vice President and Director of the Recreation Center for the Meadows Community Improvement Association in the past. He has worked for Chevron Oil Co. formally Gulf) for 37



years and Mayor McDonald feels he will make a very good addition to Meadows City Council. Alderman Piwonka moved to approve the ordinance, numbered 89-029, confirming the appointment of Mr. Clyde Little as Alderman, Place No. 1, of the City of Meadows. Alderman Hamilton seconded the appointment which passed with unanimous decision.

Mayor McDonald then swore in Mr. Little as Alderman, Place No. 1, of the City of Meadows, Texas.

A discussion of the new municipal facility then began. Mr. Moon spread out the plans for the facility which he has designed. He also introduced Mr. Milner, of Ashkar Engineering, who is doing the structural design on the facility. Mr. Milner is on the Meadows Planning and Zoning Committee and will soon be its new chairman. Mr. Moon explained he is trying to make sure as much local talent as possible is utilized throughout the design and construction of the facility. Resident Scott Kramer of Wylie & Assoc., will be involved with the electrical engineering phase and resident Tom Yochim, with McClelland Engineers, Inc. has been involved with the soil sample phase.

Mr. Moon said requested changes in the parking lot were implemented. The facility consist of two work areas, one for City Hall and one for the Police Department. Emergency equipment, including an emergency generator, will be located on the far east end of the building in the high voltage area. Having these items on the outside of the building will save on costs. A third area, the Public Assembly area will separate the two work areas. It will consist of a lobby and a 75 seat chamber for Council meetings and Municipal Court.

A concrete paver material will be used in the front entry and will be brought into the building and used as a flooring of the lobby area as well. A fountain area with cascading water, a small walkway and a seating area will be near the entrance.

Vacant land, for future expansion, on the east is for a volunteer fire department and on the west is for possible office space and an activities center with parking access on the south side of the site.

There is currently planned parking for 34 vehicles. Total area of the building is 9800 square feet. Cost for the bare building, no furnishings or landscaping, including communications wire and cables, should run \$550,000 to \$575,000. Furnishings and landscaping should bring the cost to about \$700,000 top.

The council chamber will be wired for a microphone system and, possibly, a recording system. Entry into the building will be through a lobby which will direct people to the Council chambers. The dashed line on the plans indicates the three zones the building is broken into with two hour fire separation walls.

The common areas were then discussed. A movable panel to change the configuration of the chambers from Council meetings to Municipal Court sessions is planned. The public toilets will be handicapped assessable. The roof life expectancy is 10 to 15 years.

In the Police Department area, the three cells are a minimum size. Each officer will has his/her own lock-up space. The lab and darkroom has a special ventilation system. Most of the building will have a glue down type of carpet and vinyl tile. The sally port will be operated with a garage door type of opener.

City Hall will have a fairly generous reception area. Windows were planned to be visual (for monitor use) not pass through. After some discussion, it was decided the windows should be pass through and have a work area attached. The Building Official and City Engineer have a large office to share. This office could be split later. There will be a fire resistant vault (approximately 14 sq. ft.) adjacent to the City Secretary's office. The Mayor's office



will need an outside screen wall for privacy and afternoon sun control. Private toilets and a break room are located in both the City Hall and Police Department areas. There will be a multi-purpose room which can be used as a jury room as well as Council executive session room. There will also be a small office which can be utilized by our judges.

The air conditioning system will be zoned and each zone could be cut off when not in use. There will be a three inch thick acrylic panel added to the top of the Council chamber. The exterior will be like the new sign on the Kirkwood esplanade near the M.U.D. building (gray brick with a white color running thorough and a limestone aggregate mix).

Jim Milner of Ashkar Engineering Corp. talked about the foundation plans. He said soil samples were taken last week. Piers will be drilled from 8 to 10 feet deep. Preliminary recommendations are to take out two to three feet of dirt. This dirt can be used as fill on the berms. Basically the building will have a slab on grade beams foundation.

The building will have a UL fire rating. Assuming there will be only minor changes in the building, the plans will be ready in eight weeks to go out for bid.

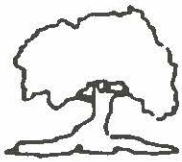
Alderman Hamilton left the meeting at 9:20 p.m. At 9:25 p.m., Alderman Marshall moved to take a five minute break in the meeting. The motion was seconded by Alderman Henley and unanimously approved.

At 9:38 p.m., Council reconvened and Alderman Piwonka moved to enter into executive session as authorized by V.T.C.S., Article 6252-17, Section 2, f) to discuss property acquisition and 2, g) police personnel. Alderman Henley seconded the motion which was unanimously approved.

Returning to open session at 9:52 p.m., Alderman Piwonka made a motion to table the next three agenda items to the next regularly scheduled meeting. The motion was seconded by Alderman Little and unanimously approved.

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 9:54 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 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, JULY 25, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Approval of minutes of June 27, 1989, regular meeting.
3. Mayor's comments.
4. Consideration and discussion of new municipal facility with RGM Architects.
5. Presentation of bills:

Bernshausen Oil Co.	\$ 842.80
Firmin A. Hickey, Jr.	797.50
6. Workshop session to discuss 1989 - 1990 City budget.
7. Executive session as authorized by V.T.C.S., Article 6252-17, Section 2, g) to discuss personnel salaries.
8. Continuation of budget workshop session.
9. Mayor's workshop session on miscellaneous administrative issues.
10. Comments from the audience.
11. Comments from council.
12. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 21ST DAY OF JULY, 1989, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
JULY 25, 1989  
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 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: Jim McDonald

Aldermen: Harry Hamilton  
Clyde Little  
Richard Marshall  
David Piwonka

and the following member absent:

Alderman: Terry Henley

thus constituting a quorum.

The minutes of the June 27, 1989, regular City Council meeting were presented for approval. Alderman Piwonka moved to accept the minutes as presented. The motion was seconded by Alderman Marshall and passed with unanimous approval.

During Mayor's comments, Mayor McDonald:

1. Distributed to Council copies of a proposed ordinance which would authorize the City's Building Official to require residents to cut low hanging tree branches over City streets and some sidewalks which cars and pedestrians cannot pass under without bumping into them and/or scraping the tops of their vehicles.

2. Informed Council a bill for \$22,000 has been received from the City of Stafford for fire protection services for 1989. Approval of the bill will take place at the next regularly scheduled Meadows City Council meeting. Meadows will request to be placed on a Stafford City Council meeting agenda for presentation of the check. When the date of Stafford's meeting is determined, Council members will be informed so they may attend if they so choose.

3. Requested that another meeting be scheduled within the next two weeks to discuss the new building and to finalize budget figures.

Council then discussed the new municipal facility with Gregg Moon of RGM Architects. Mayor McDonald asked Mr. Moon to consider squaring off the round portion of the building so that a possible second floor for office space could be added in the future. The Council chamber would remain on the first floor. Mr. Moon said the current chamber is designed with a 25' ceiling. Squaring off the room would make it approximately 40' by 40'. Windows would be in place on the upper level from the beginning. The ceiling height, after adding a second story, would be 9' on each floor. The mechanical and plumbing portions of the second floor would be included in the current design. The structural support of the second floor would need to be included when first building the facility. Cost wise, it would be best to include as much as possible in the current plans.

Alderman Hamilton said that asthetically, he liked the round plan better. Perhaps Council should consider possible future expansion on the City Hall side. Mr. Moon said Council might get more people to attend meetings if they were held in an interesting room. A circular room is more expensive to build structurally. A square room has more surface and more volume to air condition. The foundation would be basically the same or may need only two more piers. If Council's intention is to keep the first floor for assembly purposes and the second floor for business purposes, he



would have to look into the two hour fire separation required by the building code for occupation.

Mayor McDonald commented that the City will not get much larger. There could be more low density housing in the future and the City could consolidate with the M.U.D. In the future, the City will need to hire a maintenance foreman. By planning for the future now, building the foundation and walls for a second story, the City would be acting in a more cost effective way.

Mayor McDonald asked Mr. Moon for a tentative time table for the facility. He said, once Council advises him which way it wanted to go on the Council Chamber, it would take approximately 8 weeks for the construction documents to be completed. He proposed a meeting with City Council to go over the plans when they are 75% complete and again when they are 100% complete. Advertizing for bids should take about 4 weeks. After the bid opening, it will take approximately 3 weeks to get the details of the contract ironed out. Once the contract is awarded, the facility should be completed in 12 months. A compressed scheduled would see the facility completed in 8 months and a realistically safe forcast is for a 10 month completion time. The structural, mechanical and electrical engineers will need to work closely with Mr. Moon during the planning stages.

Discussing the merits of changing the original plans for a round Council chamber to a 40' square chamber, Alderman Piwonka said his input from the outside was to leave the building like it was. He is ambivilant about the shape, liking the orignal plan better but preferring the cost saving advantages of the square building. Alderman Little said he liked the idea of a square building since it would mean twice the amount of space for about the same amount of money. Alderman Marshall said he liked the utilitarian, functional concept of the square space. Alderman Hamilton said he liked the original design. A square space would not look as good inside without the high ceilings (after adding on the second floor.)

Alderman Piwonka said he felt once a decision was made, Council should stick to it and not change its mind. Adding a second floor will make the chamber more business looking. Alderman Marshall said he was becomming more ambivilant as the discussion continued.

Mayor McDonald then polled Council for their decision. It was Council's consensus to give the architect approval to proceed with a round chamber as originally planned. Mr. Moon said he would have final plans ready for Council's approval on September 26, the date of Council's regularly scheduled meeting. At the regular Council meeting in August, Mr. Moon and Council will review the plans as they are complete to that point.

Bills were presented for Council's approval. Alderman Piwonka moved to pay the bills as presented. The motion was seconded by Alderman Hamilton and unanimously passed.

Council then began their workshop session to discuss the budget. Mayor McDonald said the tax base has gone up about \$6 million from last year according to the preliminary tax roll, to \$140,226,842. He is proposing to budget for \$490,000 in sales tax revenue, \$13,000 from licenses and permits, \$30,000 from franchise fees, \$45,000 from fines and forfeitures, 2,500 from newsletter advertising, \$1,800 from crossing guard funds, \$7,700 from miscellaneous revenue, \$8,000 from the summer program, \$20,000 in interest earned and \$600,000 from a certificate of obligation. He would like to appropriate \$250,000 in funds to capital improvements.

Discussing expenses, Mayor McDonald stated administrative and police department salaries would be discussed in executive session. \$1,000 would be added to the building official line for his vehicle. Insurance costs are up, and a possible way to lower them would be to look into having a higher deductible. A new line item for custodial services will be added to the budget. This figure is currently being paid from office supplies. The court budget will stay about the same



as now but, it may be necessary to increase the number of court nights each month. In the municipal services budget, a new line item for a sidewalk survey will be added. The parks budget will be close to this year's. The tennis courts still need to be resurfaced and the commission has asked for \$13,000 to improve the small, quarter acre park as well as \$10,000 to maintain the playing fields.

Alderman Piwonka then moved to take a 5 minute break before entering into executive session to discuss personnel salaries. The motion was seconded by Alderman Hamilton and with unanimous approval council adjourned for a short break at 9:15 p.m.

Returning to open session at 9:25 p.m., Alderman Hamilton made a motion, seconded by Alderman Marshall and unanimously approved, to rearrange the agenda and hear audience comments at this time. Mr. Bill Bomberger said he felt someone should research the cost of insurance on the proposed building over the next ten years if built without a sprinkler system as planned.

Mrs. Myra McMillan wondered if the roof over the chamber part of the new building was round and was told it was slightly domed.

Mr. Jesse Matthews said the Crime Watch program is proving to be very successful. He is currently booked to speak every Wednesday and Thursday evening as well as some Sundays at block meetings. The group meets on the 4th Thursday of every month at All Saints Church on West Bellfort at 7:30 p.m. This month's meeting is a city wide one as is the meeting every other month. The alternate months' meetings are for block captains only. Several different varieties of signs have been ordered. It was decided to order different ones so that they will be more eye catching and get more attention. The signs will begin appearing throughout the City soon. Four large signs will be placed on major thoroughfares, one on each end of Kirkwood, one on Dairy Ashford and Dorrance, and one across from Sams' Wholesale Club. Mr. Matthews also requested Council to consider a "pooper-scooper" law as well as to look into installing trash cans at the park.

During Council comments, Alderman Hamilton said Council should consider adding funds to the budget to take care of yards, on an emergency basis, which were allowed to grow out of control.

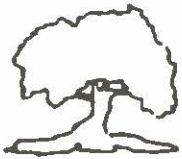
Alderman Piwonka then moved to adjourn into executive session as authorized by V.T.C.S., Article 6252-17, Section 2, g) to discuss personnel salaries. The motion was seconded by Alderman Hamilton and by unanimous decision Council adjourned into executive session at 9:50 p.m.

Returning to open session at 10:30 p.m., Council continued with their budget workshop session. The only comment was from Alderman Hamilton who said that garbage collection throughout the City was not consistent. He also would like to see garbage collected from the playing fields.

Alderman Hamilton then made a motion to postpone agenda item number 9, a Mayor's workshop session on miscellaneous administrative issues, and to adjourn the meeting. The motion was seconded by Alderman Piwonka and with unanimous approval the meeting was adjourned at 10:34 p.m.

  
Elaine Herff, City Secretary





# CITY OF MEADOWS

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

MAYOR  
JIM McDONALD

ALDERMEN  
CLYDE E. LITTLE  
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, AUGUST 22, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

## CORRECTED AGENDA

1. Call to order.
2. Approval of minutes of July 11, 1989 special meeting.
3. Mayor's comments.
4. Consideration and discussion of new Municipal Facility plans and building schedule with RGM Architects.
5. Consideration of and action on an ordinance amending Chapter 20 of the Code of Ordinances of the City of Meadows, Texas, entitled "Miscellaneous Offenses", and Section 20-14, entitled "Obstructions, vegetation on public street right-of-way", by adding an additional provision to said section to make it unlawful to maintain vegetation over public streets with less than ten foot clearance and unlawful to permit trees, shrubbery or other brush growing on public street right-of-way from extending into the public street.
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 for purchase of certain items with the Houston-Galveston Area Council through the Council's Cooperative Purchasing Program, in a form as attached hereto and marked Exhibit "A".
7. Consideration and discussion on adopting TMRS Updated Service Credits and/or Increased City Matching from 1 1/2 to 1 to 2 to 1.
8. Consideration and discussion of proposed budget for fiscal year 1989-1990.
9. Consideration of and action on an ordinance calling a public hearing on the budget for fiscal year 1989-1990.



10. Presentation of bills:

Bernshausen Oil Co.	\$	783.10
Rayburn Cherry Engineers, Inc.		1,835.00
*Joseph A. Edwards		425.00
Firmin A. Hickey, Jr.		1,466.95
McClelland Consultants		4,900.00
City of Stafford		22,000.00

11. Comments from the audience.

12. Comments from council.

13. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 18TH DAY OF AUGUST, 1989, BY 7:00 P.M.

Elaine Herff  
Elaine Herff, City Secretary

(SEAL)

The above matter was inadvertently omitted from the originally posted agenda.

Elaine Herff  
Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING  
OF  
AUGUST 22, 1989  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:35 p.m. by Mayor 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:	Jim McDonald
Aldermen:	Harry Hamilton Terry Henley Clyde Little Richard Marshall David Piwonka

thus constituting a quorum.

Also present were Gregg Moon representing RGM Architects and Jim Milner of Ashkar Engineering Corporation, Police Chief Paul Hughes, and residents Jesse Matthews and Bill Bomberger.

Minutes of the July 11, 1989, special council meeting were presented for approval. Alderman Dick Marshall moved to accept the minutes as presented. Alderman Terry Henley seconded the motion which passed unanimously.

During Mayor's comments, Mayor McDonald informed Council that he had been asked by Cub Scout Pack 301, which is currently sponsored by the MCIA, to have the City sponsor them. It is the Mayor's feelings that there are so many groups in the area that the City could sponsor it would be unfair and an on going problem to choose just one. Council agreed that it would not be a good idea. He then advised Council that they are welcome to attend Stafford's Council meeting where Meadows will present a check to Stafford for the annual Fire Fighting Services agreement. The Mayor reminded Council that an agenda will need to be posted if three or more councilmen attend.

Mayor McDonald then informed Council of two upcoming TML meetings and that the City's policy is to pay for council members who wish to attend the local meeting on September 8th. The state meeting will be October 26-28 in San Antonio and it is attended by the other local cities.

The Mayor told Council that he has talked to two or three banks and should have loan packages available soon. He pointed out that the 348% increase for the City on the Sales Tax printout Council members had was mostly due to Sam's Wholesale Club.

The Mayor then asked for volunteers to form committees to look into the following items: (1) Putting together a policy for City employees, (a copy of Bellaire's is available to look at); (2) A long range, 5 year, plan for the city; and (3) Looking into the costs of hiring City employees to take the place of all the various subcontractors the City must hire for maintenance and repairs

Mr. Gregg Moon then presented two complete sets of plans for the municipal complex for Council to review. The plans included interior elevations to show what is going on inside the building. Mr. Moon explained how he is using elevations to psychologically move people through the building rather than "yellow stripes on the floor." He asked that the plans be reviewed and said that now is the time to make changes such as replacing cabinets with drawers, etc. He brought a sample of the brick which will be used for the floor and noted that all the lighting fixtures had been changed to the same 2x4. One storage room on the electrical portion of the plans did not indicate the change in lighting and Mr. Moon will check into this.



Basically the only changes that have been made were ones requested by Council at the last meeting. Mr. Moon brought samples of the Elgin Butler brick that he is proposing to use with "regular" gray mortar. Mayor McDonald requested him to bring in other samples of brick to see some contrasting ideas and asked Council to note the brick colors on other buildings. Specifications should be ready by the third week of September. Mr. Moon also brought samples of hardware and recommended a low range "A" commercial quality for City Hall and a more durable "D" series for the Police Department where there will be heavier usage and abuse. Everyone agreed the brushed stainless steel door knob is the best choice. For high risk areas of the police department he has recommended an even more secure type of hardware. Chief Hughes commented that evidence areas need the best security because of possible problems such as tampering with evidence, etc. that could upset the outcome of court cases. The exterior of the building will be like the recently installed sign on the Kirkwood esplanade across from the MUD office if no changes are requested. Mr. Moon advised Council, to no one's surprise, that the soil report from McClelland Consultants analyzed the samples as very expansive soil. He stated that McClelland recommended deep grade beams and a water roof membrane barrier at 10' going around the building. Mr. Moon did not feel that this was a good option and requested McClelland to suggest another choice. He then asked Mr. Jim Milner to continue the report concerning the foundation.

Mr. Milner talked to McClelland and they say the company needs to perform further testing on the samples, which will cost \$1500, to make any further recommendations. Mr. Milner said the spending of \$1500 may save \$50,000 in the future. By using a slab on grade level the cost would be about \$35,000 vs. a structural slab at \$100,000. This additional test will tell how far down soil needs to be removed and replaced with "good soil" so that a grade level foundation can be used. On a similar soil sample project he is working on in the Dallas area, Mr. Milner reported 4' of soil was removed and replaced. This method will save a lot of money and should keep the moisture content of the soil more stable. The study will take 1 1/2 to 2 weeks and will elicit the best guess as to how far down we will need to go. Mayor McDonald asked Council for their opinion. The additional tests were authorized. The tentative schedule will have construction documents ready for the next regular Council meeting on September 26th. Following that meeting, and assuming everything is exactly right on the plans, the City will be ready to go out for bids. This phase will last two to three weeks. Mr. Moon is meeting with City Attorney Firmin Hickey regarding the bidding process. It will take a couple of weeks to evaluate the bids and work out the contract which should be awarded about mid November. From the time of bids, it should take twelve to thirteen months for completion. Mayor McDonald asked Mr. Moon to supply plans in stages to make it easier to understand what is going on. A standard AIA contract will be used. Mr. Moon approved the McClelland Consultants' bill for the soil test. There was no further discussion of the Municipal Facility at this time.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER TWENTY OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS, ENTITLED "MISCELLANEOUS OFFENSES", AND SECTION 20-14, ENTITLED "OBSTRUCTIONS, VEGETATION PUBLIC STREET RIGHT-OF-WAY", BY ADDING AN ADDITIONAL PROVISION TO SAID SECTION TO MAKE IT UNLAWFUL TO MAINTAIN VEGETATION OVER PUBLIC STREETS WITH LESS THAN TEN FOOT CLEARANCE AND UNLAWFUL TO PERMIT TREES, SHRUBBERY OR OTHER BRUSH GROWING ON PUBLIC STREET RIGHT-OF-WAY FROM EXTENDING INTO THE PUBLIC STREET.

Alderman Henley asked if this included sidewalks and the Mayor replied that, according to City Attorney Firmin Hickey, it did apply to side walks. Alderman Piwonka moved to accept the ordinance, numbered 89-021, making it unlawful to maintain vegetation over public streets with less than ten foot clearance and unlawful to permit trees, shrubbery or other brush growing on public street



rights-of-way from extending into the public street. Alderman Henley seconded the motion which passed unanimously.

Mayor McDonald 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 FOR PURCHASE OF CERTAIN ITEMS WITH THE HOUSTON-GALVESTON AREA COUNCIL THROUGH THE COUNCIL'S COOPERATIVE PURCHASING PROGRAM, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald explained that this was mostly for purchase of large items such as police cars and possibly for furniture for the new building. Alderman Henley moved to accept the ordinance, numbered 89-022, to enter into an agreement with the Houston-Galveston Area Council purchasing program. Alderman Marshall seconded the motion which passed unanimously.

Agenda item #7, consideration and discussion on adopting TMRS Updated Service Credits and/or Increased City Matching from 1 1/2 - 1 to 2 - 1 was discussed next. Mayor McDonald explained the options and stated that most other cities are on a 2 to 1 matching basis and this change will keep Meadows comparable with them. Discussion showed that it will be about a \$1700 yearly increase. Council was in favor and it will be put on the next agenda.

Mayor McDonald then opened discussion on the proposed budget for fiscal year 1989-90. He stated only a few changes had been made, including insurance increases on workers compensation and medical (8-10%). The City has finally received a HL&P bill for the security lighting at the playing fields so that item was increased. Under capital improvements the Mayor informed Council that Sugar Land is doing a study of the Dairy Ashford/Airport intersection. The cost of the study and traffic lights for the intersection will be \$63,000-64,000 and it is Mayor McDonald's understanding that Sugar Land is going through with this. That line item was changed to cover one half of the cost for Meadows to \$30,000.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CALLING A PUBLIC HEARING ON THE BUDGET FOR FISCAL YEAR 1989-90.

Mayor McDonald suggested September 5th or 12th for the date of the public hearing for the budget and then approval of the budget and setting a tax rate for 1989 at a meeting on the 14th.

Alderman Henley made a motion to call the public hearing on September 12, 1989. Alderman Piwonka seconded the motion which passed Ordinance 89-023 unanimously.

Bills were presented to Council for their approval. Alderman Piwonka moved to pay the bills. The motion, seconded by Alderman Henley, was unanimously approved.

Aldermen Hamilton, Little and Henley said they would like to attend the Stafford City Council Meeting to present the check for the Fire Contract. Mayor McDonald said an agenda would need to be posted for this.

During comments from the audience Police Chief Paul Hughes discussed a request from Ft. Bend Independent School District Rodney LeBoeuf regarding the school's six security guards, who are trained as police officers, to become reserves for the City of Meadows. Chief Hughes stated the benefit to the City would be active reserves on the street and found the request acceptable. Mr. Frank DeLaro from FBISD would like to be on the agenda at the next council meeting. Mayor McDonald stated that he was opposed due to liability. Discussion followed where Chief Hughes explained how some



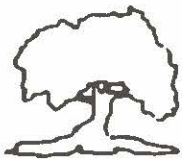
school districts have their own police force vs. security guards. Previously FBISD had been using constables to serve their employees, but with all the changing of public officials they were trying to use a City rather than depend on elected officials. Mayor McDonald stated that FBISD could form their own police force if they wanted. Chief Hughes pointed out positive and negative sides to this and stated that at this time FBISD has good relations with students because they do not have uniform police at this time. Chief Hughes also informed Council of proposed new shifts to begin September 1st. The new shifts will provide the most officers on streets at any given time. There will be no lag time between shifts. From 10:00 a.m. until 2:00 a.m., seven days a week, two officers will be on duty. From 2:00 a.m. until 8:00 a.m., five days a week only one officer will be on duty. Seniority will be the basis for bids on the new shifts. Mayor McDonald asked how this would affect overtime. Chief Hughes said it would cut down on overtime. Chief Hughes then mentioned that 26 school zone signs are now either up or will be very soon. Precinct 3 is installing the signs that resulted from a study by City Engineer, Bud Abbott, showing the route to the school from every residence in Meadows. Chief Hughes said the signs will be enforced to the letter unless Council objects. Chief Hughes said he is planning to attend the IACP Conference in Louisville, Kentucky October 14-19, 1989. The funds are already in the budget and the City will receive a 20% discount if payment is made by September 1st. Chief Hughes reported Houston Police Department is replacing all light bars on their vehicles and he has already requested 6 of these free light bars.

Jesse Matthews reported he has been trying to get a hold of Alton Pressley to see about erecting the NOW signs so that they will all be uniform. Chief Hughes reported that he had already taken care of the matter and that they should be the standard 8' height in order to avoid legal problems if a sign should be a part of an accident.

During comments from Council, Alderman Henley volunteered to work on the replacement of subcontractors with City employees.

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 9:11 p.m.

  
Debbie Wood, Deputy City Secretary



# CITY OF MEADOWS

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

MAYOR  
JIM McDONALD

ALDERMEN  
CLYDE E. LITTLE  
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, SEPTEMBER 12, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

### AGENDA

1. Call to order.
2. Mayor's comments.
3. Public hearing on proposed City budget for fiscal year 1989-1990.
4. Comments from the audience.
5. Comments from council.
6. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 8TH DAY OF SEPTEMBER, 1989, BY 7:00 P.M.

  
\_\_\_\_\_  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
SEPTEMBER 12, 1989  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:32 p.m. by Mayor 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:	Jim McDonald
Aldermen:	Harry Hamilton Terry Henley Clyde Little Richard Marshall David Piwonka

thus constituting a quorum.

Also present were resident Bill Bomberger and reporter Charles DeMagin.

During Mayor's comments, Mayor McDonald announced:

- 1) The purpose of this meeting was to hold a Public Hearing on the proposed budget for 1989-1990, which had been presented to the City Secretary on August 18, and available for public inspection since that time;
- 2) The Texas Municipal League's annual meeting will be held in San Antonio on October 26 through October 28 and any Alderman wishing to attend should let City Hall know by Thursday night's meeting;
- 3) The Mayor and Aldermen Hamilton and Henley presented a check for \$22,000 to the City of Stafford at their City Council meeting on September 9, for contracted fire suppression services. Stafford's Mayor Scarcella was most appreciative and had many kind words for the way the contract seemed to be working out between the two cities. Alderman Henley added that Stafford hoped the contract might be renewed indefinitely.
- 4) Asked Alderman Henley, who agreed, to chair a committee to study the possibility of hiring a City employee to do the work of several sub contractors currently performing routine maintenance work within the City.
- 5) Asked Alderman Little for an update on his study of employee policies. Alderman Little said he would have a memo for Council ready for Thursday's meeting.

Council then began their public hearing on the proposed City budget for fiscal year 1989-1990. Mayor McDonald opened the discussion for public comments. The only comment came from Mr. Bomberger who was concerned that the amount budgeted for worker's compensation bills was not enough. Mayor McDonald said he felt that, after being in contact with the insurance company and knowing what was spent last year, the amount budgeted should be sufficient.

There were no further questions or comments from the audience. Mayor McDonald declared the public hearing on the budget officially closed.

During Council comments, Alderman Piwonka wondered if there was a garbage problem since his trash had not yet been picked up when he left for the meeting. Alderman Little also expressed surprise that his had not yet been picked up. The City Secretary informed Council the garbage company had called with a truck problem and said trash not yet picked up would be collected in the morning. Council generally agreed the level of trash pickup service in the City has not gone down and they were surprised the company was not requesting additional funds yet.

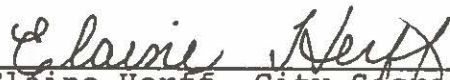
Mayor McDonald said he spoke to the architect for the new City building who indicated he would have final plans ready for inspection at the regular City Council meeting on September 26. Mayor McDonald said the financing proposal is 95% complete and he will begin to distribute them to banks later this week. Preliminary inquiries indicate much interest but also statements that now is not the time to look for a tax free loan.

Alderman Henley reported on the Region 14 Texas Municipal League meeting he attended September 8. He said Houston Mayor Kathy Whitmire and Bill Archer were the speakers. New officers were inducted and TML members were encouraged to attend the annual conference in San Antonio.

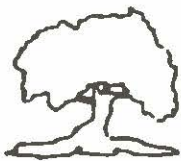
Alderman Hamilton wondered about the tree ordinance enforcement. Mayor McDonald said the Police Chief and the City Officer were dividing the City into quadrants. Each street will be driven and property with overhanging trees and shrubs will receive a letter requesting compliance with the ordinance.

Mayor McDonald also answered a question from Mr. Bomberger regarding carry over funds in the budget. Last year the City carried over approximately 7 - 8 % while this year it is projected to carry over only 3%. The reason is that this year Council is appropriating a quarter of a million dollars to the new building. The less the City has to borrow, the cheaper the interest rate will be.

There being no further business to discuss, Alderman Henley moved to adjourn the meeting. The motion was seconded by Alderman Marshall and, with unanimous approval, the meeting was adjourned at 7:52 p.m.

  
Elaine Herff, City Secretary





# CITY OF MEADOWS

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

MAYOR  
JIM McDONALD

ALDERMEN  
CLYDE E. LITTLE  
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:

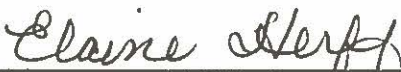
7:30 P.M., THURSDAY, SEPTEMBER 14, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

### AGENDA

1. Call to order.
2. Mayor's comments.
3. Consideration of and action on an ordinance adopting the fiscal 1989-1990 budget for the City of Meadows, Texas, and appropriating the several sums set up therein to the objects and purposes therein in.
4. Consideration of and action on an ordinance levying a tax rate for the City of Meadows, Texas for the tax year 1989.
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 SEPTEMBER, 1989, BY 7:00 P.M.

  
\_\_\_\_\_  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
SEPTEMBER 14, 1989  
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 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:	Jim McDonald
Aldermen:	Harry Hamilton Terry Henley Clyde Little David Piwonka Dick Marshall

thus constituting a quorum.

Under Mayor's comments Mayor McDoanald asked Council if any one would be attending the Annual TML Conference. No one will be able to attend. Mayor McDonald then brought up the subject of the new "Tree Ordinance" and told Council the City now had a prepared list of the violators and letters will be sent addressed to the resident giving them ten (10) days or so to comply. At this time a recheck will be made and tickets will eventually be issued.

He then informed Council that at the September 26th meeting this year's budget will have to be amended. Copies will be sent out to Council in advance of this meeting. No hearing is necessary for the amending.

Alderman Hamilton asked if any action had been taken on the subsoil test. Mayor McDonald replied that there had been some confusion concerning "who was to call whom" on this matter. Mayor McDonald asked if it is OK to put up a sign on the property indicating the future building. He will try to have something for the next meeting concerning wording. Alderman Henley offered to make a sign.

Mayor McDonald then read the caption for City Ordinance No. 89-024:

AN ORDINANCE ADOPTING THE FISCAL 1989-1990 BUDGET  
FOR THE CITY OF MEADOWS, TEXAS, AND APPROPRIATING  
THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS  
AND PURPOSES THEREIN NAMED.

Mayor McDonald asked for discussion, but none followed. Alderman Henley made a motion to accept Ordinance 89-024. It was seconded by Alderman Marshall and passed unanimously.

Mayor McDonald then read the caption for Ordinance 89-025:

AN ORDINANCE LEVYING A TAX RATE FOR THE CITY OF  
MEADOWS, TEXAS, FOR THE TAX YEAR 1989.

Mayor McDonald told Council the proper amount for the purpose of maintenance and operation was \$.385 and for the purpose of debt service reduction was \$.00, resulting in a total tax rate of \$.385. Councilman Marshall moved to accept Ordinance 89-025 as read. It was seconded by Councilman Hamilton and passed unanimously.

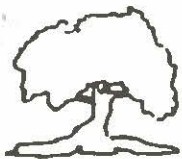
There was no audience.

There were no comments from Council.



Alderman Henley moved to adjourn the meeting. Alderman Marshall seconded the motion which passed unanimously. The meeting adjourned at 7:51 p.m.

Debbie Wood  
Debbie Wood, Deputy City Secretary



# CITY OF MEADOWS

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

MAYOR  
JIM McDONALD

ALDERMEN  
CLYDE E. LITTLE  
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:

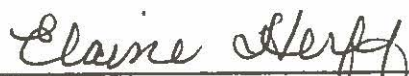
7:30 P.M., THURSDAY, SEPTEMBER 14, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

### AGENDA

1. Call to order.
2. Mayor's comments.
3. Consideration of and action on an ordinance adopting the fiscal 1989-1990 budget for the City of Meadows, Texas, and appropriating the several sums set up therein to the objects and purposes therein in.
4. Consideration of and action on an ordinance levying a tax rate for the City of Meadows, Texas for the tax year 1989.
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 SEPTEMBER, 1989, BY 7:00 P.M.

  
\_\_\_\_\_  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
SEPTEMBER 14, 1989  
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 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:	Jim McDonald
Aldermen:	Harry Hamilton
	Terry Henley
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	David Piwonka
	Dick Marshall

thus constituting a quorum.

Under Mayor's comments Mayor McDoanald asked Council if any one would be attending the Annual TML Conference. No one will be able to attend. Mayor McDonald then brought up the subject of the new "Tree Ordinance" and told Council the City now had a prepared list of the violators and letters will be sent addressed to the resident giving them ten (10) days or so to comply. At this time a recheck will be made and tickets will eventually be issued.

He then informed Council that at the September 26th meeting this year's budget will have to be amended. Copies will be sent out to Council in advance of this meeting. No hearing is necessary for the amending.

Alderman Hamilton asked if any action had been taken on the subsoil test. Mayor McDonald replied that there had been some confusion concerning "who was to call whom" on this matter. Mayor McDonald asked if it is OK to put up a sign on the property indicating the future building. He will try to have something for the next meeting concerning wording. Alderman Henley offered to make a sign.

Mayor McDonald then read the caption for City Ordinance No. 89-024:

AN ORDINANCE ADOPTING THE FISCAL 1989-1990 BUDGET FOR THE CITY OF MEADOWS, TEXAS, AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Mayor McDonald asked for discussion, but none followed. Alderman Henley made a motion to accept Ordinance 89-024. It was seconded by Alderman Marshall and passed unanimously.

Mayor McDonald then read the caption for Ordinance 89-025:

AN ORDINANCE LEVYING A TAX RATE FOR THE CITY OF MEADOWS, TEXAS, FOR THE TAX YEAR 1989.

Mayor McDonald told Council the proper amount for the purpose of maintenance and operation was \$.385 and for the purpose of debt service reduction was \$.00, resulting in a total tax rate of \$.385. Councilman Marshall moved to accept Ordinance 89-025 as read. It was seconded by Councilman Hamilton and passed unanimously.

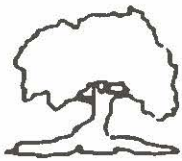
There was no audience.

There were no comments from Council.

Alderman Henley moved to adjourn the meeting. Alderman Marshall seconded the motion which passed unanimously. The meeting adjourned at 7:51 p.m.

Debbie Wood  
Debbie Wood, Deputy City Secretary





# CITY OF MEADOWS

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

MAYOR  
JIM McDONALD

ALDERMEN  
CLYDE E. LITTLE  
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, SEPTEMBER 12, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

### AGENDA

1. Call to order.
2. Mayor's comments.
3. Public hearing on proposed City budget for fiscal year 1989-1990.
4. Comments from the audience.
5. Comments from council.
6. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 8TH DAY OF SEPTEMBER, 1989, BY 7:00 P.M.

  
\_\_\_\_\_  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
SEPTEMBER 12, 1989  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:32 p.m. by Mayor 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:

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thus constituting a quorum.

Also present were resident Bill Bomberger and reporter Charles DeMagin.

During Mayor's comments, Mayor McDonald announced:

- 1) The purpose of this meeting was to hold a Public Hearing on the proposed budget for 1989-1990, which had been presented to the City Secretary on August 18, and available for public inspection since that time;
- 2) The Texas Municipal League's annual meeting will be held in San Antonio on October 26 through October 28 and any Alderman wishing to attend should let City Hall know by Thursday night's meeting;
- 3) The Mayor and Aldermen Hamilton and Henley presented a check for \$22,000 to the City of Stafford at their City Council meeting on September 9, for contracted fire suppression services. Stafford's Mayor Scarcella was most appreciative and had many kind words for the way the contract seemed to be working out between the two cities. Alderman Henley added that Stafford hoped the contract might be renewed indefinitely.
- 4) Asked Alderman Henley, who agreed, to chair a committee to study the possibility of hiring a City employee to do the work of several sub contractors currently performing routine maintenance work within the City.
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Council then began their public hearing on the proposed City budget for fiscal year 1989-1990. Mayor McDonald opened the discussion for public comments. The only comment came from Mr. Bomberger who was concerned that the amount budgeted for worker's compensation bills was not enough. Mayor McDonald said he felt that, after being in contact with the insurance company and knowing what was spent last year, the amount budgeted should be sufficient.

There were no further questions or comments from the audience. Mayor McDonald declared the public hearing on the budget officially closed.

During Council comments, Alderman Piwonka wondered if there was a garbage problem since his trash had not yet been picked up when he left for the meeting. Alderman Little also expressed surprise that his had not yet been picked up. The City Secretary informed Council the garbage company had called with a truck problem and said trash not yet picked up would be collected in the morning. Council generally agreed the level of trash pickup service in the City has not gone down and they were surprised the company was not requesting additional funds yet.



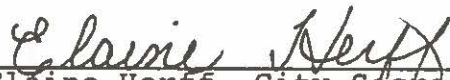
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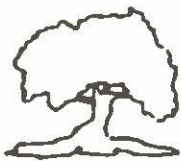
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There being no further business to discuss, Alderman Henley moved to adjourn the meeting. The motion was seconded by Alderman Marshall and, with unanimous approval, the meeting was adjourned at 7:52 p.m.

  
Elaine Herff, City Secretary



# CITY OF MEADOWS

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

MAYOR  
JIM McDONALD

ALDERMEN  
CLYDE E. LITTLE  
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:

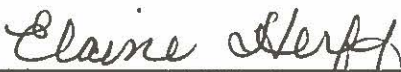
7:30 P.M., THURSDAY, SEPTEMBER 14, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

### AGENDA

1. Call to order.
2. Mayor's comments.
3. Consideration of and action on an ordinance adopting the fiscal 1989-1990 budget for the City of Meadows, Texas, and appropriating the several sums set up therein to the objects and purposes therein in.
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I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 11TH DAY OF SEPTEMBER, 1989, BY 7:00 P.M.

  
\_\_\_\_\_  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
SEPTEMBER 14, 1989  
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 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:

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Aldermen:	Harry Hamilton Terry Henley Clyde Little David Piwonka Dick Marshall

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Alderman Hamilton asked if any action had been taken on the subsoil test. Mayor McDonald replied that there had been some confusion concerning "who was to call whom" on this matter. Mayor McDonald asked if it is OK to put up a sign on the property indicating the future building. He will try to have something for the next meeting concerning wording. Alderman Henley offered to make a sign.

Mayor McDonald then read the caption for City Ordinance No. 89-024:

AN ORDINANCE ADOPTING THE FISCAL 1989-1990 BUDGET  
FOR THE CITY OF MEADOWS, TEXAS, AND APPROPRIATING  
THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS  
AND PURPOSES THEREIN NAMED.

Mayor McDonald asked for discussion, but none followed. Alderman Henley made a motion to accept Ordinance 89-024. It was seconded by Alderman Marshall and passed unanimously.

Mayor McDonald then read the caption for Ordinance 89-025:

AN ORDINANCE LEVYING A TAX RATE FOR THE CITY OF  
MEADOWS, TEXAS, FOR THE TAX YEAR 1989.

Mayor McDonald told Council the proper amount for the purpose of maintenance and operation was \$.385 and for the purpose of debt service reduction was \$.00, resulting in a total tax rate of \$.385. Councilman Marshall moved to accept Ordinance 89-025 as read. It was seconded by Councilman Hamilton and passed unanimously.

There was no audience.

There were no comments from Council.

Alderman Henley moved to adjourn the meeting. Alderman Marshall seconded the motion which passed unanimously. The meeting adjourned at 7:51 p.m.

Debbie Wood  
Debbie Wood, Deputy City Secretary





# CITY OF MEADOWS

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

MAYOR  
JIM McDONALD

ALDERMEN  
CLYDE E. LITTLE  
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, SEPTEMBER 26, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. A Resolution by the Mayor of the City of Meadows, Texas, proclaiming Friday, September 29, 1989 as Fort Bend County Fair Day in the City of Meadows.
4. Consideration of and action on a resolution in support of Proposition No. 8 on the November 7, 1989, general election ballot for funding construction of new correctional facilities.
5. 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.
6. 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.
7. Consideration of and action on an ordinance amending Chapter 20 of the Code of Ordinances of the City of Meadows, Texas, entitled, "MISCELLANEOUS OFFENSES," by adding thereto a new section, being Section 20-20, entitled "Solicitation to Purchase or Acquire a Controlled Substance, Controlled Substance Analogue, Dangerous Drug or Volatile Chemical."
8. Consideration of and action on an ordinance amending Ordinance No. 88-027, 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.
9. Consideration and discussion of nominees to the Fort Bend Central Appraisal District Board of Directors - 1990.

10. Consideration and discussion of report from Alderman Henley on maintenance operations in the City.

11. Presentation of bills:

Applebaum & Company, Inc.	\$ 758.50
Bernshausen Oil Co.	1,419.70
Cedar Electric, Inc.	782.40
Joseph A. Edwards	675.00
Ft. Bend C.A.D.	1,227.00
Kwik Kipy	1,187.85
Meadows M.U.D.	637.09
SArgent-SOwell	2,311.83
St. George Sign Company	845.00

12. Comments from the audience.

13. Comments from council.

14. Executive session as authorized by V.T.C.S., Article 6252-17, Section 2, g) to discuss City personnel.

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 SEPTEMBER, 1989, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
SEPTEMBER 26, 1989  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:35 p.m. by Mayor 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:	Jim McDonald
Aldermen:	Harry Hamilton Terry Henley Richard Marshall David Piwonka

and the following absent:

Alderman:	Clyde Little
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thus constituting a quorum.

Also present were Billie Neuhaus, Bill Bomberger and Gregg Moon.

During Mayor's comments, Mayor McDonald:

1) Asked Mr. Moon to bring City Council up to date on the building plans. Mr. Moon said the mechanical, electrical and plumbing plans were 95% complete. He will need until October 13 to have everything delivered to him and by October 16 all will be ready to go out for bids. He said the State advertises their projects for 4 consecutive Sundays. He recommends the City advertise for a maximum of 4 weeks. He estimates it will take 10 months for construction to be completed after the bid is awarded;

2) Said letters will be sent out by Monday to residents who are in violation of the 10 foot clearance required from trees and branches in the City's rights of way;

3) Informed Council that Missouri City has invited them to participate in their October Fest on October 7, from 6:00 p.m. to midnight;

4) Informed Council the Fort Bend County Fair will begin at 10:00 a.m. on Friday with a parade;

5) Asked Council to study the recommendations received from the Parks Department;

6) Said one loan package was distributed already and 5 or 6 more would go out within a week to ten days;

7) Announced a meeting has been scheduled between the City Officer, City Building Official, Consulting Building Official and City Attorney to give the attorney a chance to explain their duties, (what can and cannot be done) according to the ordinances passed by the City.

Mayor McDonald then asked the City Secretary to read the resolution proclaiming Friday, September 29, 1989, as FORT BEND COUNTY FAIR DAY in the City of Meadows. After reading the resolution, Mrs. Herff presented it to Mrs. Billie Neuhaus, the County Parade Chairman for the past 22 years. Mrs. Neuhaus expressed her gratitude with the complete cooperation of the entire County with this year's parade. She said there are over 250 entries.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION IN SUPPORT OF PROPOSITION 8 ON THE  
NOVEMBER 7, 1989, GENERAL ELECTION BALLOT FOR  
FUNDING CONSTRUCTION OF NEW CORRECTIONAL  
FACILITIES.



He explained that the City of Hondo has requested support from cities around the state for this proposition. They would like the State to build a prison in their City. Alderman Hamilton said he admires Hondo for wanting the prison and agrees the proposition was an important one. Alderman Henley then moved to adopt the resolution, numbered 89-01, supporting Proposition No. 8. The motion was seconded by Alderman Piwonka and unanimously passed.

Mayor 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.

Mayor McDonald reminded Council they had already discussed this ordinance and the following one on the agenda at a past meeting and had agreed to insert the funds into the 1989-1990 budget and pass the ordinances. Alderman Piwonka moved to adopt the ordinance, numbered 89-026, adopting updated service credits in the TMRS for the City's qualifying members. The motion was seconded by Alderman Henley and unanimously passed.

Mayor McDonald 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.

This ordinance will match employees contributions into the retirement system by the City by two to one. Alderman Hamilton moved to adopt the ordinance, numbered 89-027, increasing the City's contributions to the TMRS. The ordinance was seconded by Alderman Piwonka and passed with unanimous approval.

Mayor McDonald then read the following ordinance caption:

AN ORDINANCE AMENDING CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS, ENTITLED, "MISCELLANEOUS OFFENSES," BY ADDING THERETO A NEW SECTION, BEING SECTION 20-20, ENTITLED "SOLICITATION TO PURCHASE OR ACQUIRE A CONTROLLED SUBSTANCE, CONTROLLED SUBSTANCE ANALOGUE, DANGEROUS DRUG OR VOLATILE CHEMICAL."

Mayor McDonald explained this ordinance is identical to one recently passed by the City of Houston. It gives the police a little more power enforcing drug laws. Police Chief Paul Hughes specifically asked for it as an aid to fight drugs in the City. Alderman Henley moved to pass the ordinance, numbered 89-028, amending Chapter 20 of the City's Code of Ordinances, as presented. The motion, seconded by Alderman Piwonka, passed unanimously.

The following ordinance caption was read by Mayor McDonald:

AN ORDINANCE AMENDING ORDINANCE NO. 88-027, 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.

Mayor McDonald said this was the final budget amendment for the fiscal year. The amendment only lists the specific items being amended. The total expenditure amount remains the same, funds are



only being reallocated. Revenues are being increased by about \$20,000. Alderman Marshall moved to adopt the ordinance, numbered 89-029, as presented. The motion was seconded by Alderman Henley and unanimously adopted.

Council then discussed nominees to the Fort Bend Central Appraisal District Board of Directors for 1990. Alderman Piwonka explained there are five members on the Board and their terms all expire concurrently. Traditionally, a political group will nominate a slate of candidates and request other voting political entity to vote for their slate. Alderman Piwonka said he knew of three knowledgeable people who would make good candidates. After talking to one of them who was not interested, the list was shortened to two. One of them, Ralph Barnidge, expressed interest in being nominated. He was unable to contact the other, Becky Junker. It was agreed that Alderman Piwonka would talk further with the two possible candidates and, if they would like to be nominated, a special meeting will be held (before the October 16th deadline) to pass a resolution to be presented to the C.A.D.

Alderman Henley then gave a report on maintenance operation costs in the City. He said there were several budgeted items that could possibly be done by a full time maintenance man. These include maintenance of tennis courts, pool equipment, custodial work and a sidewalk survey as well as grounds maintenance. Alderman Hamilton reminded him more maintenance will need to be done when the City moves into its own building. Mayor McDonald said he talked with Bernard Harrington of the Meadows M.U.D. who indicated the use and cost of a maintenance employee could possibly be split between the two entities with the City's utilization being 2/3 and the M.U.D.'s being 1/3. Council's consensus on hiring a full time maintenance man was to do whatever is economically feasible.

Bills were presented to Council for their approval. After examination, Alderman Piwonka moved to pay the bills as presented. The motion, seconded by Alderman Henley, was passed with unanimous approval.

During audience comments, Mr. Bill Bomberger said the City needed to be aware that recent cement work performed for the M.U.D. after water lines break appears to be inferior. The work is high, requiring small concrete ramps to connect it into the existing sidewalks and these ramps seem to be cracking up in places. Also, the sinks at the park rest rooms are barely hanging on to the walls. Their brackets need to be reinforced. Also, some sort of chain or a secure latch should be put on the door near the HL&P meter as it swings open now and hits the meter and could break it. Mr. Bomberger also inquired if anyone had looked into insurance rates on the new municipal building as it currently is proposed (without a sprinkler system) and what the rates would be if a sprinkler system was installed. Mayor McDonald said it was still being looked into.

During Council comments, Mayor McDonald said a subsidence district is being formed in the County. City Engineer Bud Abbott was to be the City's representative but, since this is a paid position and Mr. Abbott already receives compensation as a member of the Meadows M.U.D. Board of Directors, he is ineligible for this organization. Another representative is being sought with the names of John Whiteman or Mike Hilliard being given as possibilities.

Alderman Piwonka wondered what the City would do if a tragedy such as Hurricane Hugo were to strike here. He was reminded the City budgeted funds for contingencies such as this. Alderman Hamilton thought the City would probably want to pass an ordinance to prevent looting, also.

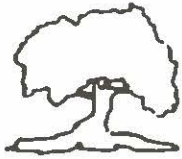
Alderman Henley said the stop sign on Brighton at Mulholland was obscured by tree branches. It is hoped that the City's new ordinance will eliminate this problem.

Alderman Hamilton then moved to go into executive session as authorized by V.T.C.S., Article 6252-17, Section 2, g) to discuss City personnel. The motion was seconded by Alderman Henley and with unanimous approval, Council entered into an executive session at 8:30 p.m.

Returning to open session at 8:45 p.m., Alderman Marshall moved that, there being no further business to discuss, the meeting be adjourned. The motion was seconded by Alderman Henley and with unanimous approval the meeting was adjourned at 8:46 p.m.

Elaine Herff  
Elaine Herff, City Secretary





# CITY OF MEADOWS

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

MAYOR  
JIM McDONALD

ALDERMEN  
CLYDE E. LITTLE  
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:

7:00 P.M., TUESDAY, OCTOBER 10, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

### AGENDA

1. Call to order.
2. Mayor's comments.
3. Consideration of and action on a resolution of the City Council of the City of Meadows, Texas, nominating Mr. Ralph Barnidge as a candidate to the Board of Directors of the Fort Bend County Central Appraisal District.
4. Comments from the audience.
5. Comments from council.
6. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED  
AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 6TH DAY OF  
OCTOBER, 1989, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
OCTOBER 10, 1989  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:03 p.m. by Mayor 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:	Jim McDonald
Aldermen:	Harry Hamilton Terry Henley Clyde Little Richard Marshall David Piwonka

thus constituting a quorum.

Also present was Mr. Ron Bickers representing Boy Scout Troop 301.

Mayor McDonald announced that he had spoken with Mr. Greg Moon concerning the new Municipal Facility and at the October 24th City Council meeting he will have final plans for the building. There can then be a discussion concerning advertising for bids. Mayor McDonald stated he has passed out packages to several banks and has already had one response saying there would be no problems. He reminded Council that they had been invited to attend the Garden Club meeting tonight at 7:30 p.m. There was a small discussion concerning the "overhanging tree and branches" letter that the City had just sent out to residents. The overall response appears to be positive with only a few people calling to complain. Mayor McDonald would like to thank the residents in the next newsletter. Alderman Little asked if the City was really going to enforce the 10' limit over sidewalks. Mayor McDonald said it would definitely be enforced over the street and more discussion will take place at the next Council meeting.

Chief Paul Hughes came into the meeting at this point from an Explorer Scout meeting being held in the Police Department. Chief Hughes had just found out that the Explorer Scouts were going to participate in the opening of the George Planetarium at Brazos Bend State Park on Thursday, October 12, at noon, by directing traffic and training to be guides. Council was invited to the ceremony and a Bar-be-que, but all stated they would not be able to attend.

Mayor McDonald then mentioned the complimentary write up on the City's crime watch program in the Chronicle and also on TV. Chief Hughes stated the Advocate and Star will be doing articles on crime watch programs.

Alderman Hamilton asked Chief Hughes if the black dog that had recently bitten a child had been found. No positive identification of the dog has, or probably every can, be made.

Alderman Piwonka then spoke concerning the purpose of this meeting which is to nominate a candidate to the Board of Directors of the Fort Bend County Central Appraisal District. Alderman Piwonka said Mr. Ralph Barnidge, the person the Mayor is recommending for appointment, is on the MUD Board in First Colony and is anxious to be nominated to the position. Several people have recommended him to Alderman Piwonka.



Alderman Piwonka then read Resolution 89-02:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, NOMINATING MR. RALPH BARNIDGE AS A CANDIDATE TO THE BOARD OF DIRECTORS OF THE FORT BEND COUNTY CENTRAL APPRAISAL DISTRICT.

Alderman Piwonka moved to appoint Mr. Barnidge as a Candidate to the Ft. Bend County Central Appraisal District. Alderman Henley seconded the motion, which passed unanimously.

Under comments from the audience Mr. Ron Bickers of Troop 301 told City Council that 12 boys and 2 adults are going to Wales and want to pay for this trip with work projects. Mr. Bickers asked how they can get a permit to paint house numbers (3" black numerals on a white background) on curbs in the city. Mr. Bickers requested they be the authorized curb painters and have the information put in the newsletter for an ongoing project. There are 28 members in the troop, 85% of them are Meadows' residents.

Mayor McDonald said he had checked with the City Attorney and it is OK. He also stated that the City could buy the scout's supplies. Their goal is \$14,000. Mr. Bickers then read a letter stating what he wants to be put in the City newsletter. He then told Council the Scouts would also like to put containers at the Mall for recycling purposes. Mayor McDonald said the Scouts would have to contact the Mall owners concerning that. Mr. Bickers then asked if there is any work for pay that these 11-16 year olds can do for the City that would normally have to be done by contracting the work out. Mayor McDonald and Council agreed that there probably was something, but it would have to be looked into.

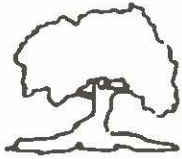
Alderman Marshall said he had been approached by a resident asking him about people who deliver circulars door to door. He wanted to know if it was illegal. Mayor McDonald stated it is not illegal, but it needs to be looked into.

Alderman Hamilton stated he had been questioned by a resident as to why the property values in Meadows were not going up. The resident asked about the possibility of asking a country club to solicit memberships for residents. There was a small discussion on public relations for the City. Mayor McDonald requested this be an agenda item for the next meeting. He also said the City needs to get the newsletter to local realtors and more press coverage.

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 7:28 p.m.

*Debbie Wood*

Debbie Wood, Deputy City Secretary



# CITY OF MEADOWS

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

MAYOR  
JIM McDONALD

ALDERMEN  
CLYDE E. LITTLE  
RICHARD L. MARSHALL  
DAVID J. PIWONKA  
TERRY J. HENLEY  
HARRY D. HAMILTON

CITY SECRETARY  
ELAINE HERFF

## NOTICE OF SPECIAL MEETING

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TEXAS WILL MEET IN SPECIAL SESSION, OPEN TO THE PUBLIC, AS  
FOLLOWS:

7:00 P.M., TUESDAY, OCTOBER 10, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

### AGENDA

1. Call to order.
2. Mayor's comments.
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4. Comments from the audience.
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I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED  
AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 6TH DAY OF  
OCTOBER, 1989, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
OCTOBER 10, 1989  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

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Mayor McDonald announced that he had spoken with Mr. Greg Moon concerning the new Municipal Facility and at the October 24th City Council meeting he will have final plans for the building. There can then be a discussion concerning advertising for bids. Mayor McDonald stated he has passed out packages to several banks and has already had one response saying there would be no problems. He reminded Council that they had been invited to attend the Garden Club meeting tonight at 7:30 p.m. There was a small discussion concerning the "overhanging tree and branches" letter that the City had just sent out to residents. The overall response appears to be positive with only a few people calling to complain. Mayor McDonald would like to thank the residents in the next newsletter. Alderman Little asked if the City was really going to enforce the 10' limit over sidewalks. Mayor McDonald said it would definitely be enforced over the street and more discussion will take place at the next Council meeting.

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Alderman Piwonka then read Resolution 89-02:

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Alderman Piwonka moved to appoint Mr. Barnidge as a Candidate to the Ft. Bend County Central Appraisal District. Alderman Henley seconded the motion, which passed unanimously.

Under comments from the audience Mr. Ron Bickers of Troop 301 told City Council that 12 boys and 2 adults are going to Wales and want to pay for this trip with work projects. Mr. Bickers asked how they can get a permit to paint house numbers (3" black numerals on a white background) on curbs in the city. Mr. Bickers requested they be the authorized curb painters and have the information put in the newsletter for an ongoing project. There are 28 members in the troop, 85% of them are Meadows' residents.

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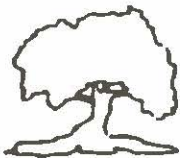
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*Debbie Wood*

Debbie Wood, Deputy City Secretary





# CITY OF MEADOWS

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

MAYOR  
JIM McDONALD

ALDERMEN  
CLYDE E. LITTLE  
RICHARD L. MARSHALL  
DAVID J. PIWONKA  
TERRY J. HENLEY  
HARRY D. HAMILTON

CITY SECRETARY  
ELAINE HERFF

## \*CORRECTED 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, NOVEMBER 8, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Consideration of and action on a resolution of the City Council of the City of Meadows, Texas, in the election of candidates to the Board of Directors of the Fort Bend County Central Appraisal District.
4. Report from Alderman Dick Marshall, Committee Chairman, on formation of a committee to formulate a plan to begin a study of community improvements.
5. Consideration and discussion of new municipal facility with RGM Architects.
6. Presentation of bills:

McClelland consultants	\$1,500.00
Sargent-Sowell, Inc.	911.25
6. Comments from the audience.
7. Comments from council.
8. Adjournment.

I CERTIFY THAT THE ABOVE CORRECTED NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 4TH DAY OF NOVEMBER, 1989, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

\*Please note: Day of meeting has been corrected to WEDNESDAY.



MINUTES OF SPECIAL MEETING  
OF  
NOVEMBER 8, 1989  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The November 8, 1989 meeting of the Meadows City Council was called to order at 7:35 p.m. by Mayor 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:	Jim McDonald
Aldermen:	Harry Hamilton Terry Henley Clyde Little Richard Marshall David Piwonka

thus constituting a quorum.

Mayor McDonald received Council's consensus to rearrange the agenda and begin the meeting with agenda item 5, consideration and discussion of a new municipal facility with RGM Architects. Participating in the discussion with Council were City Attorney Firmin Hickey, Consulting Building Official Joe Edwards, Architect Gregg Moon and Building Official Glen Dillender. Mayor McDonald asked Mr. Moon if there were any changes in the specs since they were passed out for inspection. Mr. Moon said no changes but he wondered how Council wanted to handle the distribution of the specs to the contractors who planned to bid on them. He suggested two ways. One way was to have the printing company sell the sets to the prospective bidders, with no City involvement, resulting in a lesser burden to the City's administrative staff. The other way is for contractors to put up a \$50 returnable deposit for the sets at City Hall. The deposit would be returned within 10 days to the unsuccessful bidders, providing the plans were not marked up and were useable to the successful bidder to pass out to his subcontractors. Council decided the second way, being the most common way, was how the City would distribute the specs.

City Attorney Hickey then congratulated Mr. Moon saying the documents were extremely well done. His comments were not on the plans but on the contractual aspects, cross relating the requirements of this contract to municipal contract law. Some thoughts he had were: to consider adding to the required financial statement an affidavit sworn to by a responsible officer of the organization, attesting to the authenticity of the statement (page 4, #11); to permit no correction or change of bid by any contractors - going so far as to put the statement NO CHANGES WHATSOEVER ALLOWED into the contract (page 5, #15); and requiring the contractor to provide contractual liability insurance (page 7, #20). This is a new type of insurance which is very popular today. It insures that a contractor will not hold the City liable for any problems that might arise during or after construction. It is different from a performance bond in that the bond assures work will be completed and paid for by the bonding company if the contractor fails to do his job. City Attorney Hickey also recommends that additional definitions be added to that of the professional to identify the architect, the building official, etc. He found nothing repugnant in the back part of the agreement.

Mayor McDonald asked if there were any questions for Mr. Hickey. Alderman Little said he failed to see anything to protect the contractor in case of a force majeure. Mr. Hickey explained this was a City contract not a contractor's agreement. If the contractor does not make the completion date because of unreasonable performance, the City would have the right to invoke the performance bond carrier. Mayor McDonald speculated the contractors may try to add rain days to their submitted contracts. Attorney Hickey said there could not be a



deviation to the specs by any contractor. If rain days are defined by the low bidder and the City would like to accept that bid, then it must reject all of the bids and rebid the contract. He said such questions are generally answered during a pre-bid conference. If contractors have problems, they give them to the architect at that time who will inform Council. Council can then amend the contract, informing all bidders of the change before bids are submitted. Attendance at a pre-bid conference can be mandated and Mr. Hickey recommends two such conferences be held so that all contractors can be accommodated. Mr. Moon said he planned to hold a pre-bid conference about mid way into the bidding process but disagreed that it should be mandatory. He feels contractors are apprehensive about submitting questions at these conferences and they are more of a discussion of the contract than a conference. Mr. Edwards agreed the pre-bid conference is basically an exchange of information. The nuts and bolts of the contract are usually discussed at the pre-construction meeting. Attorney Hickey said a pre-bid conference is useful in finding if contractors cannot live with a particular item of the specs.

Consulting Building Official Joe Edwards then gave his thoughts to Council about the specs. He also congratulated Mr. Moon on the fine job he did turning out a clean set of plans and specs. He said he thought the concrete specs throughout the document would be the same. This contract requires 3000# concrete in most cases but also allows some 2500# concrete to be used. He said, unless an inspector is on the job constantly, it is easy for a contractor to substitute 2500# concrete where 3000# concrete is specified. He recommends 3000# concrete be used throughout the project. He also suggested that section 3.02 FORM REMOVAL (page 03100-3) require at least 24 hours before permitting the removal of any forms. He said forms for different materials require different drying times. Light framing requires at least 72 hours drying time and masonry framing required 7 to 10 days of drying time. He also agreed it was a good idea to further define the term professional as suggested by City Attorney Firmin Hickey. He said he was impressed with the way the plans followed the requirements of the zoning ordinance. Parking seemed to be adequate as well as the number of plumbing fixtures. He said a new law affecting jail construction, which will probably come into effect in December, may require some minor alterations in our plans even though we are not constructing jail cells but holding cells used for short detention of prisoners until they can be transported to the county jail. When asked if the law would provide an exemption for holding cells, Mr. Edwards said no, and if the law is passed before City Hall is built, plans for the holding cells must be changed to comply.

Mr. Moon said he is still waiting for a schedule of prevailing wage rates to be given to the contractors. This schedule must be set and passed by a motion of City Council. He has some figures but is not sure what to use. City Secretary Elaine Herff was requested to make some additional calls, to the Association of General Contractors and the City of Sugar Land, to see if an acceptable schedule was available. The bidding process can begin but the contract cannot be let before the schedule is passed.

Alderman Hamilton said he appreciated the fine work done by Mr. Moon and he had a question on the landscaping plans. Mr. Moon said contractors will be asked to give a base bid, for construction, and alternate bids on the landscaping, covered parking, dome and an irrigation system.

City Attorney Hickey told Mayor McDonald that no order or resolution was required from Council before publishing bids. As soon as Mr. Moon finalizes the specs the City may go out for bids. He wants Mr. Moon to be aware that as much information as possible should be required from contractors on the statement of previous work experience. Even if the questions asked are redundant and seem to require excessive information, they may be necessary to assure that the low bidder not only appears to be qualified but can prove that he is qualified because the city is required to award the bid to the



lowest qualified bidder. The bid can only be rejected for cause, not suspicion. Mr. Moon agreed with all of the suggested changes and told Mayor McDonald 3 days to one week's time would be required to incorporate the changes into the specification documents.

Council then continued with the rest of the meeting.

Discussion followed on agenda item #3, whose caption Mayor McDonald read as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, AUTHORIZING THE CASTING OF 18 VOTES ALLOTTED TO THE CITY OF MEADOWS IN THE ELECTION OF CANDIDATES TO THE BOARD OF DIRECTORS OF THE FORT BEND COUNTY CENTRAL APPRAISAL DISTRICT.

Alderman Piwonka said he did some research and he was still recommending that the City cast its 18 votes for the candidate it originally nominated, Ralph Barnidge. He said he spoke with Don Cook of the Ft. Bend I.S.D., who indicated that Board did not feel Mr. Barnidge had much chance of winning enough votes to be elected, so he recommended the City cast its votes for Allen Robinson. Alderman Piwonka then made a motion to adopt the resolution, numbered 89-05, casting 18 votes for Ralph Barnidge. The motion was seconded by Alderman Marshall and passed by unanimous decision.

Reporting on his committee to formulate a plan to begin a study of community improvements, Alderman Marshall said the committee, named Meadows Improvement Committee, will hold its first meeting on November 11. They plan to concentrate on four areas - beautification, promotion, amenities and property values. Alderman Hamilton said he would try to find out the name of a Visual Communication Design Association for the committee's use. Mayor McDonald asked Alderman Marshall to rank the committee's suggestions according to cost and priority. Alderman Marshall said a survey of what the community wanted would probably be taken but he did not expect much response since an earlier survey generated only a 3% response. Alderman Little suggested the best survey would be one taken in person, either door to door or at ball games, etc. Alderman Marshall said the committee would be looking for specific items rather than general ideas. Mayor McDonald said any thoughts or ideas the other Council members, or the general public, had would be welcomed by Alderman Marshall. They should be written down and would be passed on to him. Alderman Henley suggested under the promotion area, the committee should decide what image the City is looking for to project to the rest of the world and how it should convey that image. Perhaps a statement or a motto could be conceived that would promote that image. Mayor McDonald said the committee might suggest an annual event sponsored by the City, such as the Missouri City Snow Fest. He also suggested the committee continue for a long time, and make on going suggestions as the City matures.

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

Returning to Mayor's comments, Mayor McDonald:

1. Said he has sent a loan package to four banks. Two of them have sent representatives out to look at the City and they got the grand tour. No definite answers about the money has been received yet. He put together an unaudited end of the fiscal year statement based on the computer printout as of 9/30/89. He gave it to First City Bank today and NCNB about three days ago. He will give it to Texas Commerce Bank next week. Houston Independent Bank is more familiar with the City than the other banks. Mr. Bruce Huerta with IB is working very hard to get the loan for the City. He would like to have a letter of commitment (preferably from all four banks) and establish which bank to go with before the bid is awarded. He would like to award the bid the week before Christmas.



2. Asked Alderman Little if he would like to have some help on his employee policy committee. Alderman Little said he is currently putting together some resources and hopes to present an outline at the next City Council meeting.

3. Said he would like to discuss the concept of a full time maintenance person at the next City Council meeting. He said he has talked to a man who seemed interested in the job and felt he would be available for awhile. He said he would discuss a job description for the position with Alderman Henley to see if this person is the one the City is looking for.

4. Said the response to the tree and branch ordinance has been phenomenal. Starting on Monday, the City Officer will ride by those residences where a letter was sent to see if compliance was met. If not, a registered letter will be sent requiring compliance within ten days.

During audience comments, Mr. Bill Bomberger again brought up the question of insurance costs on an unsprinkled building. He feels the insurance company will give the City a good insurance break if sprinklers are installed during construction. Mayor McDonald said fire breaks are built into the building and sprinklers are fairly expensive to install but he will be sure the insurance company is called to see what the difference in rates would be.

During Council comments, Alderman Hamilton said he was surprised to read in the City Newsletter that the City's concession stand was opened for business. Several other Aldermen agreed with him. City Secretary Elaine Herff said she understood the concession stand was being manned by Park Commissioner Alan Kane's son on an experimental basis. The Park Commissioners had advertised for someone to run the stand with no results. Commissioner Kane decided to "stake" his son for a period of time to see if the stand could be profitable and what people using the stand like. He hopes to generate enough interest so that someone might inquire how they might be able to run the stand. Alderman Hamilton felt a written policy was needed. Perhaps Commissioner Kane's experiment could be part of a feasibility study answering the questions as to the amount of traffic using the concession stand, what hours it should be opened and what kind of food should be served. It was decided to let the Parks Commission handle this matter.

Alderman Hamilton also wondered what the status of Purvis Disposal Company was. He was informed that the earlier rumor that they were selling some of their assets, including the City's contract, appeared to be false. Mr. Purvis indicated he may request a raise in rates due to increased dump fees and worker's comp premiums and he must put his request in writing along with support of the increase through copies of his bills, etc.

Alderman Marshall wondered if the City could again cut the weeds on the abandoned Cedar Form home which backs up to Dairy Ashford; and if the City could prohibit the distribution of circulars on resident's front doors. It was decided the circular problem is probably covered under freedom of speech. The Cedar Form home will be looked into.

There being no further business to discuss, Alderman Henley moved to adjourn. Alderman Hamilton seconded the motion and with unanimous approval the meeting was adjourned at 9:25 p.m.

  
Elaine Herff, City Secretary





# CITY OF MEADOWS

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

MAYOR  
JIM McDONALD

ALDERMEN  
CLYDE E. LITTLE  
RICHARD L. MARSHAL  
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 28, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

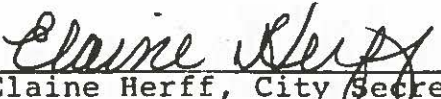
1. Call to order.
2. Consideration and discussion of new municipal facility with RGM architects.
3. Approval of minutes of July 25, 1989, regular meeting; August 22, 1989, regular meeting; September 12, 1989, special meeting; September 14, 1989, special meeting; September 26, 1989, regular meeting; October 10, 1989, special meeting; October 24, 1989, regular meeting; November 8, 1989, special meeting.
4. Mayor's comments.
5. Consideration of and action on changing the date for the December, 1989, regular City Council meeting from December 26, 1989, to December 19, 1989.
6. Consideration and discussion of project reports from Aldermen Marshall and Little.
7. Consideration and discussion on report of tree and brush ordinance compliance.
8. Consideration and discussion of hiring a full time maintenance person.
9. Presentation of bills:

Bernshausen Oil Co.	\$ 769.74
Firmin A. Hickey, Jr.	1700.00
Null Braaten & Co., P.C.	585.00
Southwest Asphalt Materials, Inc.	2148.00
10. Comments from the audience.
11. Comments from council.



12. Executive session as authorized by V.T.S.C., Article 6252-17, Section 2, g) to discuss City personnel.
13. Consideration of and action on results of executive session.
14. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 22ND DAY OF NOVEMBER, 1989, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING  
OF  
NOVEMBER 28, 1989  
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 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:	Jim McDonald
Aldermen:	Harry Hamilton Terry Henley Clyde Little Richard Marshall David Piwonka

thus constituting a quorum.

Also present were Bill Bomberger, Jesse Matthews and Charles DeMagin.

There was no discussion of the new municipal facility with RGM architects since Gregg Moon was not in attendance. Mayor McDonald reported he had been in touch with Mr. Moon who said he has incorporated all suggested changes from the last meeting into the building package. He has set December 10th as a tentative date to have the bid package ready. Mayor McDonald said he has received one loan approval so far and he therefore feels comfortable in putting the work out for bid. Deadline for submission of bids will be the first week of January, 1990. As soon as the bid package is ready, a copy will be sent to F.W. Dodge Company and to the Association of General Contractors.

Alderman Henley then made a motion to approve the minutes of the July 25, 1989, regular meeting; August 22, 1989, regular meeting; September 12, 1989, special meeting; September 14, 1989, special meeting; September 26, 1989, regular meeting; October 10, 1989, special meeting; October 24, 1989, regular meeting; and November 8, 1989, special meeting as presented to Council. The motion was seconded by Alderman Marshall and approved unanimously.

During Mayor's comments, Mayor McDonald:

1. Remarked on the television news coverage given to the City the evening of November 13, after Channel 2 learned Meadows was now listed in Rand McNally's 1990 road atlas;
2. Said he hoped all Councilmen and many City residents would attend the first annual community tree lighting ceremony being held at Stafford Meadows Hospital on December 16, at 5:30 p.m.;
3. Shared with Council a thank you note that has been received from Sheriff Gus George's wife for flowers sent to her expressing the City's sympathy on his death;
4. Informed Council the next crime watch meeting would be held at All Saints Lutheran Church on Thursday, November 30, at 7:30 p.m.;
5. Said he asked Gregg Moon to look into some way to darken the letters on the City of Meadows sign on the Kirkwood esplanade;
6. Encouraged Council to attend the employee's Christmas party on Friday evening, December 15, 7:00 p.m., at Sugar Street Seafood Restaurant.

Council then discussed changing the date of the regular December City Council meeting from December 26, to December 19. Several members had conflicts in their schedules on that date and Alderman Piwonka made a motion to change the date of the December regular City Council meeting to Thursday, December 21. Alderman Henley seconded the motion which passed unanimously.



Alderman Dick Marshall then presented his report on recent actions of the Meadows Improvement Committee. He said they decided there would be four primary areas of responsibility the committee would look into. They are: Beautification, headed by Ron Bickers; Promotion, headed by Ben Coatsworth; Amenities, headed by Jim Early; and Property values, headed by John Bigby.

Under beautification, the committee will look into improving the esplanades on Airport Blvd. with plants and a sign and additional plants in City parks done by Meadows Garden Club. The committee feels area ditches should be cleaned, vacant lots mowed and yards around abandoned homes cleaned up. It was suggested the rental of a street sweeper be looked into as well as building a new activity sign.

Under City amenities, memberships into area country clubs is being looked into. The small park in Meadowglen Section I should be developed and Council should look into purchasing vacant lots in the City.

Ways to promote the City include a freeway exit sign, a realtor brochure, a logo design, expanding splash day or the summer celebration (Mayor McDonald suggested two annual events - a chili cook off in early spring and something to coincide with the Garden Club's November craft sale), a Christmas decoration contest, business development and, perhaps, using the services of an ad agency.

The committee hopes property values can be increased by obtaining a list of area realtors and explaining to them what is available in the City so that they can inform prospective businesses that are relocating and need housing for their employees in this area. (Alderman Hamilton said they should definitely be informed about the quick police response time in the City). Also, abandoned vehicles and vehicles parked on grassy areas in the City need to be looked into as well as possible replacement of some wood fences.

Alderman Little then passed out to Council preliminary drafts of a human resources policy for City employees that he is drafting at the request of Mayor McDonald. He said he is compiling employee manuals from several Cities as well as from Chevron Oil Company (his employer). The first part, General Provisions, explains the purpose, objectives, record keeping, enforcement and definitions of the manual. The second part includes conditions of work as well as a recommended policy for use of City vehicles. Alderman Little plans to add sections on employee benefits, compensation and work titles.

Mayor McDonald then gave Council an update on the letters sent out to residents who were in violation of the ordinance requiring a 10' clearance required for trees and shrubs. He said there was about an 86% compliance throughout the City. The City Officer checked the houses from his first list and a certified letter will be mailed to those who received the first letter but failed to comply with the ordinance. They will be given 10 days to comply before a ticket is issued. The City will keep an eye on all properties, beginning this spring, on a monthly basis, enforcing the ordinance.

Bills were presented to Council for their approval. Mayor McDonald explained the \$2,148 to Southwest Asphalt Materials, Inc. was for the cost of materials to repair the cracks in Dairy Ashford between West Airport and Alston. According to our interlocal agreement, the County supplied the labor for the job. Alderman Henley moved to pay the bills as presented. The motion, seconded by Alderman Little, passed unanimously.

During comments from the audience, Jesse Matthews asked what the latest was on Boy Scouts painting the resident numbers on curbs. Mayor McDonald said he was not sure when they would start as the Scouts were still waiting to hear from the M.C.I.A. about what amount they would donate toward the project. Scout Master Ron Bickers will be in touch with the Fire Department and our Police Department to



determine what combination of paint colors will most effective for the numbers.

Mr. Matthews said he was also interested in what the plans were for development of the 1/4 acre park in the Meadow Glen I subdivision. Mayor McDonald said there was a tentative study done at the same time plans were made for renovation of the big park. Mr. Matthews said he felt residents in the immediate area were willing to donate labor to develop that pocket park.

Bill Bomberger said he would be willing to be on the Meadows Improvement Committee. He felt something should be done to contact owners of the two vacant City lots (one from fire and one leveled by the City) to see if they wouldn't like to sell them to an interested builder. He also reminded Council to check on insurance costs of the new Municipal Complex without a fire sprinkler system and told Council that a Stafford fire truck was again being housed in Meadows at the barn on Kirkwood.

During Council comments, Alderman Hamilton said our quick police response time was a real selling point for the City. He said he had a van stolen from the parking lot of Marshall's (across the freeway in Houston) and had to wait an hour and a half for the Houston police to respond. When they finally arrived, they said he was lucky they came as fast as they did. After returning home, he found out Missouri City police had already found the van and had been trying to contact him. He wondered if City insurance rates could go down because of our quick police response time. Discussion revealed that insurance rates were set on a county-wide basis and Fort Bend County already has lower insurance rates than Harris County.

Alderman Little wondered about garbage cans in the park and was told they were ordered but not yet delivered.

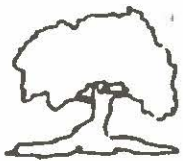
Council then discussed hiring a full time maintenance person for the City. Alderman Henley's previous study of current budget figures showed that the salary of such an employee could be taken from funds currently allotted to various contracted janitorial and maintenance services. Our current maintenance person, Kermit McCarver, was asked, and he refused the position. Mayor McDonald did some "scouting around" and found a person whom he feels could fill the position and planned to discuss him during the authorized executive session. Alderman Henley said he believes the City is ready for a full time maintenance person.

Alderman Hamilton then made a motion Council take a short break and, upon returning, go into executive session as authorized by V.T.S.C., Article 6252-17 Section 2, g) to discuss City personnel. The motion was seconded by Alderman Piwonka and unanimously passed. At 8:29 p.m. Council adjourned for a short break.

Returning to open session at 8:54 p.m., Mayor McDonald said there was nothing to consider from the results of the executive session and said he would entertain a motion to adjourn. Alderman Piwonka made a motion, seconded by Alderman Henley, to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:55 p.m.

  
Elaine Herff, City Secretary





# CITY OF MEADOWS

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

MAYOR  
JIM McDONALD

ALDERMEN  
CLYDE E. LITTLE  
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., THURSDAY, DECEMBER 21, 1989  
MEADOWS CITY HALL, 12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

## AGENDA

1. Call to order.
2. Approval of minutes of November 28, 1989, regular meeting.
3. Mayor's comments.
4. Presentation of Crime Prevention Award from the Police Chief to Debbie LeBlanc.
5. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary to enter into an agreement with Moroney, Beissner & Co., Inc., for the purpose of acting as financial advisors to the City of Meadows in connection with the financing of a City Hall complex in a form as attached hereto and marked Exhibit "A".
6. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary to enter into an agreement with Vinson & Elkins for bond council services in connection with the financing of a City Hall complex in a form as attached hereto and marked Exhibit "A".
7. 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 1990 the terms and conditions of interlocal agreement(s) entered into between the City and County for the calendar year 1989 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 in a form as attached hereto and marked Exhibit "A".
8. Consideration of and action on an ordinance providing for the taxation of property exempt under Article VIII, Section 1-j, Texas Constitution beginning with the 1990 tax year.

9. Consideration of and action on an ordinance ascertaining the general prevailing wage rates for various construction crafts and trades for building construction performed under contract with the City of Meadows, Texas; adopting such wage rates as the minimum wage rates for such construction crafts and trades on such contracts; and providing that these rates shall apply to certain City contracts on or after the effective date.
10. Consideration of and action a resolution authorizing the Meadows Police Department to use vehicles without City inscriptions affixed for the purpose of performing its official duties.
11. 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, 1989, and ending on the 1st day of February, 1991, pursuant to the provisions of Chapter 24 of the Code of Ordinances of the City of Meadows.
12. 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, 1990, and ending on the 31st day of December, 1992, pursuant to the provisions of Chapter 21.5 of the Code of Ordinances of the City of Meadows.
13. Consideration of and action on an ordinance confirming the appointment of both regular and alternate members of the Building Standards Commission for a term commencing on the 23rd day of June, 1989, and ending on the 23rd day of June, 1991, pursuant to the provisions of Chapter 24 of the Code of Ordinances of the City of Meadows.
14. Consideration and discussion of project reports from Aldermen Marshall and Little.
15. Consideration and discussion of street name for City Hall location.
16. Presentation of bills:

Bernshausen Oil Co.	\$ 783.23
Ft. Bend CAD	1,227.00
Firmin A. Hickey, Jr.	1,440.25
Houston Fence Co. Inc.	978.00
National Forms & Office Products	550.80
Texas Municipal League	940.00
17. Comments from the audience.
18. Comments from council.



19. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 15TH DAY OF DECEMBER, 1989, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING  
OF  
DECEMBER 21, 1989  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:37 p.m. by Mayor 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:	Jim McDonald
Aldermen:	Harry Hamilton Terry Henley Clyde Little Richard Marshall David Piwonka

thus constituting a quorum.

Also present were Pete Fisher , vice persident of Moroney, Beissner & Co., Inc., Officer Mike Deans, Judy Deans, residents Mr. & Mrs. Joel LeBlanc, their son and Houston Chronicle reporter Charles DeMagin.

Alderman Marshall moved to approve the minutes of the November 28, 1989, regular meeting as written. The motion was seconded by Alderman Henley and approved unanimously.

Mayor McDonald received Council's consensus to rearrange the agenda and proceed with agenda item 4, presentation of a Crime Prevention Award from the Police Chief to Debbie LeBlanc. Mayor McDonald introduced Officer Mike Deans who was presenting the award in place of Police Chief Hughes. Officer Deans explained that Mrs. LeBlanc had observed two males who were acting suspiciously by changing out licenses plates on a vehicle in her neighbor's driveway. She notified the police. Officer Deans, together with Sergeant Pickett was able to apprehend the burglars as they were exiting the house with stolen weapons. These burglars had contacts with other groups in the southwest Houston area. Mrs. LeBlanc could very well have prevented a number of other burglaries in Meadows as well as saved lives with her phone call. Mayor McDonald congratulated Mrs. LeBlanc for her community service.

Returning to Mayor's comments, Mayor McDonald:

1. Said the Christmas party held last Friday night was a success and he hopes to see it made an annual event.

2. Informed Council a maintenance person has been hired, effective January 2, 1990, and he will be asked to make an appearance at Council's January meeting.

3. Announced the "Request for Bids Notice" will appear in the Mirror this weekend as well as the following two weekends. Bids will be opened January 23, and Council will be informed of the numbers at the regular meeting that evening.

4. Asked Council to think about recommendations for at least two City Commissions. Alan Kane has resigned from the Parks Commission and Jesse Matthews has resigned from the Planning and Zoning Commission.

5. Told Council the details have been worked out for the Boy Scouts to paint the street numbers on curbs in front of residences. The M.C.I.A. will pick up the balance of the cost after the City's donation.



Mayor McDonald than read the caption to the following ordinance:  
AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY TO ENTER INTO AN AGREEMENT WITH MORONEY, BEISSNER & CO., INC., FOR THE PURPOSE OF ACTING AS FINANCIAL ADVISORS TO THE CITY OF MEADOWS IN CONNECTION WITH THE FINANCING OF A CITY HALL COMPLEX IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald introduced Mr. Pete Fisher with Moroney, Beissner & Co., Inc. He explained that the company was recommended by City Attorney Firmin Hickey, who was acquainted with them through dealings with other cities Mr. Hickey represents. Mayor McDonald has had several discussions with Mr. R. David Fetzer, President, and Mr. Peter Fischer, Vice President of the company and he is convinced the best economical way to approach financing for the new City Hall complex is to retain the services of Moroney, Beissner & Co., Inc. to sell certificates of obligation. Mr. Fisher said he, through his company, would prepare the necessary documents for the sale. At Council's regular January meeting on the 23rd, when the bids are read, he will bring a resolution to be passed by Council to authorize the City to proceed with their intent to sell the bonds to finance the certificates of obligation. A copy of the resolution must then be published on the same day for two consecutive weeks in the City's official newspaper. Council may then adopt the ordinance. Mr. Fisher said he did not feel there would be a problem selling the bonds in the \$600,000 to \$900,000 price range. To get the best interest rate, some insurance on the bonds will also be obtained. The bonds should receive a AAA rating, which will entitle them to receive the lowest interest rate. Mr. Fisher said the job of his company was to obtain for the City the best possible interest rate available. Obtaining the opinion of a bond council will then be necessary to make the bonds marketable and tax exempt. This will assure the bonds are authorized by the State of Texas and that they are tax exempt. Alderman Piwonka said he has known Pete Fisher for a long time through dealings with the Alief Independent School District and he highly recommends him.

Alderman Piwonka then moved to accept the ordinance, numbered 89-030, authorizing the Mayor and the City Secretary to enter into an agreement with Moroney, Beissner & Co., Inc., for the purpose of acting as financial advisors to the City of Meadows in connection with the financing of a City Hall complex in a form as attached hereto and marked Exhibit "A". Alderman Henley seconded the motion. Alderman Hamilton received Mr. Fisher's assurance that the only way the City would have to pay Moroney, Beissner & Co. was if they were successful with the sale. The motion passed by unanimous decision.

Mr. Fisher said the next step was to focus in on the dollar amount the City is requesting in order to prepare the documents. He plans to be prepared to present an agenda for the sale at Council's meeting on the 23rd of January.

Mayor McDonald then read the caption to the next ordinance considered:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY TO ENTER INTO AN AGREEMENT WITH VINSON & ELKINS FOR BOND COUNCIL SERVICES IN CONNECTION WITH THE FINANCING OF A CITY HALL COMPLEX IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mr. Fisher said after talking with Meadows City Attorney Firmin Hickey, he was recommending the City obtain the services of Mr. Cliff Youngblood with Vinson & Elkins as bond attorney. His fee, as stated in the agreement, would be \$5,000 plus expenses, which should be a minimal amount of \$200 - \$300. Alderman Henley moved to pass the ordinance, authorizing the Mayor and the City Secretary to enter into



an agreement with Vinson & Elkins for bond council services in connection with the financing of a City Hall complex in a form as attached hereto and marked Exhibit "A". Alderman Little seconded the motion which passed unanimously.

Mayor McDonald 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 AN INTERLOCAL AGREEMENT WITH FORT BEND COUNTY TO RENEW, EXTEND AND CONTINUE FOR THE CALENDAR YEAR 1990 THE TERMS AND CONDITIONS OF INTERLOCAL AGREEMENT(S) ENTERED INTO BETWEEN THE CITY AND COUNTY FOR THE CALENDAR YEAR 1989 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 IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Alderman Hamilton moved to passed the ordinance, numbered 89-032, as read by Mayor McDonald. The motion was seconded by Alderman Marshall and passed unanimously.

Mayor McDonald read the caption to the following ordinance:

AN ORDINANCE PROVIDING FOR THE TAXATION OF PROPERTY EXEMPT UNDER ARTICLE VIII, SECTION 1-j, TEXAS CONSTITUTION BEGINNING WITH THE 1990 TAX YEAR.

Mayor McDonald explained the City currently had no manufactured goods in transit, or some state of manufacture, to be taxed within its boundaries. Because a constitutional amendment providing for an exemption of the taxation of these goods was passed statewide in the November election, local taxing authorities must pass an ordinance at this time providing for their taxation. The City can revoke the ordinance later if it becomes feasibly necessary. Alderman Little moved to pass the ordinance, numbered 89-033, as read. The motion, seconded by Alderman Henley, was passed by unanimous decision.

The following ordinance caption was then read by Mayor McDonald:

AN ORDINANCE ASCERTAINING THE GENERAL PREVAILING WAGE RATES FOR VARIOUS CONSTRUCTION CRAFTS AND TRADES FOR BUILDING CONSTRUCTION PERFORMED UNDER CONTRACT WITH THE CITY OF MEADOWS, TEXAS; ADOPTING SUCH WAGE RATES AS THE MINIMUM WAGE RATES FOR SUCH CONSTRUCTION CRAFTS AND TRADES ON SUCH CONTRACTS; AND PROVIDING THAT THESE RATES SHALL APPLY TO CERTAIN CITY CONTRACTS ON OR AFTER THE EFFECTIVE DATE.

Mayor McDonald explained it was necessary to adopt these wage rates so that they would be available to contractors bidding on the new City Hall facility. The wages are the same being used by the City of Houston at this time. Alderman Piwonka moved to adopt the ordinance, numbered 89-034, providing a prevailing wage rate scale for the City of Meadows. The motion was seconded by Alderman Marshall and passed with unanimous approval.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION AUTHORIZING THE MEADOWS POLICE DEPARTMENT TO USE VEHICLES WITHOUT CITY INSCRIPTIONS AFFIXED FOR THE PURPOSE OF PERFORMING ITS OFFICIAL DUTIES.



Mayor McDonald explained that State law required all City owned vehicles to be clearly marked with the City's name, with the exception of vehicles used in undercover police work. These vehicles must be so designated and the State must be made aware of them. The vehicles designated by this ordinance as unmarked vehicles for use by the City of Meadows Police Department are the ones currently used by the City's police chief (a Dodge Ram Charger), detective (a truck picked up in a drug raid) and sergeant (a Ford sedan). Alderman Henley moved to pass the resolution, numbered 89-006, authorizing the unmarked vehicles. Alderman Little seconded the motion which passed unanimously.

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, 1989, AND ENDING ON THE 1ST DAY OF FEBRUARY, 1991, PURSUANT TO THE PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS.

Mayor McDonald was recommending Greg Moon, Robert Ramsey and Craig Kress be appointed to serve the term from 2/1/89 through 2/1/91 and Jim Milner be appointed to serve the term from 2/1/90 through 2/1/92. This commission needs another member and Council should submit suggestions to the Mayor as soon as possible. Alderman Marshall moved the ordinance be passed as written. The motion, seconded by Alderman Henley, passed unanimously.

Mayor McDonald read the caption to the following ordinance:

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, 1990, AND ENDING ON THE 31ST DAY OF DECEMBER, 1992, PURSUANT TO THE PROVISIONS OF CHAPTER 21.5 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS.

Mayor McDonald said he was recommending the reappointment of current commission members: John Joyner, Wayne Herff and Ron Rice. He said these members, as well as all of the various other commission members being reappointed this evening are doing a very good job for the City. Alderman Piwonka moved to approve the ordinance, numbered 89-036, appointing members to the Board of Parks and Recreation Commission as recommended. Alderman Marshall seconded the motion which passed unanimously.

AN ORDINANCE CONFIRMING THE APPOINTMENT OF BOTH REGULAR AND ALTERNATE MEMBERS OF THE BUILDING STANDARDS COMMISSION FOR A TERM COMMENCING ON THE 23RD DAY OF JUNE, 1989, AND ENDING ON THE 23RD DAY OF JUNE, 1991, PURSUANT TO THE PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS.

Mayor McDonald recommended the reappointment of current commission members as follows: regular members - Ken Wright, Jon Bergeron, John Joyner, William Bomber and Dr. Carl Meisner; and alternate members - George Barnts and Richard Spade. Alderman Little moved to pass the ordinance, numbered 89-037, appointing Building Standards Commission members as recommended. The motion, seconded by Alderman Piwonka, was unanimously approved.

Alderman Marshall reported on his City Improvement Committee. He said there was no regular meeting in December. They would meet again in January and he would report on that meeting at the January regular meeting.



Alderman Little, reporting on his employee policy manual project, reminded Council that at the last meeting he gave them recommendations for conditions of work for employees and general policies for use of City owned vehicles. This evening he gave Council copies of recommendations of performance evaluations of City employees. He said he was making no changes to current policies, just adding some new suggestions. He asked Council if the form he was putting the policies in was acceptable to them. Mayor McDonald recommend each member of Council review the policies as presented and, perhaps, a short workshop meeting could be scheduled later.

Mayor McDonald then opened a short discussion on choosing a street name for the small street off of West Airport, leading into the mall parking lot, on which the new City Hall complex will be located. The street was originally scheduled to be called Bloomington Lane but when the mall was constructed the street alignment was changed. Alderman Hamilton suggested the street be named after the City's first mayor. Another suggestion was City Hall Drive. Mayor McDonald said he did not think a personal name was suitable and asked Council to think about names for the street.

Bills were presented for Council's approval. Alderman Henley moved to pay the bills as presented. The motion was seconded by Alderman Marshall and unanimously passed.

During audience comments, resident Bill Bomberger again asked if the City has checked into insurance rates on an unsprinkled building. Mayor McDonald said he has located the people who could help us with the question and he will give them a set of the plans when they are available.

During council comments, Alderman Henley said he attended the annual HGAC meeting and received some ideas about creative financing the City might consider implementing. Those he suggested, increasing the traffic arrest fee charged by the City from \$3 to \$5, and increasing the warrant service fee from \$25 to \$35 have already been implemented by the City.

Alderman Hamilton said he was beginning to wonder where the funds will come from when the City begins to repair its streets. Mayor McDonald said some funds for the main thoroughfares may be available from the State Government. West Airport is currently being extended by the State to Riceville School Road and plans are underway to extend it through to Highway 6.

There being no further business to discuss, Alderman Hamilton made a motion to adjourn. Alderman Henley seconded the motion and with unanimous approval the meeting was adjourned at 8:34 p.m.

  
Elaine Herff, City Secretary