



12002 Southwest Freeway  
Stafford, Texas 77477  
Tel (713) 240-7890  
Fax (713) 240-8003

## 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 14, 1992  
MEADOWS CITY HALL  
12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Harry D. Hamilton  
Terry J. Hanley  
Clyde E. Little  
Richard L. Marshall  
David J. Plwonka

City Secretary  
Elaine Herff

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Consideration of and action on an ordinance amending Chapter 21.5 of the Code of Ordinances of the City of Meadows, Texas, entitled "Parks and Recreation," Article I, entitled "In General," by adding thereto a new Section 21.5-6, entitled "Regulation of Parks and Public Grounds," providing authority to the Director of Parks and Recreation to limit, regulate and control the use of public parks within the City of Meadows, Fort Bend County, Texas.
6. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute an agreement for landscape architectural services with J. Pat Sears, 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 agreement with CHC & Sons Lawn Systems for landscape development to the City of Meadows Municipal Facility. in a form as attached hereto and marked Exhibit "A".

8. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute an agreement with Sam's Club for furniture for the City of Meadows Municipal Facility, in a form as attached hereto and marked Exhibit "A".
9. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute an agreement with Jesse Ramirez of J. Ram Contractors for repair to city streets, in a form as attached hereto and marked Exhibit "A".
10. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute change order number four (4) to a contract for the construction of the City of Meadows Municipal Facility with LeRoy A. Goin D/B/A L. Arnold Construction, in a form as attached hereto and marked Exhibit "A".
11. Presentation of bills:
- |                                |             |
|--------------------------------|-------------|
| Bernshausen Oil Co.            | \$ 1,362.55 |
| City of Missouri City          | 552.00      |
| Houston-Galveston Area Council | 13,296.73   |
| Incentive Sales Action         | 1,025.00    |
| Trailer Wheel & Frame Co.      | 579.90      |
12. Consideration of and action on the ratification of the following expenditure:
- |              |             |
|--------------|-------------|
| J. Pat Sears | \$ 1,500.00 |
|--------------|-------------|
13. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 11TH DAY OF JANUARY, 1992, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
JANUARY 14, 1992  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:30 p.m. by Mayor 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.

During Mayor's comments, Mayor McDonald:

1. Polled council on their preferred date (March 7 or March 14) for an open house at the city's new municipal facility. Since the last day of school before spring break for the Fort Bend I.S.D. is on March 13, it was anticipated that many residents may be gone on the 14th and a tentative date of March 7 was set. Council was requested to turn in a list of those people they think should receive invitations to the open house to the City Secretary by February 14. All residents will be invited through the city's Newsletter. The open house will probably last for a three to four hour period.

2. Announced the HGAC annual meeting will be held the evening of January 31 and asked all council members to let the City Secretary know of their intent to attend the meeting.

There were no audience comments.

During council comments, Alderman Hamilton noted that the new vehicle decals were in. He said he was working on how to put the logo on the new city truck and what the logo should read besides City of Meadows. The department would like to be known as the Public Works Department of the City. This wording will also appear on the truck door. A problem with paint on the door has been solved.

Alderman Henley commented that several residents have questioned him as to why the city is no longer recycling plastics. He has been in touch with a representative of American Recycling Corp. (located near the Astrodome) who has informed him that the company currently has two to three million pounds of plastics on their property. There is no market for the plastics and, as of last week, the company is no longer accepting plastics for recycling. He will write an article with this information for the Newsletter.

Alderman Little said a resident has questioned him about the intent of the city's occupancy ordinance. The resident believes he was told by City Hall that nothing could be done about rent houses. The complaint will be looked into.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 21.5 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS, ENTITLED "PARKS AND RECREATION," ARTICLE I, ENTITLED "IN GENERAL," BY ADDING THERETO A NEW SECTION 21.5-6, ENTITLED "REGULATION OF PARKS AND PUBLIC GROUNDS," PROVIDING AUTHORITY TO THE DIRECTOR OF PARKS AND RECREATION TO LIMIT, REGULATE AND CONTROL THE USE OF PUBLIC PARKS WITHIN THE CITY OF MEADOWS, FORT BEND COUNTY, TEXAS.



Mayor McDonald said this authority is needed to close the park when it is not in the best interest to allow traffic on the fields. The Parks Directors will file with the City Secretary a statement that "Under these types of conditions, (and list the conditions,) we are going to close the park." Alderman Piwonka moved to adopt the ordinance, numbered 92-01, providing the authority to limit, regulate and control the use of public parks within the city. Alderman Henley seconded the motion which passed with unanimous approval.

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 AGREEMENT FOR LANDSCAPE ARCHITECTURAL SERVICES WITH J. PAT SEARS, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald called upon Mr. Sears to explain the details of the agreement to council. Mr. Sears said the contract contained three main sections. Section one related to the Small Business Association grant that had been applied for and received by the city. Section two pertains to a grounds maintenance program the mayor would like Mr. Sears to organize and oversee in the city. Section three states fees for the first two services. The only section being considered this evening was section one. Much of the work with the Small Business grant has already been completed. Alderman Little, who submitted the original grant request, said he has worked closely with Mr. Sears for at least two months. He recommends the city enter into the agreement with Mr. Sears. He then made a motion that council approve the ordinance, numbered 92-02, authorizing the Mayor and City Secretary to enter into an agreement for landscape architectural services with J. Pat Sears. Alderman Hamilton 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 AGREEMENT WITH CHC & SONS LAWN SYSTEMS FOR LANDSCAPE DEVELOPMENT TO THE CITY OF MEADOWS MUNICIPAL FACILITY IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald asked Mr. Sears to discuss the bid package and report on the bids that had been received. Mr. Sears said the bid specifications consisted of four parts and that bids had been received from five qualified contractors. The total amounts of the bids were wide spread. The plans show two different contracts. The first contract is for construction of berms and placement of grass and an irrigation system within the project limits of the new municipal facility. The second contract is the overall landscaping plan for the site. The plan was broken into two pieces because part of the funds (\$12,000 for tree planting) are covered under the Small Business grant. The irrigation section at the site as well as along Trojan Drive will be the city's 'in kind' contribution of \$15,200. The bids were broken into five parts. The base bid was for the cost of the live oak and crepe myrtle trees which is covered by the grant. Additional bid one was for bed preparation. Additional bid two was for shrubs and ground cover. Mr. Sears explained the modular, stair-step design of the building will be repeated in the shrub planting. Additional bid three was for the irrigation cost. And additional bid four was for the construction of modular stepping stones around the flag pole area as well as the possibility of installing an additional sidewalk from the employee parking area to the security door in the police department as well as the addition of a safety sidewalk to be poured from the point the already installed sidewalk stops to a point to where traffic would normally stop at the entrance to the site.



Aldermen Hamilton and Piwonka asked Mr. Sears if he was satisfied with the lowest bidder and if he really thought CHC & Sons would do the job at the price he bid. Mr. Sears said he felt the materials alone would cost \$25,000. He offered the contractor an opportunity to pull out of the bidding. Qualifications were examined. CHC & Sons checks out in every way. Mr. Sears feels they can do the job but they will not make any profit. Our bidding process obligates us to award the contract to the lowest qualified bidder. Alderman Little reminded council an additional \$14,000 will need to be spent on landscaping Troyan Drive from Airport to past City Hall. When this is completed, the drive will be a very pleasant one. Alderman Henley moved to adopt the ordinance, numbered 92-03, authorizing the Mayor and City Secretary to enter into an agreement with CHC & Sons Lawn Systems for landscape development to the Municipal Facility. Alderman Marshall seconded the motion which carried 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 AGREEMENT WITH SAM'S CLUB FOR FURNITURE FOR THE CITY OF MEADOWS MUNICIPAL FACILITY, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald said three bids, ranging from \$17,094 to \$11,923 for the furniture had been received. All prices included delivery and assembly. Sam's Club submitted the lowest bid. Alderman Piwonka made a motion to authorize the Mayor and City Secretary to execute an agreement with Sam's Club for furniture for the municipal facility. Alderman Little seconded the motion which passed with unanimous approval.

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 AGREEMENT WITH JESSE RAMIREZ OF J. RAM CONTRACTORS FOR REPAIR TO CITY STREETS, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald said the repairs would be made to several areas on West Airport, Kirkwood and Dorrance streets. Since the contract is for street repairs, the bidding process was not necessary. Another estimate, which was higher, was obtained, however. The M.U.D. will participate in the repairs by paying for the costs around the drainage areas. Alderman Hamilton moved to approve the ordinance, numbered 92-05, authorizing the Mayor and City Secretary to execute an agreement with Jesse Ramirez for repair to city streets. Alderman Henley seconded the motion which passed unanimously.

Mayor McDonald read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE CHANGE ORDER NUMBER FOUR (4) TO A CONTRACT FOR THE CONSTRUCTION OF THE CITY OF MEADOWS MUNICIPAL FACILITY WITH LEROY A. GOIN D/B/A L. ARNOLD CONSTRUCTION, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald the change, totaling \$10,504, was for a berm reconfiguration, additional sodding and changes to the return air ducts in the council/court chambers. Upon approval, the total cost of the contract will be \$762,550. Alderman Marshall moved to adopt the ordinance, numbered 92-06, authorizing the Mayor and the City Secretary to execute change order number four with contractor LeRoy A. Goin. The motion was seconded by Alderman Henley and passed unanimously.



Bills were presented for council's approval. Mayor McDonald explained the bill to Missouri City was for 1992 use of their radio antenna. The bill to HGAC was for the new Ford pickup truck. The bill to Incentive Sales Action was for the new vehicle decals. The Trailer Wheel & Frame Co. bill was for a bed cover and tool box installed on the new truck. Alderman Henley made a motion to pay the bills as presented. Alderman Piwonka seconded the motion which passed unanimously.

Mayor McDonald then asked council to ratify a payment of \$1,500 to J. Pat Sears. He said the payment was for work already completed but just approved this evening. Alderman Piwonka moved to ratify the expenditure with Alderman Henley seconding the motion. The motion was unanimously approved.

There being no further business to discuss, Alderman Little moved to adjourn the meeting. Alderman Piwonka seconded the motion and with unanimous approval the meeting was adjourned at 8:36 p.m.

  
Elaine Herff, City Secretary





12002 Southwest Freeway  
Stafford, Texas 77477  
Tel (713) 240-7830  
Fax (713) 240-4003

## 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 28, 1992  
MEADOWS CITY HALL  
12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

### Mayor

Jim McDonald

### Aldermen

Harry D. Hamilton

Terry J. Herley

Clyde E. Little

Richard L. Marshall

David J. Pivonka

### City Secretary

Elaine Herff

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Presentation of Officer of the Year Award by Police Lieutenant Michael Pickett.
6. Recognition of employees for years of service to the City as follows: Charles Johnson, 2 years.
7. Approval of minutes of November 7, 1991, special meeting; November 26, 1991, regular meeting; and December 17, 1991, regular meeting.
8. Consideration of and action on an ordinance adopting a new Chapter 9.5 to the Code of Ordinances of the City of Meadows, entitled "Automated Burglar/Theft Alarm Protective Services," and providing therein Section 9.5-1, entitled "Definitions"; Section 9.5-2, entitled "Applicability"; Section 9.5-3, entitled "Permit Required; Annual Renewal"; Section 9.5-4, entitled "Permit Application"; Section 9.5-5, entitled "Duty of Permit Holder"; Section 9.5-6, entitled "Permit Required for Existing Alarm System"; Section 9.5-7, entitled "Permit Not Transferable; New Permit Required Upon Transfer of Property; Permit Form"; Section 9.5-8, entitled "Production of Permit for Inspection"; Section 9.5-9, entitled "Duties of Permit Holder Generally"; Section 9.5-10, entitled "Duty to Repair or Deactivate System"; Section 9.5-11, entitled "Duty to Provide Access to Alarm Site"; Section 9.5-12, entitled "Alarm



System Requirements"; Section 9.5-13, entitled "Report of Alarm System Installation"; Section 9.5-14, entitled "Requirements for an Alarm System Business"; Section 9.5-15, entitled "Notification Duties of Alarm System Business/Telephone Answering Service Generally"; Section 9.5-16, entitled "Fees and Charges for False Alarms"; Section 9.5-17, entitled "Suspension or Termination of a Permit"; Section 9.5-18, entitled "Reinstatement of Revoked Permit"; and Section 9.5-19, entitled "Mayor May Establish Rules," providing for comprehensive regulation of automated burglar and theft alarm devices in the City of Meadows.

9. 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 numbered Section 20-23, entitled "Minors in Possession of Alcoholic Beverages and Other Controlled Substances."
10. 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 beginning on the 1st day of February, 1992, and ending on the 1st day of February, 1994, pursuant to the terms and provisions of Chapter 24 of the Code of Ordinances of the City of Meadows.
11. Consideration of and action on an ordinance calling an election for the City of Meadows, Texas, to be held on Saturday, the 2nd day of May, 1992, for the purpose of electing city officials and appointing election officials, providing for absentee voting and providing for notice of said election.
12. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute an agreement with J. Pat Sears, A.S.L.A., to provide Landscape Architectural Services for a Landscape Maintenance Program for the City of Meadows, in a form as attached hereto and marked Exhibit "A".
13. Reports from chairmen of Council Committees previously appointed by Mayor.
14. Presentation of bills:
 

Bernshausen Oil Co.	\$ 832.49
Cameo Software Solutions, Inc.	1,210.00
Firmin A. Hickey, Jr.	2,343.29
Ft. Bend Co., Precinct 3	1,305.68
Laura's	1,784.60
Null & Associates	5,450.00



15. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 24TH DAY OF JANUARY, 1992, BY 7:00 P.M.

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

(SEAL)

MINUTES OF REGULAR MEETING  
OF  
JANUARY 28, 1992  
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  
Richard Marshall  
David Piwonka

and the following member absent:

Clyde Little

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted that the deadline for the contractor to finish the municipal facility is February 10. This is five to six days past the original planned completion date. Open house is scheduled for March 7.

There were no comments from the audience.

There were no comments from council.

Mayor McDonald received council's consensus to address agenda item 7, approval of minutes, next. After some discussion, during which spelling and wording corrections were made, Alderman Marshall made a motion to approve the minutes of the November 7, 1991, special meeting; November 26, 1991, regular meeting; and December 17, 1991, regular meeting with the changes noted. Alderman Piwonka seconded the motion which passed unanimously.

Mayor McDonald then called upon Police Lieutenant Michael Pickett who presented the Officer of the Year Award to Officer Randy Schlauch. Lieutenant Pickett noted that all city employees voted for the officer whom they felt was most representative of the image a Meadows Police Officer should be. This year's winner, Officer Randy Schlauch started with the department in September of 1988 after receiving an Associate Degree in Criminal Justice from Wharton County Junior College. He has been a dependable, adaptable employee and has helped to catch several burglars within the past two years while on duty. Lieutenant Pickett Presented Officer Schlauch with his award and explained he would also be presented with campaign ribbons to wear on his uniform. A new program with the MPD, these ribbons will be presented to officers for their various accomplishments.

Mayor McDonald then presented Charles Johnson with a certificate of appreciation for the two years of service he has given to the city in its Maintenance Department. Mayor McDonald noted the department has recently had a name change to the Public Works Department.

Mayor McDonald then asked City Secretary Elaine Herff to read the caption to the following ordinance:

AN ORDINANCE ADOPTING A NEW CHAPTER 9.5 TO THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "AUTOMATED BURGLAR/THEFT ALARM PROTECTIVE SERVICES," AND PROVIDING THEREIN SECTION 9.5-1, ENTITLED "DEFINITIONS"; SECTION 9.5-2, ENTITLED "APPLICABILITY"; SECTION 9.5-3, ENTITLED "PERMIT REQUIRED; ANNUAL RENEWAL"; SECTION 9.5-4, ENTITLED "PERMIT APPLICATION"; SECTION 9.5-5, ENTITLED "DUTY OF PERMIT HOLDER";



SECTION 9.5-6, ENTITLED "PERMIT REQUIRED FOR EXISTING ALARM SYSTEM"; SECTION 9.5-7, ENTITLED "PERMIT NOT TRANSFERABLE; NEW PERMIT REQUIRED UPON TRANSFER OF PROPERTY; PERMIT FORM"; SECTION 9.5-8, ENTITLED "PRODUCTION OF PERMIT FOR INSPECTION"; SECTION 9.5-9, ENTITLED "DUTIES OF PERMIT HOLDER GENERALLY"; SECTION 9.5-10, ENTITLED "DUTY TO REPAIR OR DEACTIVATE SYSTEM"; SECTION 9.5-11, ENTITLED "DUTY TO PROVIDE ACCESS TO ALARM SITE"; SECTION 9.5-12, ENTITLED "ALARM SYSTEM REQUIREMENTS"; SECTION 9.5-13, ENTITLED "REPORT OF ALARM SYSTEM INSTALLATION"; SECTION 9.5-14, ENTITLED "REQUIREMENTS FOR AN ALARM SYSTEM BUSINESS"; SECTION 9.5-15, ENTITLED "NOTIFICATION DUTIES OF ALARM SYSTEM BUSINESS/TELEPHONE ANSWERING SERVICE GENERALLY"; SECTION 9.5-16, ENTITLED "FEES AND CHARGES FOR FALSE ALARMS"; SECTION 9.5-17, ENTITLED "SUSPENSION OR TERMINATION OF A PERMIT"; SECTION 9.5-18, ENTITLED "REINSTATEMENT OF REVOKED PERMIT"; SECTION 9.5-19, ENTITLED "MAYOR MAY ESTABLISH RULES," PROVIDING FOR COMPREHENSIVE REGULATION OF AUTOMATED BURGLAR AND THEFT ALARM DEVICES IN THE CITY OF MEADOWS.

Discussion followed during which Mayor McDonald explained this ordinance will required the registration of any alarm system on any premise (not including vehicle alarms, passive alarms or alarms installed on governmental properties.) Surrounding cities all have similar ordinances already in place. Because the ordinance is very involved, its implementation will be delayed for publication and form preparation. Alderman Henley said he is in favor of the ordinance.

Alderman Marshall questioned whether allowing five false alarms before fining the permit holder was too permissive and thought three might be enough. After discussion, council's consensus was agreed five would be allowed.

Council felt that a \$50 limit for charging an alarm owner for a false alarm after the first five was too small. They did not think there should be a maximum amount but then decided that a maximum amount of \$200 limit should be charged.

Council also felt that the wording for the annual renewal of permits was confusing. The wording states 'All permits issued shall be for a term of one (1) year and shall expire on December 31st of each year.'

Alderman Hamilton then made a motion to approve the ordinance, numbered 92-07, as previously enumerated by the city secretary and the following changes: Section 9.5-3(c), omitting the words 'be for a term of one (1) year and shall' from the first and second lines; and Section 9.5-16, changing Fifty Dollars (\$50.00). to Two Hundred Dollars (\$200.00). Alderman Henley seconded the motion which passed with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

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 NUMBERED SECTION 20-23, ENTITLED "MINORS IN POSSESSION OF ALCOHOLIC BEVERAGES AND OTHER CONTROLLED SUBSTANCES."

Mayor McDonald explained this ordinance will make it illegal for a minor to consume alcoholic beverages, even with adult supervision, unless the adult present is the minor's own parent. Other cities have similar ordinances and this one was drafted by legal counsel at the request of Meadows' Police Chief. Alderman Henley moved to adopt



the ordinance, numbered 92-08, as presented. The motion was seconded by Alderman Piwonka and unanimously approved.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPOINTING MEMBERS OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS, TEXAS, (CITY PLANNING AND ZONING COMMISSION) FOR A TERM BEGINNING ON THE 1ST DAY OF FEBRUARY, 1992, AND ENDING ON THE 1ST DAY OF FEBRUARY, 1994, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS.

Mayor McDonald said he was recommending that both Leen Zellers, current Chairman of the Commission and John Perry be reappointed for the two year terms. Alderman Piwonka moved to adopt the ordinance, numbered 92-09, as presented, inserting the names of Mrs. Zellers and Mr. Perry. Alderman Hamilton seconded the motion which passed with unanimous approval.

Mayor McDonald 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 2ND DAY OF MAY, 1992, FOR THE PURPOSE OF ELECTING CITY OFFICIALS AND APPOINTING ELECTION OFFICIALS, PROVIDING FOR ABSENTEE VOTING AND PROVIDING FOR NOTICE OF SAID ELECTION.

Mayor McDonald said the election was being called for May 2, 1992, to be held at Meadows Elementary School during the hours of 7:00 a.m. and 7:00 p.m. The presiding judge and alternate judge for absentee voting will be Elaine Herff and Debbie Wood, respectively. The presiding judge and alternate judge for Precinct 22 will be Lee Noack and Marvel Nicely, respectively. Both Mr. Noack and Mrs. Nicely have agreed to attend an election school on February 25, 1992, put on by the Houston-Galveston Area Council. The date to canvass the election was set for May 5, 1992 at 7:30 p.m. Alderman Henley moved to adopt the ordinance calling the election for May 2, 1992, to elect city officials and appoint election officials, provide for absentee voting and provide for notice of said election, numbered 92-10, as presented. Alderman Marshall seconded the motion which carried 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 AGREEMENT WITH J. PAT SEARS, A.S.L.A., TO PROVIDE LANDSCAPE ARCHITECTURAL SERVICES FOR A LANDSCAPE MAINTENANCE PROGRAM FOR THE CITY OF MEADOWS, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald said Mr. Sears has already helped to draw up some specifications for grounds maintenance and it would benefit the city for him to put together a total package for city landscape maintenance as well as supervise the work being done. Alderman Marshall moved to adopt the ordinance, numbered 92-11, as read by Mayor McDonald. Alderman Piwonka seconded the motion which passed unanimously.

Alderman Marshall then reported progress made by the city's Long Range Planning Committee. He said he had contacted Terry Modeland to ask her and/or Monya Keenen to serve on the committee. He has also asked Ron Rieger who suggested Craig Kress also be asked. The committee plans to meet at the new city hall when it is completed.

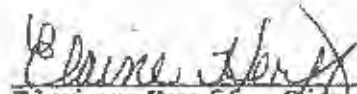


Alderman Hamilton reported on the Community Improvement/Public Relations Committee, which he and Alderman Piwonka are members of. He feels this the primary responsibility of this committee is to improve the image of the city and to solidify that image to the public, externally through news releases and internally through the City Newsletter, brochures, pamphlets, etc. A potential brochure could be distributed through the Chamber of Commerce and area realtors. A pamphlet could be distributed to new residents. His committee plans to draw on real estate people in the community, perhaps through the hosting of a real estate luncheon. Their goal is to get professional people to move and stay here and to improve property values so it becomes more desirable to stay here instead of 'moving up' to Sugar Creek or the First Colony area. Along with Aldermen Hamilton and Piwonka, residents who have agreed to serve on the committee are Terry Modeland, Monya Keenen, Dick Stafford and Diane Hamilton. Their plan is to meet on Thursday evenings in the conference room of the new city hall. Mayor McDonald suggested he call on other residents of the community who were in on the 'evolution process' of the city to talk to the committee. Alderman Hamilton said the committee planned to draw on all available sources and to innovate new ideas.

Alderman Henley, reporting on recycling, noted he has written an article for the February Newsletter which answers the letters and questions he has received from residents about why the city was no longer collecting plastics for recycling. The problem is there is absolutely market for the recycled plastics. He requested that residents interested in re-activating the recycling committee and working on new ways to expand the city's program through higher participation and more items to be recycled to call him.

Bills were presented for council's approval. Mayor McDonald explained the bill to Laura's was for mini blinds to be installed in the new facility. Because it is anticipated the blinds will be installed in the very near future, he is requesting the bill for their payment be approved so that it can be paid as soon as the job is completed. Alderman Henley moved to pay the bills as presented. Alderman Piwonka seconded the motion which carried unanimously.

There being no further business to discuss, Alderman Marshall made a motion to adjourn the meeting. Alderman Henley seconded the motion and with unanimous approval, the meeting was adjourned at 8:32 p.m.

  
Elaine Herff, City Secretary







12002 Southwest Freeway  
Stafford, Texas 77477  
Tel (713) 240-7830  
Fax (713) 240-8003

## 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 25, 1992  
MEADOWS CITY HALL  
12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Harry D. Hamilton  
Terry J. Henley  
Clyde E. Little  
Richard L. Marshall  
David J. Piwonka

City Secretary  
Elaine Herff

### PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Presentation of check for landscaping at the new City Hall by Meadows Home and Garden Club.
6. Audit report from Null & Associates for the fiscal year ending September 30, 1991.
7. Consideration of and action on an ordinance authorizing the Mayor and City Secretary of the City of Meadows, Texas, to enter into an agreement with Linda Peterson d/b/a Entre Nous Design for renovations to the City Recreation Center in a form as attached and marked Exhibit "A".
8. Consideration of and action on an ordinance authorizing the Mayor and City Secretary of the City of Meadows, Texas, to enter into an agreement with Tom Simmons, President of Contemporary Pools and Spas to remove and replace the high dive tower at the city pool in a form as attached and marked Exhibit "A".
9. Consideration of and action on an ordinance calling a Joint Public Hearing before the City Council of the City of Meadows, Texas, and the Planning and Zoning Commission of the City of Meadows, Texas, on the 24th day of March, 1992, at 7:00 o'clock p.m. at the City of Meadows City Hall, One Trojan Drive, Meadows, Texas 77477, to hear any and all persons desiring to be heard

on or in connection with any matter or question involving a certain proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "Planning and Zoning Regulations," by specifically amending Article V, entitled "Zoning Regulations," Division 1, entitled "Zoning Districts and Regulations of General Applicability," by amending the current provisions of Section 24-515, entitled "Special Off-street Parking Regulations" by making the provisions thereof applicable to side yards and to provide that the current provisions of Section 24-515, shall be classified under subsection (a) and adding thereto a new subsection (b), providing that in residential districts, no vehicle other than a passenger car or a vehicle less than 1/2 ton in capacity shall be stored in any manner upon any property in residential use where the same is visible from any public street; and directing that notice of such hearing be published in the official newspaper of the City of Meadows, Texas, and that written notice further be given as required by law.

10. Consideration of and action on an ordinance amending Ordinance No. 92-07, heretofore passed and approved by the City Council of the City of Meadows on the 28th day of January, 1992, to provide for an amendment to Section 9.5-16, entitled "Fees and Charges for False Alarms," to correct the provision of said section to provide that the maximum charge for a false alarm shall not exceed fifty dollars (\$50.00).
11. Consideration of and action on an ordinance authorizing the Mayor and City Secretary of the City of Meadows, Texas, to execute change order number five (5) to a contract for the construction of the City of Meadows Municipal Facility with LeRoy A. Goin D/B/A L. Arnold Construction, in a form as attached hereto and marked Exhibit "A".
12. Approval of minutes of January 14, 1992, special meeting and January 28, 1992, regular meeting.
13. Consideration of and action on an ordinance designating the bulletin board at the front entrance to Meadows City Hall, located at One Trovan Drive, Meadows, Texas, as the official bulletin board of said city.
14. Reports by Council Committees.
15. Presentation of bills:

Bernshausen Oil Co.	\$ 727.18
Contemporary Pools & Spas	1,450.00
Joseph A. Edwards	625.00
Firmin A. Hickey, Jr.	2,434.00



Meadows M.U.D.	1,703.54
Missouri City Printing	870.00
Null & Associates	2,355.00
Shaffer Tower Services	2,078.75
Southwest Precision Printers	1,470.00

10. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 21ST DAY OF FEBRUARY, 1992, BY 7:00 P.M.

*Deborah Wood*

Deborah Wood, Deputy City Secretary

(SEAL)

MINUTES OF REGULAR MEETING  
OF  
FEBRUARY 25, 1992  
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  
David Piwonka

and the following member absent:

Richard Marshall

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. The city is getting ready to move into its new building. As of this evening, the date of substantial completion given by the contractor is March 4. We will allow on week 'slippage' time. Landscaping is being completed as rapidly as the wet weather will allow. Open house has been rescheduled for March 28, 1992, from 1-5 p.m. The next City Council meeting is scheduled for March 24 and Mayor McDonald is 99% certain it will be held in the new City Hall.

2. Alderman Little, City Engineer Bud Abbott and others are working on a plan to solve the drainage problems at the park. Within the next month, the city will attempt to fix the problems.

3. A news article that appeared recently in the Houston Chronicle regarding land that has been sold along West Airport and the Southwest Freeway was not 100% correct. After having lunch with Arthur Colburn, III, of Ayrshire Corporation, (owners of 80% of the land), Mayor McDonald found out that the potential purchaser only has an option to purchase the land which runs out in about 45 more days. The land is on both sides of West Airport, extending from the freeway to Kirkwood and a majority of it is in Meadows.

During audience comments, resident Leen Zellers said she hopes the city will benefit from the sale of the previously discussed land purchase in tax revenues, but she would like the city to look into purchasing about one acre of land around the new City Hall. Mayor McDonald said he asked Mr. Colburn about that possibility. Mr. Colburn responded that if the option is exercised, then there is no hope for the city to purchase the land, but if it is not exercised, then there is a possibility.

During council comments, Alderman Little remarked about the copy of the letter from the Community Support Desert Shield group that had been received noting the nice things that were said about Police Chief Paul Hughes for loaning a fax machine to the group for their use. He also noted that the three page report received on ordinance enforcement showed a lot of work and progress has been made in this endeavor.

Alderman Little also stated that although his Beautification Committee has not yet been formed, he has received an application from the 1991-92 Governor's Community Achievement Awards which is co-sponsored by Keep Texas Beautiful, Inc. and Texas Department of Transportation. Judging sections for this award are Cleanup, Public Awareness, Education (Schools), Beautification, Recycling/Solid Waste Management, and Law Enforcement. Although the prize for this award is funding in the amount of \$700,000 for Texas highway landscaping, and Meadows has no Texas highways in the city, Alderman Little feels the rules would be a good place for his committee to start.



Alderman Little then said that the drainage work in the park will require that heavy equipment be moved in. It is necessary for the fields to dry out before this can be attempted. Plans are to fill in the west side of the field with sharp washed sand; to install a drain in the northwest corner of the fields inside the track; to dig out the west ditch; and to fill the south end of the fields as well as around the goals with good fill material.

Mayor McDonald then talked about the garden plot designed for annual color around the flag poles at the new City Hall. He said he asked Garden Club members for their help in deciding what to plant in this plot. He introduced Laura Nabors who represented the Meadows Home and Garden Club at tonight's meeting. Mrs. Nabors said the club, in existence for the past 21 years had a motto: "Sewing Seeds of Friendship; Harvesting Community Pride." With that in mind they were pleased to present a check for \$862.50 to the City for the cost of designing and planting the garden around the flag pole. Also on the committee were: Simone Blackman, Chris Knoepfel, Carol McCann, Marvel Nicely, Pam Raymond, Margaret Sandlin, Barbara Sellers and Pat Talbott. Members of the committee present at tonight's meeting had their picture taken as they presented the check to Mayor McDonald.

Chuck Yapel with Null & Associates then discussed the draft of the preliminary audit with council members. He said page one was an unqualified audit opinion stating the general purpose of the city's financial statements as well as selected other statements. Pages two and three show the Combined Balance Sheet - Government Fund Types and Account Groups. The Total Fund Equity is that balance carried forward to the new fiscal year. The City now has a debt service and Capital project fund. Pages four and five show the combined statement of revenues, expenditures, and changes in fund balance for all governmental fund types. This is a synopsis of the revenue and expense operations of the city for the entire fiscal year. Pages six and seven show summarized budget comparisons for budget and actual revenues and expenditures. Pages eight through fourteen contain notes to the financial statements. Note 2 on page eleven shows one day with approximately \$106,000 (or \$6,000 over the insured amount) in the bank at one time. It was determined this was for one day only and the situation occurred before the city had its depository contract worked out with NCNB. Page 23 was added this year - Annual Debt Service Requirements of Certificate of Obligation as this is the City's first year for debt service requirements. Mr. Yapel said he has already gone over the audit report in detail with Mayor McDonald and requested council members to study it carefully so that any questions they might have can be answered before the final report is completed.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO ENTER INTO AN AGREEMENT WITH LINDA PETERSON D/B/A ENTRENOUS DESIGN FOR RENOVATIONS TO THE CITY RECREATION CENTER IN A FORM AS ATTACHED AND MARKED EXHIBIT "A".

Parks Director Terry Modeland explained the mens' and ladies' rest rooms at the rec center have already been remodeled. This contract is to completed the remodeling of the rest of the center, including the kitchen, entry hall, and both meeting rooms. The \$15,600 will also include new carpet as well as the painting of the new Meadows logo in the entry hall. Alderman Little moved to approve the ordinance, numbered 92-12, authorizing the agreement for renovations to the Recreation Center as stated in Exhibit "A". Alderman Piwonka seconded the motion which was unanimously approved.



Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO ENTER INTO AN AGREEMENT WITH TOM SIMMONS, PRESIDENT OF CONTEMPORARY POOLS AND SPAS TO REMOVE AND REPLACE THE HIGH DIVE TOWER AT THE CITY POOL IN A FORM AS ATTACHED AND MARKED EXHIBIT "A".

Mrs. Modeland explained the high dive at the pool, as it exists, is very unsafe. It does not meet standard safety regulations as the pool is not deep enough to support dives from its height and it is also rusted in several places. The present board and tower will be replaced. The new tower will be equal in height to the other diving tower already in place. The new board will be the same type as is already there also. The \$5,590 does not include the cost to fix a slight leak which will be repaired at the same time. Alderman Piwonka moved to adopt the proposed ordinance, numbered 92-12, authorizing the agreement to remove and replace the high dive tower at the city pool with Contemporary Pools, the apparent low bidder. Alderman Henley seconded the motion which passed with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CALLING A JOINT PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF MEADOWS, TEXAS, ON THE 24TH DAY OF MARCH, 1992, AT 7:00 O'CLOCK P.M. AT THE CITY OF MEADOWS CITY HALL, ONE TROYAN DRIVE, MEADOWS, TEXAS 77477, TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION INVOLVING A CERTAIN PROPOSAL TO AMEND CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS," BY SPECIFICALLY AMENDING ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 1, ENTITLED "ZONING DISTRICTS AND REGULATIONS OF GENERAL APPLICABILITY," BY AMENDING THE CURRENT PROVISIONS OF SECTION 24-515, ENTITLED "SPECIAL OFF-STREET PARKING REGULATIONS" BY MAKING THE PROVISIONS THEREOF APPLICABLE TO SIDE YARDS AND TO PROVIDE THAT THE CURRENT PROVISIONS OF SECTION 24-515, SHALL BE CLASSIFIED UNDER SUBSECTION (a) AND ADDING THERETO A NEW SUBSECTION (b), PROVIDING THAT IN RESIDENTIAL DISTRICTS, NO VEHICLE OTHER THAN A PASSENGER CAR OR A VEHICLE LESS THAN 1/2 TON IN CAPACITY SHALL BE STORED IN ANY MANNER UPON ANY PROPERTY IN RESIDENTIAL USE WHERE THE SAME IS VISIBLE FROM ANY PUBLIC STREET; AND DIRECTING THAT NOTICE OF SUCH HEARING BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE CITY OF MEADOWS, TEXAS, AND THAT WRITTEN NOTICE FURTHER BE GIVEN AS REQUIRED BY LAW.

Mayor McDonald said the problem of residents on corner lots parking oversized vehicles in such a manner that they were in clear view from side streets was referred to Planning and Zoning for their recommendation. They felt this change in the zoning ordinance would solve the problem. Alderman Henley felt the wording should be changed to "less than one ton" and not 1/2 ton. Alderman Little suggested the wording, "not exceeding one ton capacity" be used. Alderman Henley moved to approve the ordinance, numbered 92-014, Alderman Little seconded the ordinance which passed unanimously.



Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING ORDINANCE NO. 92-07, HERETOFORE PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MEADOWS ON THE 28TH DAY OF JANUARY, 1992, TO PROVIDE FOR AN AMENDMENT TO SECTION 9.5-16, ENTITLED "FEES AND CHARGES FOR FALSE ALARMS," TO CORRECT THE PROVISION OF SAID SECTION TO PROVIDE THAT THE MAXIMUM CHARGE FOR A FALSE ALARM SHALL NOT EXCEED FIFTY DOLLARS (\$50.00).

Mayor McDonald said fifty dollars was the maximum amount allowed by the State to be charged for false alarms. He also said it has not yet been decided on what amount will be charged for the original permit. Alderman Little moved to approve the ordinance, numbered 92-15, allowing for a fifty dollar maximum charge for false alarms. Alderman Hamilton seconded the motion which passed with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE CHANGE ORDER NUMBER FIVE (5) TO A CONTRACT FOR THE CONSTRUCTION OF THE CITY OF MEADOWS MUNICIPAL FACILITY WITH LEROY A. GOIN D/B/A L. ARNOLD CONSTRUCTION, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald explained that Exhibit "A" consisted of two change items. The first change, for \$375.00 was to provide the required furr out at return air grilles in the Council/Court Room. The second change, to provide new pecan veneer to the podium and Council table, did not list an amount. Mayor McDonald said it was necessary to provide new veneer to the table as the original veneer was stained and looked terrible. An attempt was made to modify the problem, but it is still not acceptable. After a meeting with the Fine Touch people, a cost of \$7,500 was received. Bids will be received from at least two other contractors. Mayor McDonald said he hoped council would consider approving the change order with the cost of #1 as stated and the cost of #2 not to exceed \$7,500. This cost will still complete the building at a cost of less than \$800,000. A discussion followed about types of wood, colors, glue, etc. Alderman Hamilton moved to approve the ordinance, numbered 92-16, with the changes as discussed, those being that item 2 would not have a monetary amount listed but the amount would be decided by the Mayor after receiving more bids, the cost not to exceed \$7,500. Alderman Henley seconded the motion which passed unanimously.

Alderman Little then moved to approve the minutes of the January 14, 1992, special meeting and the January 28, 1992, regular meeting as presented. This motion was seconded by Alderman Piwonka and unanimously approved.

Mayor McDonald then read the caption to the following ordinance:

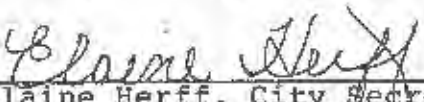
AN ORDINANCE DESIGNATING THE BULLETIN BOARD AT THE FRONT ENTRANCE TO MEADOWS CITY HALL, LOCATED AT ONE TROYAN DRIVE, MEADOWS, TEXAS, AS THE OFFICIAL BULLETIN BOARD OF SAID CITY.

After a discussion, Alderman Piwonka made a motion to approve the ordinance, designating the bulletin board at the front entrance to the new Meadows City Hall as the official bulletin board of the City with the change becoming effective on March 19th, the anticipated move in day. Alderman Henley seconded the motion which passed unanimously.

Council reports were next on the agenda. It was noted that Alderman Little had already given his Beautification Committee report during council comments. Aldermen Hamilton and Piwonka noted they had intended to hold a meeting on March 5th but they were rescheduling the meeting for a date after the new City Hall opens. Alderman Henley said he had received calls from residents Leen Zellers and Stephanie Sears expressing an interest in serving on his Recycling Committee. Mayor McDonald suggested the committee look into ordering new recycling signs.

Bills were presented for Council's approval. Alderman Little moved to approve the bills as presented. Alderman Hamilton seconded the motion which was unanimous approved.

There being no further business to discuss, Alderman Henley moved to adjourn the meeting. Alderman Henley seconded the motion and with unanimous approval, the meeting was adjourned at 8:40 p.m.

  
Elaine Herff, City Secretary



up to four (4) items on today's agenda.

\*Each item may be addressed only once by each individual up to a maximum of three (3) minutes.

\*Council reserves the right to limit debate and call for the question if it deems sufficient discussion has taken place and/or if a higher item of priority arises.

February 25, 1992

[illegible]



One Trojan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
Fax (713) 983-2940

## 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 24, 1992  
MEADOWS CITY HALL  
ONE TROYAN DRIVE  
MEADOWS, TEXAS

Mayor

Jim McDonald

Aldermen

Harry D. Hamilton

Terry J. Henley

Clyde E. Little

Richard L. Marshall

David J. Piwonka

City Secretary

Elaine Herff

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Consideration of and action on an ordinance amending Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "Planning and Zoning Regulations," by specifically amending Article V, entitled "Zoning Regulations," Division I, entitled "Zoning Districts and Regulations of General Applicability," by amending the current provisions of Section 24-515, entitled "Special Off-street Parking Regulations," by making the provisions thereof applicable to side yards and to provide that the current provisions of Section 24-515 shall be classified under Subsection (a) and adding thereto a new subsection (b), providing that in residential districts, no vehicle other than a passenger car or a vehicle less than 1 ton in capacity shall be stored in any manner upon any property in residential use where the same is visible from any public street.
6. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, to execute change orders number one (1) and two (2) to an agreement with CHC & Sons Lawn Systems, in a form as attached hereto and marked Exhibit "A".



7. Presentation of bills:
- |                                     |            |
|-------------------------------------|------------|
| Bernshausen Oil Co.                 | \$1,322.23 |
| Camp Warnecke                       | 1,920.00   |
| Ft. Bend Central Appraisal District | 1,059.86   |
| Firmin A. Hickey, Jr.               | 2,111.62   |
| Houston Blue Print & Stationery Co. | 4,989.00   |
| Jordan's Custodial Service          | 988.74     |
| Missouri City Printing              | 585.00     |
| Upbeat, Inc.                        | 880.49     |
8. Ratification of the following expenditures:
- |                    |            |
|--------------------|------------|
| City Office Supply | \$1,751.25 |
| Olan Mills         | 699.95     |

9. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 20TH DAY OF MARCH, 1992, BY 7:00 P.M.

Elaine Herff  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING  
OF  
MARCH 24, 1992  
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, 1 Troyan Drive, 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 made the following comments:

1. There is, as always, a sign in sheet for audience members who wish to make comments.
2. The new sound system for the council chambers has not yet been installed.
3. Landscaping around the outside of the building is almost finished and should be completed in time for open house.
4. An open house will be held on Saturday, March 28th, beginning at 1:00 p.m. At approximately 1:00 p.m., an honor guard from Boy Scout Troop 301 will conduct the first official flag raising ceremony. Following this will be an invocation by Richard Stafford, short remarks, introductions, a ribbon cutting and refreshments. At 2:00 p.m., the Dulles Middle School choir will perform. At 3:00 p.m., the Dulles High School Jazz Band will perform.
5. Meadows Police Department will participate in an internship program with Sam Houston University. A senior Criminal Justice major will be assigned to Meadows and will be involved primarily in dealing with victims' rights.

During audience comments, Debbie Waddell asked what the final cost of the podium would be. Mayor McDonald said the final bill was no where near the maximum approved amount of \$7,500. Mrs. Waddell also said she heard that Stafford Meadows Hospital will open one wing as a half way house on June 1st. She believes there will be many troubled teenagers involved who will be allowed to come and go from the facility and she is concerned about the safety of City residents. She also wondered if the facility was still in the City of if had already been traded for other property. Mayor McDonald said he would discuss what she heard with the Director of the hospital and that the trade had not yet been acted upon.

During council comments, Alderman Hamilton said he was happy to finally be in the new building and he was pleased with the way it turned out. Mayor McDonald said he had received some questions as to why the year on the plaque was 1991 and responded that the original plan was to be in the building before Thanksgiving of 1991.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS," BY SPECIFICALLY AMENDING ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 1, ENTITLED "ZONING DISTRICTS AND REGULATIONS OF GENERAL APPLICABILITY," BY AMENDING THE CURRENT PROVISIONS OF SECTION 24-515, ENTITLED "SPECIAL OFF-STREET PARKING REGULATIONS," BY MAKING THE



PROVISIONS THEREOF APPLICABLE TO SIDE YARDS AND TO PROVIDE THAT THE CURRENT PROVISIONS OF SECTION 24-515 SHALL BE CLASSIFIED UNDER SUBSECTION (a) AND ADDING THERETO A NEW SUBSECTION (b), PROVIDING THAT IN RESIDENTIAL DISTRICTS, NO VEHICLE OTHER THAN A PASSENGER CAR OR A VEHICLE LESS THAN 1 TON IN CAPACITY SHALL BE STORED IN ANY MANNER UPON ANY PROPERTY IN RESIDENTIAL USE WHERE THE SAME IS VISIBLE FROM ANY PUBLIC STREET.

Alderman Piwonka moved to table the item until Planning and Zoning finished their deliberations and returned a recommendation. Alderman Henley seconded the motion and with unanimous approval, the agenda item was postponed to later in the meeting.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TO EXECUTE CHANGE ORDERS NUMBER ONE (1) AND TWO (2) TO AN AGREEMENT WITH CHC & SONS LAWN SYSTEMS, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald explained change order #1 was an additional cost of \$778 for labor and materials to add rocks for drainage, particularly on the north side of the building. Change order #2 for \$1,209.60 was for installation of wood edging around flower beds to keep the mulch from washing away, additional concrete for new sidewalks, stepping pads around the flag pole, five needle palms and more gravel. During the discussion that followed, Mayor McDonald said there will be one more change, mainly for the installation of 4X4 landscaping timbers to stop the erosion from residents' back yards that back up to the north property line. Alderman Little moved to approve the ordinance, numbered 92-18, allowing the change orders numbered 1 & 2 to be performed. Alderman Henley seconded the motion which passed unanimously.

Bills were presented to council for approval. Alderman Marshall moved to pay the bills as presented. Alderman Hamilton seconded the motion which carried unanimously.

Expenditures were presented to council for ratification. Alderman Piwonka moved to ratify the expenditures as presented. Alderman Marshall seconded the motion which carried unanimously.

Mayor McDonald then recalled agenda item #5 to the table. Chairman Zellers submitted the report and recommendation of the Planning and Zoning Commission which stated as follows: "By a majority of the Commission, the Commission recommends in favor of the adoption by the City Council of an amendment to Section 24-515 of the Code of Ordinances of the City of Meadows, Texas, as set out in Ordinance No. 92-14 calling a joint public hearing". The report was signed by all members of the Commission. A discussion followed during which council and audience members talked about limiting the ordinance to vehicles of one ton and not 1/2 ton. It was decided to make the maximum allowed a one ton vehicle and Alderman Marshall then made a motion to accept the ordinance, numbered 92-19, as proposed with the exception of substituting in sub paragraph 3 (b) the words "no vehicle to exceed one ton capacity" for 1/2 ton. Alderman Piwonka seconded the motion which passed unanimously. Mayor McDonald thanked the Planning & Zoning Commissioners, saying he appreciated their hard work.

There being no further business to discuss, Alderman Hamilton moved to adjourn the meeting. Alderman Piwonka seconded the motion and with unanimous approval, the meeting was adjourned at 8:10 p.m.

  
Elaine Herff, City Secretary



4  
March 24, 1992 Sign-up.  
Rehli Waddell





One Trojan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
Fax (713) 963-2940

# NOTICE OF JOINT PUBLIC HEARING

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

## Mayor

Jim McDonald

## Aldermen

Harry D. Hamilton

Terry J. Henley

Clyde E. Little

Richard L. Marshall

David J. Piwonka

## City Secretary

Elaine Herff

7:00 P.M., TUESDAY, MARCH 24, 1992  
MEADOWS CITY HALL  
ONE TROYAN DRIVE  
MEADOWS, TEXAS

## AGENDA:

1. Call to order.
2. Public hearing to hear any and all persons desiring to be heard on or in connection with any matter or question involving a certain proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "PLANNING AND ZONING REGULATIONS," by specifically amending Article V, entitled "Zoning Regulations," Division 1, entitled "Zoning Districts and Regulations of General Applicability," by amending the current provisions of Section 24-515, entitled "Special Off-street Parking Regulations," by making the provisions thereof applicable to side yards and to provide that the current provisions of Section 24-515 shall be classified under subsection (a) and adding thereto a new subsection (b) providing that in residential districts, no vehicle other than a passenger car or a vehicle less than 1 ton in capacity shall be stored in any manner upon any property in residential use where the same is visible from any public street.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 20TH DAY OF MARCH, 1992, BY 7:00 P.M.

Elaine Herff  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF PUBLIC HEARING  
OF  
MARCH 24, 1992  
CITY COUNCIL AND PLANNING & ZONING COMMISSION  
OF THE CITY OF MEADOWS, TEXAS

The Public Hearing before the Meadows City Council and the Meadows Planning & Zoning Commission was called to order at 7:02 p.m. by Mayor Jim McDonald at Meadows City Hall, 1 Troyan Drive, 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
P&Z Chairwoman:	Leen Zellers
Commissioners:	Craig Kress Mark McGrath John Perry

thus constituting a quorum.

Mayor McDonald read agenda item number two, explaining the purpose of the public hearing was to hear any and all persons desiring to be heard on or in connection with any matter or question involving a certain proposal to amend Chapter 24 of the code of Ordinances of the City of Meadows, entitled "PLANNING AND ZONING REGULATIONS," by specifically amending Article V, entitled "Zoning Regulations," Division 1, entitled "Zoning Districts and Regulations of General Applicability," by amending the current provisions of Section 24-515, entitled "Special Off-street Parking Regulations," by making the provisions thereof applicable to side yards and to provide that the current provisions of Section 24-515 shall be classified under subsection (a) and adding thereto a new subsection (b) providing that in residential districts, no vehicle other than a passenger car or a vehicle less than 1 ton in capacity shall be stored in any manner upon any property in residential use where the same is visible from any public street.

Mayor McDonald explained the proposed ordinance amendment had been submitted to the Planning & Zoning Commission about one month ago. The Commission debated the issue and recommended to Council that the change be made. After posting and publishing notice of a public hearing as required by law, the time for public comments, favorable or otherwise, on the proposed change is now.

There were no members of the public present in the audience to make comments. Mrs. Zellers noted that she was delighted everyone in the City was in agreement with the decision. She felt if the general public were not in agreement, there would be a full house occupying council chambers this evening.

Alderman Little was concerned that some residents who might want to comment at tonight's meeting, were not aware that City Hall had moved into its new building. He volunteered to go to the old City Hall to see if anyone might be waiting outside the doors. Alderman Hamilton moved to temporarily adjourn the meeting until Alderman Little returned. Alderman Piwonka seconded the motion which carried with unanimous approval.



When Alderman Little returned, the meeting was reconvened. He noted that no one was waiting at the old City Hall. There being no further business to discuss, Alderman Marshall moved to adjourn the meeting so that the Planning and Zoning members could deliberate the results of this meeting. His motion was seconded by Alderman Little and with unanimous approval the meeting was adjourned at 7:15 p.m.

Elaine Herff  
Elaine Herff, City Secretary



One Trojan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
Fax (713) 983-2960

## 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 28, 1992  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen

Harry D. Hamilton  
Terry J. Henley  
Clyde E. Little  
Richard L. Marshall  
David J. Piwonka

City Secretary  
Elaine Herff

### PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Approval of minutes of February 25, 1992, regular meeting, March 24, 1992, Public Hearing and March 24, 1992, regular meeting.
6. Recognition of council members and employees for years of service to the City as follows: Terry J. Henley, 5 years; David J. Piwonka, 7 years; Elaine Herff, 8 years; Paul Hughes, 8 years; Ray Scholton, 4 years; and Joe Wappel 4 years.
7. Receipt of certificate of appreciation from Houston Police Department for City of Meadows Police Department participation in Houston's National Night Out held August 6, 1991.
8. Recognition of Meadows Elementary School being declared "Drug Free" by the Texas Education Agency.
9. 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 beginning immediately and ending on the 1st day of February, 1993.




10. Consideration of and action on an ordinance authorizing the Mayor and City Secretary of the City of Meadows, Texas, to enter into change order No. 1 with Linda Peterson d/b/a/ Entre Nous Design for renovations to the City Recreation Center, in a form as attached hereto and marked Exhibit "A".
11. Consideration of and action on an ordinance authorizing the Mayor and City Secretary of the City of Meadows, Texas, to enter into a contract for planting and installing irrigation along Trojan Drive with Bio Energy Landscape and Maintenance, in a form as attached hereto and marked Exhibit "A".
12. Consideration of and action on an ordinance authorizing the Mayor and City Secretary of the City of Meadows, Texas, to execute change order number three (3) to an agreement with CHC & Sons Lawn Systems, in a form as attached hereto and marked Exhibit "A".
13. Presentation of bills:

Bernshausen Oil Co.	\$ 815.33
Firmin A. Hickey, Jr.	2,083.33
K & R Tire	645.61
Null & Associates	1,475.00
14. Ratification of expenditures:

Genesis International	\$4,999.00
Ft. Bend Office Supply	3,928.80
O'Chang Silk Plants	508.37
Sam's Club	4,397.73
Simplex Electric	732.49
Texas Landscapers	2,420.00
15. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS MUNICIPAL CITY HALL ON THE 24TH DAY OF APRIL, 1992, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING  
OF  
APRIL 28, 1992  
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, One Trojan Drive, 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:	Terry Henley Clyde Little David Piwonka

and the following absent:

Harry Hamilton  
Richard Marshall

thus constituting a quorum.

Mayor McDonald thanked the rather large crowd for attending the evening's meeting. Most of those present were teachers, parents and students from Meadows Elementary School. Mayor McDonald received council's consensus to table agenda items two through six so that the items the majority of the audience came for could be considered first.

Council then considered agenda item seven, receipt of certificate of appreciation from Houston Police Department for City of Meadows Police Department participation in Houston's National Night Out held August 6, 1991. A representative from the Houston Police Department presented Police Chief Paul Hughes with a plaque in appreciation to the Meadows Police Department for efforts and valuable contribution to Houston's city wide National Night Out in August, 1991 and their anticipated contribution to the August, 1992 event. Chief Hughes said he would like to take this opportunity to congratulate the Houston West Side Command Station who received the Houston Mayor's office National Night Out Super Tuesday award. Meadows had over 300 people who participated in the 1991 event and it is hoped that 1992's event will see double that amount of people participating.

Mayor McDonald then recognized Meadows Elementary School's being declared "Drug Free" by the Texas Education Agency. He introduced Meadows principal Scotty Bass who announced that Meadows was a drug free, violence free school. The school had received a phone call that afternoon from U.S. Senator Phil Gramm who said Meadows Elementary would be one of 17 schools to receive a site visit from Washington dignitaries one day between May 4, and June 5. Ms. Bass stated she was very proud to be a part of Meadows Elementary and the Meadows Community. The school is a product of its faculty, parent support and community support. Mayor McDonald presented Ms. Bass with a "Key to the City" for the school. He explained the key to the future of Meadows, Texas begins with the school children and this key symbolized a "Key to the Future of Meadows."

Mayor McDonald then recognized the school spirit club, made up of fifth graders at Meadows Elementary who gave a "Be Drug Free" cheer.

Mayor McDonald thanked the children and their parents for attending tonight's meeting. Many left at this time.

Returning to the agenda, during Mayor's comments, Mayor McDonald:  
1. Said he spoke to Pam Braughton, Administrator at Stafford Meadows Hospital who assured him no half way house was being opened at the hospital. No prisoners were being admitted to the hospital.



A new wing was being opened, which would be locked at night, allowing their day patients to come into the hospital through a different entrance from what they do now.

2. Announced the recreation center remodeling was taking a little longer to complete than originally planned. The work is being done in stages so that meetings can continue as scheduled.

3. Reminded council the next city council meeting would be May 5 to canvass the results of the May 2 City General Election.

Mayor McDonald then asked members of the audience who were making a comment to please come up to the podium and speak into the microphone provided. Pam Weaver said she was present on behalf of Boy Scout Troop 301 to present to Mayor McDonald and Alderman Piwonka (the Troop's liaison with City Council) with a charter plaque. She said the troop has two new eagle scouts this year. Alderman Piwonka said the troop was very active and had a rather large membership. Mayor McDonald asked Mrs. Weaver to let the city know what we could do to help the troop.

Resident Myra McMillan asked council to consider putting "audience comments" at the end of the agenda to solve the problem of items the audience had questions about being explained later on in the meeting. She felt less questions would need to be asked from the audience. She also requested that copies of council meeting minutes be posted on the bulletin board after they were approved. Mayor McDonald said audience comments were put at the beginning of the agenda so that the audience could make their comments and leave if they do not want to stay for the whole meeting. He felt the minutes could be displayed if they was enough room on the bulletin board.

Resident James Faldyn, who lives behind the new municipal facility, said he has tried to get an answer on several occasions about why ten inches of soil was removed from behind his fence. Grass was put down but the dirt was not replaced and now fences are falling down. Mayor McDonald said landscape timbers, staked with steel rebar, would be put up within the next two weeks to support the fences.

Mrs. Marvel Nicely, of 11303 Brook Meadows, said she was basically pleased with the new City Hall but she was not pleased with the "dump" behind her fence. The wind seems to blow trash out of the bottom of the enclosure, making the area very unsightly. Mayor McDonald said the area was not intended to hold loose trash and he would remind the maintenance workers not to store any loose trash in the enclosure.

During council comments, Alderman Little noted that killer bees are advancing toward this area and that citizen would probable be calling city hall wondering what they should do about the situation. Mayor McDonald said he would call the County Extension Agent to see if they had any suggestion.

Alderman Henley noted that in the past year that recycling has been practiced in Meadows, hundreds of tons of recyclable materials have been removed from the pile of garbage sent to the landfill. He encouraged all residents to continue to recycle.

Alderman Piwonka then made a motion to approve the minutes of the February 25, 1992, regular meeting, the March 24, 1992, public hearing and the March 24, 1992 regular meeting as presented. Alderman Henley seconded the motion which passed with unanimous approval.

Mayor McDonald then recognized the following aldermen and employees for the years of service to the City: Terry J. Henley, 5 years; David J. Piwonka, 7 years; Elaine Herff, 8 years; Paul Hughes, 8 years; Ray Scholton, 4 years; and Joe Wappel 4 years. Mayor McDonald said it was gratifying to see employees stay so long.



Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPOINTING MEMBERS OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS, TEXAS, (CITY PLANNING AND ZONING COMMISSION) FOR A TERM BEGINNING IMMEDIATELY AND ENDING ON THE 1ST DAY OF FEBRUARY, 1993.

Mayor McDonald proposed that John Joyner be appointed to the Planning and Zoning Commission noting that Mr. Joyner was president of the Meadows Community Improvement Association in the late '70's or early 80's for two or three years, as well as having been Chairman of the City's Park's and Recreation Commission. Mr. Joyner is familiar with the city's deed restrictions and ordinances. Alderman Henley moved to adopt the ordinance, numbered 92-20, appointing John Joyner to the City of Meadows Planning and Zoning Commission for a term beginning immediately and ending on the 1st day of February, 1993. Alderman Piwonka seconded the motion which carried unanimously. Mrs. Leen Zellers, Chairman of the Planning and Zoning Commission, welcomed Mr. Joyner on behalf of the Commission and informed him the Commission meets on the second Thursday of each month.

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 ENTER INTO CHANGE ORDER NO. 1 WITH LINDA PETERSON D/B/A ENTRE NOUS DESIGN FOR RENOVATIONS TO THE CITY RECREATION CENTER, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald explained that this ordinance allowed for two contract changes with Entre Nous. The first, for \$390, allows for a type of paint which will cover imperfections in the existing sheet rock and improve acoustics. The second, for \$900, allow for installation of sheet rock where panelling existed with no sheet rock behind it. The addition of \$1290 to the contract is still within budgeted amounts. Alderman Little made a motion to approve the ordinance, numbered 92-21, allowing city representatives to enter into change order No. 1 with Entre Nous Design. Alderman Henley seconded the motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO ENTER INTO A CONTRACT FOR PLANTING TREES AND INSTALLING IRRIGATION ALONG TROYAN DRIVE WITH BIO ENERGY LANDSCAPE AND MAINTENANCE, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Landscape architect Pat Sears explained part of the funds for this contract were coming from the Small Business Association grant. If both live oaks and crape myrtles are planted and an irrigation system installed, the amount will go over budget. He recommended, along with installing the irrigation system, only the live oaks be planted. Alderman Little felt funds would allow the crape myrtles to be planted as well. Alderman Piwonka moved to table the ordinance approval so that discussion could continue later in the meeting. His motion was seconded by Alderman Henley and unanimously approved.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE CHANGE ORDER NUMBER THREE (3) TO AN AGREEMENT WITH CHC & SONS LAWN SYSTEMS, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald explained that this change covers the cost of landscape timbers to be installed along the north boundary of the



municipal facility to shore up the fences and yards abutting as well as the cost of additional gravel to be placed under the building down spouts to keep the soil from washing away. Alderman Henley moved to adopt the ordinance, numbered 92-22, as presented. His motion was seconded by Alderman Piwonka and unanimously approved.

Alderman Henley then moved for a five to ten minute recess. This motion was seconded by Alderman Piwonka and with unanimous approval the council meeting was adjourned for a temporary recess.

Returning to the open council meeting at 8:47 p.m., Alderman Little said that he felt that there were sufficient funds to allow for the entire planting package (irrigation, oak trees and crape myrtles) along Troyan Drive. He moved to approve the ordinance (agenda item 11), numbered 92-23, authorizing the Mayor and City Secretary to enter into a contract for planting trees and installing irrigation along Troyan Drive with Bio Energy Landscape and Maintenance for a total cost of \$11,600, 55% of which will be funded by the SBA grant. Alderman Piwonka seconded the motion which passed with unanimous approval.

Alderman Henley then moved to pay the bills as presented on the agenda. Alderman Little seconded the motion which passed unanimously.

Alderman Piwonka then moved to ratify the six enumerated bills as presented on the agenda. The motion was seconded by Alderman Henley and unanimously approved.

There being no further business to discuss, Alderman Henley made a motion to adjourn. The motion was seconded by Alderman Little, and with unanimous approval, the meeting was adjourned at 9:05 p.m.

  
Elaine Herff, City Secretary







One Troyan Drive  
Stafford, Texas 77477  
Tel (713) 983-2930  
Fax (713) 983-2940

# 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:

Mayor  
Jim McDonald

7:30 P.M., TUESDAY, MAY 5, 1992  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

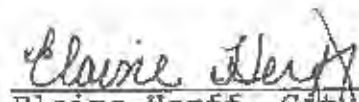
Aldermen  
Harry D. Hamilton  
Terry J. Henley  
Clyde E. Little  
Richard L. Marshall  
David J. Plwonka

City Secretary  
Elaine Herff

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Consideration of and action on an ordinance canvassing the returns and declaring the results of an election held on the 2nd day of May, 1992, in the City of Meadows, Texas, for the purpose of electing City Officials, to-wit: Mayor, Alderman, Place No. 1, Alderman, Place No. 2 and Alderman, Place No. 3.
6. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 1ST DAY OF MAY, 1992, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
MAY 5, 1992  
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 Jim McDonald at Meadows City Hall, One Troyan Drive 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:	Terry Henley Clyde Little David Piwonka

and the following absent:

Aldermen:	Harry Hamilton Richard Marshall
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thus constituting a quorum.

During Mayor's comments, Mayor McDonald said he had been in touch with Arthur Colburn, III, of Ayrshire Corporation who said the option to purchase several acres of property on the southeast end of Meadows, extending into Stafford, as was described in a local newspaper recently has been extended for a thirty day period. He also asked council members to respond to recent memos from him as soon as possible.

There were no comments from the audience.

During council comments, Alderman Little requested an agenda item for the next meeting to discuss placing audience comments at both the beginning and the end of the agenda. Mayor McDonald said he had no problem with the idea, as presented at an earlier meeting by resident Myra McMillen. He would like to make the meeting more flexible for exchanges between the audience and council.

Alderman Henley asked if the Crime Watch Policy would be discussed on the next agenda. Mayor McDonald said the procedures have been worked out and, if council has no objections, they will become effective next week.

Mayor McDonald then read the caption to the following ordinance:

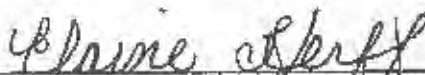
AN ORDINANCE CANVASSING THE RETURNS AND DECLARING  
THE RESULTS OF AN ELECTION HELD ON THE 2ND DAY OF  
MAY, 1992, IN THE CITY OF MEADOWS, TEXAS, FOR THE  
PURPOSE OF ELECTING CITY OFFICIALS, TO-WIT: MAYOR,  
ALDERMAN, PLACE NO. 1, ALDERMAN, PLACE NO. 2 AND  
ALDERMAN, PLACE NO. 3.

Reading the returns provided to him by the Election Judge, Mayor McDonald announced that the following votes were cast: for Mayor, Jim McDonald received 44 early votes and 402 votes on election day for a total of 446 votes; for Alderman, Place No. 1, Clyde Little received 44 early votes and 407 votes on election day for a total of 451 votes; for Alderman, Place No. 2, Dick Marshall received 42 early votes and 323 votes on election day for a total of 365 votes and Debbie Waddell received 12 early votes and 255 votes on election day for a total of 267 votes; and for Alderman, Place No. 3, Leen Zellers received 7 early votes and 182 votes on election day for a total of 189 votes and David Piwonka received 37 early votes and 288 votes on election day for a total of 325 votes. Alderman Henley moved to approve the ordinance, numbered 92-24, declaring the following persons to have been elected to office: Mayor, Jim McDonald; Alderman, Place No. 1, Clyde Little; Alderman, Place No. 2,



Dick Marshall; and Alderman, Place No. 3, David Piwonka. Alderman Henley's motion was seconded by Alderman Piwonka and approved by unanimous decision.

There being no further business to discuss, Alderman Piwonka moved to adjourn the meeting. The motion was seconded by Alderman Little and with unanimous approval the meeting was adjourned at 7:43 p.m.

  
Elaine Herff, City Secretary



One Trojan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
Fax (713) 983-2940

# NOTICE OF WORKSHOP 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, MAY 26, 1992

MEADOWS CITY HALL

1 TROYAN DRIVE

MEADOWS, TEXAS

Mayor

Jim McDonald

Alldermen

Harry D. Hamilton

Terry J. Henley

Clyde E. Little

Richard L. Marshall

David J. Piwonka

City Secretary

Elaine Herff

PURPOSE: WORKSHOP MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Workshop to discuss the following items:
  - a. Ordinance enforcement.
  - b. Decorum of council meetings.
  - c. Image of the city.
  - d. Other items.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 22ND DAY OF MAY, 1992, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF WORKSHOP MEETING  
OF  
MAY 26, 1992  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The workshop meeting of the Meadows City Council was called to order at 6:35 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.

During Mayor's comments, Mayor McDonald asked if council members were open to holding a workshop meeting every so often before the regular council meeting. It was decided to see what was accomplished at this meeting and then decide. Mayor McDonald also passed around a sheet requesting council members to sign up for which months they wanted to be in charge of writing the lead article for the monthly Newsletter. Alderman Marshall said he would write the article for July.

Council then discussed ordinance enforcement. Mayor McDonald said he felt that any ordinance on the books should be enforced uniformly. He has instructed the officer on duty Sunday mornings (a normally slow time for crime) to go through the entire city and give warnings/tickets for junked vehicles and trash at curbs. On Saturdays, the Building Official is in the city looking for most other violations. Alderman Marshall agreed 100% with uniform enforcement but felt that normal grass clippings were different than trash and should be allowed to stay by the curb in plastic bags at any time. Alderman Little said if grass in bags at the curbs is allowed, what about trash in bags? Perhaps there is a problem with the way we approach people with their first offense. Maybe the form should be changed. After examining the warning forms, Alderman Little felt they should not be changed. Alderman Marshall said he still feels the trash ordinance should not be enforced with regards to grass clippings. Alderman Piwonka said he has received complaints also and would like to slack off on grass clippings but feels the city can't do that.

Aldermen Marshall, Little and Hamilton said they felt one person, who preferably was not a member of the Police Department, should enforce all city ordinances. Mayor McDonald said that would make weekend ordinance enforcement difficult. Also hiring one full time person would be a burden to the payroll. Mayor McDonald again stated that, as long as the trash ordinance remains the way it is, it should be uniformly enforced.

Council then discussed the new vehicle ordinance. Several RVs are still sitting around. Mayor McDonald said some residents have called to request additional time to conform. Some asked for a variance and were given thirty days to apply for one. Those who have not conformed were given a second notice which will expire in seven to ten days. At that time this ordinance will be strictly enforced. There is still a problem with being able to restrict panel trucks.

Mayor McDonald received council's consensus to attend the Association of Mayors and Council meeting as well as a seminar covering advanced financial reporting for governments.

Alderman Marshall reported that his Capital Improvement Committee had compiled a survey, to be included in the July Newsletter, and were planning to hold a town meeting in the near future.

Alderman Hamilton said his Image Committee decided their purpose was to disperse information on the City. They plan to do this with news releases and two brochures. One brochure will be targeted to potential residents and the second will target current residents. The second brochure will probably appear as a pull out section in the City Newsletter and will contain ordinances with descriptions, important phone numbers and names, recycling information, etc.

Council decided the workshop meeting was beneficial and agreed to hold additional meetings in the future. Since it was time for the regularly scheduled meeting to start, Alderman Little made a motion to adjourn the workshop meeting. His motion was seconded by Alderman Hamilton and with unanimous approval the workshop meeting was adjourned at 7:25 p.m.

  
Elaine Herff, City Secretary





One Troyan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
Fax (713) 983-2940

## 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 26, 1992

MEADOWS CITY HALL

1 TROYAN DRIVE

MEADOWS, TEXAS

Mayor

Jim McDonald

Aldermen

Harry D. Hamilton

Terry J. Henley

Clyde E. Little

Richard L. Marshall

David J. Piwonka

City Secretary

Elaine Herff

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Approval of minutes of April 28, 1992 regular meeting and May 5, 1992 special meeting.
6. Recognition of city employees for years of service as follows: Debbie Wood - 7 years (4 years full time.)
7. Swearing in of city officials elected May 2, 1992.
8. 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.
9. Consideration of and action on an ordinance calling a joint public hearing before the City Council of the City of Meadows, Texas, and the Planning and Zoning Commission of the City of Meadows, Texas, to be held on the \_\_\_\_\_ day of \_\_\_\_\_, 1992, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. at the City of Meadows City Hall, One Troyan Drive, Meadows, Texas, to hear any and all persons desiring to be heard on or in connection with any matter or question concerning a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "Planning and Zoning Regulations," Article V, "Zoning Regulations," Division 2, "Zoning District Regulations," Sec. 24-536, "C-2 Commercial District," (b), "Uses," (2), "Specific uses," by adding thereto a new Subsection (d) entitled "Restaurants with drive-thru service"; and directing that notice of such hearing be published in the official newspaper of the City of Meadows and, further, that written notice be given as required by law.

10. Consideration of and action on an ordinance calling a joint public hearing before the City Council of the City of Meadows, Texas, and the Planning and Zoning Commission of the City of Meadows, Texas, to be held on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .m. at the City of Meadows City Hall, One Trojan Drive, Meadows, Texas, to hear any and all persons desiring to be heard on or in connection with any matter or question involving an application and request heretofore previously filed by Mitchell F. Peairson, Senior Property Manager, Fidnam Investment Consulting, and Meadows Associates Joint Venture, property owner, for a specific use amendment to Chapter 24 of the Code of Ordinances of the City of Meadows, Texas, entitled "Planning and Zoning Regulations," Article V. "Zoning Regulations," Division 2, "Zoning District Regulations," Sec 24-536, "C-2 Commercial District," (2), "Specific uses," d), "Restaurants with drive-thru service," in order to operate a drive-thru restaurant on property located as per map attached in the C-2 Commercial District, and directing that notice of said hearing be published in the official newspaper of the City of Meadows, Texas, and that written notice further be given as required by law.
11. Consideration of and action on an ordinance calling a joint public hearing before the City Council of the City of Meadows, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .m. at the City Hall of the City of Meadows, One Trojan Drive, Meadows, Texas, to hear any and all persons desiring to be heard on or in Connection with any matter or question involving a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "Planning and Zoning Regulations," Article V, "Zoning Regulations," Division 1, "Zoning Districts and Regulations of General Applicability," Sec. 24-512, "Fence Regulations," by deleting the current provisions of subsection (a) and replacing them with new provisions permitting fences to be constructed to a height not to exceed eight (8) feet in any residential district of the City of Meadows.
12. Council committee reports.
13. Presentation of bills:
- |                                 |            |
|---------------------------------|------------|
| Bernshausen Oil Co.             | \$1,278.15 |
| Contemporary Pools & Spas       | 3,319.00   |
| Ft. Bend Office Supply          | 2,432.20   |
| Firmin A. Hickey, Jr.           | 869.94     |
| Houston Stafford Electric, Inc. | 1,247.00   |
| IBM                             | 612.00     |
| Integrated Graphic Systems      | 828.40     |
| Missouri City Printing          | 707.00     |



14. Consideration of and action on ratifying the following expenditure:  
Commercial Lawn Equipment Co.           \$2,255.00
15. Comments from the audience.
16. Executive session as authorized by V.T.C.S., Article 6252-17, Section 2, (f) to discuss property acquisition.
17. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 22ND DAY OF MAY, 1992, BY 7:00 P.M.

Elaine Herff  
Elaine Herff, City Secretary

{SEAL}

MINUTES OF REGULAR MEETING  
OF  
MAY 26, 1992  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:33 p.m. by Mayor Jim McDonald at Meadows City Hall, One Troyan Drive, 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 welcomed the Weeblo Boy Scouts and their parents from Pack 1113 who were present in the audience. He also stated that the sign up sheet was still available if anyone wanted to address council.

During Mayor's comments, Mayor McDonald:

1. Announced that Governor Ann Richards has proclaimed the week of May 31 - June 6, 1992 as Hurricane Awareness Week in Texas. We will publish various items in the Newsletter to make residents more "hurricane aware".
2. Informed the audience that the inspection team from the President's Drug Free Committee spent two days last week at Meadows Elementary inspecting the school and the community for their recommendation. A final announcement on which schools will be named to the official President's list of Drug Free schools will be made shortly. Governor Ann Richards has sent a letter to Meadows Elementary congratulating them for being a drug free school. The fact that three Ft. Bend I.S.D. schools received this recognition speaks well for the District.
3. Announced that the annual July 4th parade will again begin in Meadows Mall parking lot. The route will be published in the July newsletter.
4. Invited everyone to attend this year's splash day, to be held on June 6th, starting at noon with food served at 1:00 p.m.

During audience comments, resident John Whiteman noted that he sent a letter to Council on August 1, 1991 regarding auxiliary signs. He was told the letter was referred to the Planning and Zoning Commission. It will soon be one year since the letter was written and he wonders what has happened to his request. He said that since that time several signs have gone up which could have been regulated in the ordinance had it been changed. Mayor McDonald said the Planning and Zoning Commission has been studying auxiliary signs for some time. The matter will be on their next agenda and they may have some specific recommendations to council on the matter soon.

During council comments, Alderman Little noted that he followed the garbage pick up truck through the city today and felt the men were getting careless about emptying cans. Several were left for empty while still being half full of trash or grass clippings. He asked that a letter be sent to the trash company requesting better service. Alderman Little also requested a "Dead-End" sign be erected on Bloomington (near City Hall) as well as a gate to be put on the trash bin in the parking lot.

Alderman Marshall said he heard the lattice work used for shade at the swimming pool was being torn down and he would like to see it replaced as shade was needed. Mayor McDonald said he was waiting to see costs and recommendations from the Parks Directors on the



project. Alderman Marshall said he would like repairs done to the sign board at the Rec Center also so that the letters do not keep popping out.

Alderman Piwonka noted many people seem to be running the stop sign at the northwest corner of Kirkwood and Scottsdale. He feels stop signs placed in the median would help to solve this problem. Alderman Little said a citizen suggested a double white stripe be painted at these intersections to show vehicles where they were expected to stop. Alderman Hamilton said he would like to see traffic lights installed on Kirkwood as he feels some people are running the stop signs out of spite. Mayor McDonald said the problem would be looked into.

Alderman Henley agreed with Alderman Little that the trash men seemed to be in a hurry and were careless. He also said that he has noted a problem with mail delivery when cars are parked in front of mail boxes. He discussed the problem with the Stafford Postmaster who said the postmen will make an effort and attempt to deliver all of the mail. Alderman Henley announced the recycling committee will again have a float in the 4th of July parade and he reminded everyone to take notice of the new "Recycle Friday" signs that have been installed.

Alderman Little then made a motion to approve the minutes of the April 28, 1992, regular meeting and May 5, 1992, special meeting as written. The motion was seconded by Alderman Piwonka and unanimously approved.

Mayor McDonald then recognized employee Debbie Wood for her seven years of service to the city, four of them in a full time position. He said he was happy to see people willing to stay employees of the city for a large number of years.

City Secretary Elaine Herff, a notary public, then swore Jim McDonald into office as Mayor for the next two years. Mayor McDonald then swore Clyde Little, Richard Marshall and David Piwonka into office as Aldermen for the next two years.

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 Marshall nominated Alderman Hamilton to serve in the capacity as Mayor Pro Tempore. Alderman Little seconded this motion which was unanimously approved. Alderman Henley then moved to adopt the ordinance, numbered 92-25, electing Alderman Hamilton as Mayor Pro Tempore of the City of Meadows, to serve in such office until the next regular city election. Alderman Piwonka seconded the motion which passed with the following vote:  
Voting Aye: Aldermen Henley, Little, Marshall and Piwonka  
Abstaining: Alderman Hamilton.

Mayor McDonald then read the caption to the following ordinance:

CONSIDERATION OF AND ACTION ON AN ORDINANCE CALLING A JOINT PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF MEADOWS, TEXAS, TO BE HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1992, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M. AT THE CITY OF MEADOWS CITY HALL, ONE TROYAN DRIVE, MEADOWS, TEXAS, TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION CONCERNING A PROPOSAL TO AMEND CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, "ZONING



REGULATIONS," DIVISION 2, "ZONING DISTRICT REGULATIONS," SEC. 24-536, "C-2 COMMERCIAL DISTRICT," (b), "USES," (2), "SPECIFIC USES," BY ADDING THERETO A NEW SUBSECTION d), ENTITLED "RESTAURANTS WITH DRIVE-THRU SERVICE"; AND DIRECTING THAT NOTICE OF SUCH HEARING BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE CITY OF MEADOWS AND, FURTHER, THAT WRITTEN NOTICE BE GIVEN AS REQUIRED BY LAW.

Discussing the ordinance, Mayor McDonald noted any restaurant with a "drive-thru" window is currently prohibited. This ordinance would allow them as a specific use. Anyone desiring such a restaurant would still have to come back to council to request that specific use. It was decided to hold the public hearing before the next regularly scheduled council meeting. Alderman Little moved to approve the ordinance, numbered 92-26, calling a public hearing on June 23, 1992, at 7:00 o'clock p.m., on a proposal to amend Chapter 24 of the Code of Ordinances, Sec. 24-536, "C-2" (b), (2) by adding a new subsection d) to allow for restaurants with drive-thru service. Alderman Marshall seconded the motion which passed with unanimous consent.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CALLING A JOINT PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF MEADOWS, TEXAS, ON THE 23RD DAY OF JUNE, 1992, AT 7:00 O'CLOCK P.M. AT THE CITY OF MEADOWS CITY HALL, ONE TROYAN DRIVE, MEADOWS, TEXAS, TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION INVOLVING AN APPLICATION AND REQUEST HERETOFORE PREVIOUSLY FILED BY MITCHELL F. PEAIRSON, SENIOR PROPERTY MANAGER, FIDINAM INVESTMENT CONSULTING, AND MEADOWS ASSOCIATES JOINT VENTURE, PROPERTY OWNER, FOR A SPECIFIC USE AMENDMENT TO CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, "ZONING REGULATIONS," DIVISION 2, "ZONING DISTRICT REGULATIONS," SEC. 24-536, "C-2 COMMERCIAL DISTRICT," (2), "SPECIFIC USES," d), RESTAURANTS WITH DRIVE-THRU SERVICE," IN ORDER TO OPERATE A DRIVE-THRU RESTAURANT ON PROPERTY LOCATED AS PER MAP ATTACHED IN THE C-2 COMMERCIAL DISTRICT; AND DIRECTING THAT NOTICE OF SAID HEARING BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE CITY OF MEADOWS, TEXAS, AND THAT WRITTEN NOTICE FURTHER BE GIVEN AS REQUIRED BY LAW.

Mayor McDonald explained this public hearing is for a specific use requested by the owners of the property north of Discount Tire fronting the Southwest Freeway feeder road so that a James Coney Island Restaurant can be built. Alderman Hamilton made a motion to adopt the ordinance, numbered 92-27, as read by Mayor McDonald. Alderman Henley seconded the motion which was unanimously approved.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CALLING A JOINT PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF MEADOWS, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AT THE CITY HALL OF THE CITY OF MEADOWS, ONE TROYAN DRIVE, MEADOWS, TEXAS, TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY



MATTER OR QUESTION INVOLVING A PROPOSAL TO AMEND CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, "ZONING REGULATIONS," DIVISION 1, "ZONING DISTRICTS AND REGULATIONS OF GENERAL APPLICABILITY," SEC. 24-512, "FENCE REGULATIONS," BY DELETING THE CURRENT PROVISIONS OF SUBSECTION (a) AND REPLACING THEM WITH NEW PROVISIONS PERMITTING FENCES TO BE CONSTRUCTED TO A HEIGHT NOT TO EXCEED EIGHT (8) FEET IN ANY RESIDENTIAL DISTRICT OF THE CITY OF MEADOWS.

Because this change to the zoning ordinance would apply to all residents, it was suggested that notice of the hearing be put in the next newsletter. Council decided to hold the public hearing before their regularly scheduled July meeting. Alderman Henley moved to adopt the ordinance, numbered 92-28, calling for a public hearing on Tuesday, July 28, 1992, at 7:00 p.m. to hear all persons having a question with the proposal to raise the allowed fence height to eight (8) feet in all residential sections of the city. Alderman Marshall seconded the motion which passed unanimously.

Council committee reports were then presented. Alderman Little said the city's Beautification Committee met on April 9. Members of the committee are Clyde Little, Hugh Siler, Margaret Sandlin, Laura Nabors and Pat Talbott. The committee discussed obtaining federal or state funds for beautification projects. Some suggested projects included widening the Dorrance and West Airport entrances off of the Southwest Freeway access road; asking the M.U.D. to do a review of sidewalks they have installed in the last few years to see why they were sinking; surrounding the water tanks with hedges and trees; adding additional ligustrum bushes at the pool on Amblerwood to fill in the hedge; installing a sprinkler system south of West Airport on Kirkwood; and discussing with Pat Sears future landscaping plans around the city flagpole, not to exceed the \$800 available yearly from the Garden Club.

Alderman Marshall said members of the Capital Expenditure committee including himself, Ron Rieger, Debbie Waddell and Ben Coatsworth met recently. They are planning an article for the July Newsletter with a survey of residents opinions on where city funds should be spent for short and long term improvements. They will follow up with a town meeting to be held in July to discuss opinions received.

Alderman Piwonka said the city Image Committee consists of himself, Alderman Hamilton, Pam Raymond, Dick Stafford, Diane Hamilton, Gail Jackson, Terry Modeland and Monya Keenen. The committee held its first meeting on March 12 in the M.U.D. board room. Their second meeting was held on April 16 in the new City Hall conference room. They are planning to promote Meadows through news releases and, perhaps, a meeting between the City Attorney, a representative of Ayrshire Corporation and area realtors. Alderman Hamilton continued that the one, primary goal of the committee is to maintain and increase house values in the city. They want to get the word out that we have a nice thing going here. Regular news releases will focus on the city's security, schools, location and special events. Two brochures are planned. The first, a promotional one, will be directed to the Chamber of Commerce, large area employers and real estate offices. The second, an internal one, will be directed to residents, informing them what the ordinances are that might have an effect on them. A form of the second brochure may be developed as a Newsletter informational pull out section. The committee meets on the third Wednesday of each month in the city's conference room and any one is invited to attend.

Alderman Henley said the recently regrouped Recycling Committee held its second meeting on May 11. They meet the second Monday of each month in the city's conference room and Alderman Henley invited everyone to attend. Several members of the committee want to pursue additional items for recycling. They have determined that there is a



market for tin cans (currently selling for \$55 a ton) and plastics should again be collectible near the end of this year. Member Stephanie Sears is looking into obtaining state and federal funds to help manage the city's recycling program. Joe McCann has agreed to update the recycling brochure. The committee hopes to print the new brochure on recycled material and wondered if the City Newsletter could also be printed on recycled material. He was told the city would look into the matter.

Mayor McDonald thanked the aldermen for their committee reports.

Bills were then presented for payment. Alderman Piwonka made a motion to pay the bills as presented on the agenda. The motion was seconded by Alderman Hamilton and passed with unanimous approval.

Alderman Piwonka then made a motion, seconded by Alderman Henley to ratify the expenditure to Commercial Lawn Equipment for \$2,255 for a new, commercial sized lawn mower. The motion was unanimously approved. Mayor McDonald noted this was a good investment since the lawn can now be mowed in half the time it used to take.

Audience comments were then taken. Mr. John Whiteman asked if there were any council members on the Planning and Zoning Commission. Mayor McDonald explained that this would not be appropriate since the Planning and Zoning Commission must officially approve or disapprove zoning changes before they are submitted to council. The other committees, that council members are part of, are informal committees.

Alderman Hamilton then made a motion to take a ten minute break before going into an executive session. Alderman Henley seconded the motion and with unanimous approval, council took a brake at 8:39 p.m.

Returning to open session, Alderman Henley moved to adjourn into executive session as authorized by V.T.C.S., Article 6352-17, Section 2, (f) to discuss property acquisition. His motion was seconded by Alderman Piwonka and, with unanimous approval, Council adjourned to executive session at 8:50 p.m.

Council returned to open session at 9:30. There being no further business to discuss, Alderman Henley moved to adjourn the meeting. The motion was seconded by Alderman Hamilton and, with unanimous approval, the meeting was adjourned.

  
Elaine Herff, City Secretary



PLEASE SIGN it you wish to address an agenda item. You may address up to four (4) items on today's agenda.

\*Each item may be addressed only once by each individual up to a maximum of three (3) minutes.

\*Council reserves the right to limit debate and call for the question if it deems sufficient discussion has taken place and/or if a higher item of priority arises.

May 25, 1992

[illegible]



One Troyan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
Fax (713) 983-2940

## NOTICE OF JOINT PUBLIC HEARING

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

7:00 P.M., TUESDAY, JUNE 23, 1992

Mayor  
Jim McDonald

MEADOWS CITY HALL  
ONE TROYAN DRIVE  
MEADOWS, TEXAS

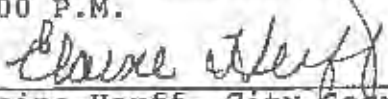
Aldermen  
Harry D. Hamilton  
Terry J. Henley  
Clyde E. Little  
Richard L. Marshall  
David J. Plivonka

City Secretary  
Elaine Herff

### AGENDA:

1. Call to order.
2. Public hearing to hear any and all persons desiring to be heard on or in connection with any matter or question concerning a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "PLANNING AND ZONING REGULATIONS," Article V, "Zoning Regulations," Division 2, "Zoning Districts Regulations," Section 24-536, "C-2 Commercial District," subsection (b) "Uses," (2) "Specific uses," by adding thereto a new subsection (d), entitled "Restaurants with drive-thru service."
3. Public hearing to hear any and all persons desiring to be heard on or in connection with any matter or question concerning a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "Planning and Zoning Regulations," Article IX, ENTITLED "Specific Use Amendments," by adding thereto a new Section 24-900, being the grant of a Specific Use Amendment and Permit S-1 to Mitchell F. Peairson, on behalf of Fidinam Investment Consulting, and Meadows Associates Joint Venture, property owner, to operate a restaurant with drive-thru service upon the property as herein described in the C-2 Commercial District, said property being described as: Physical address is located at 11900 Southwest Freeway, Meadows, Texas.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 19TH DAY OF JUNE, 1992, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF PUBLIC HEARING  
OF  
JUNE 23, 1992  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
OF THE CITY OF MEADOWS, TEXAS

The public hearing of the Meadows City Council and the Meadows Planning and Zoning Commission was called to order at 7:00 p.m. by Mayor Jim McDonald at Meadows City Hall, One Trojan Drive, 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:

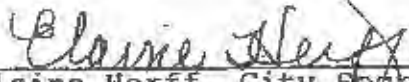
Mayor:	Jim McDonald
Aldermen:	Harry Hamilton Terry Henley Clyde Little Richard Marshall David Piwonka
Zoning Chairman:	Leen Zellers
Commission Members:	John Joyner Craig Kress

thus constituting a quorum.

Mayor McDonald explained the purpose of the meeting was to hold a public hearing to obtain public opinion regarding two proposals to amend Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "PLANNING AND ZONING REGULATIONS," as follows: the first, a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "Planning and Zoning Regulations," Article V, "Zoning Regulations," Article V, "Zoning Regulations," Division 2, "Zoning District Regulations," Section 24-536, "C-2 Commercial District," subsection (b), "Used," (2), "Specific use," by adding thereto a new subsection d), entitled "Restaurants with drive-thru service; and the second, a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "Planning and Zoning Regulations," Article IX, "specific Use Amendments," by adding a new Section 24-900, being the grant of a Specific Use Amendment and Permit S-1 to Mitchell F. Peairson, on behalf of Fidinam Investment Consulting, and Meadows Associates Joint Venture, Property owner, to operate a restaurant with drive-thru service in the C-2 Commercial District. Mayor McDonald wanted to make sure everyone was aware that, if the city grants these proposals, a new sub-district would be created in the C-2 Zoning District allowing drive-thru restaurants as a specific use. Also, a specific use permit would be granted to allow such a restaurant to be built in the area adjacent to Discount Tire, fronting on the Southwest Freeway access road.

There was no one present in the audience who wanted to make a comment either for or against the proposals. Council agreed to hold the public hearing open until at least 7:15 p.m. to see if anyone would show up who wanted to make a comment.

At 7:15 p.m., with no one making any comments for or against the proposals, Alderman Hamilton made a motion to adjourn the public hearing. Alderman Marshall seconded this motion and with unanimous approval the meeting was adjourned at 7:15 p.m.

  
Elaine Herff, City Secretary

\*Council reserves the right to limit debate and call for the question if it deems sufficient discussion has taken place and/or if a higher item of priority arises.

June 23, 1992 Joint Public Hear.

[illegible]



NOTICE OF REGULAR MEETING

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

7:30 P.M., TUESDAY, JUNE 23, 1992  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Harry D. Hamilton  
Terry J. Henley  
Clyde E. Little  
Richard L. Marshall  
David J. Piwonka

City Secretary  
Elaine Herff

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Approval of minutes of May 26, 1992 workshop session and May 26, 1992 regular city council meeting.
6. Consideration of and action on an ordinance amending Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "Planning and Zoning Regulations," Article V, "Zoning Regulations," Division 2, "Zoning District Regulations," Section 24-536, "C-2 Commercial District," Subsection (b), "Uses," (2) "Specific uses," by adding thereto a new subsection d), entitled "Restaurants with drive-thru service."
7. Consideration of and action on an ordinance amending Chapter 24 of the Code of Ordinances of the City of Meadows, Texas, entitled "Planning and Zoning Regulations," Article IX, entitled "Specific Use Amendments," by adding thereto a new Section 24-900 being the grant of a Specific Use Amendment and Permit S-1 to Mitchell F. Peairson, on behalf of Fidinam Investment Consulting, and Meadows Associates Joint Venture, property owner, to operate a restaurant with drive-thru service in the C-2 Commercial District said property being described as herein set out.
8. Consideration and discussion of need for an ordinance which would penalize parents of children found with firearms.

9. Presentation of bills:  
Bernshausen Oil Co. \$ 811.42  
Firmin A. Hickey, Jr. 2,618.90  
Ft. Bend Central Appraisal Dist. 1,246.50  
Ridgewood Landscaping, Inc. 799.25

10. Comments from the audience.

11. Executive session as authorized by V.T.C.S., Article 6252-17, Section 2, (f) to discuss property acquisition.

12. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 19TH DAY OF JUNE, 1992, BY 7:00 P.M.

Elaine Herff

Elaine Herff, City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
JUNE 23, 1992  
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, One Trojan Drive, 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.

During Mayor's comments, Mayor McDonald:

1. Said the July Newsletter would be out soon. It contains the route of the July 4th parade which will begin at 10:00 a.m. at the mall and continue down Dorrance to the school. He encouraged everyone to watch the parade.
2. Noted that the Citizen's Police Academy was graduating its first class on Thursday, June 25th, at 7:30 p.m.
3. Announced the Board of Adjustment will meet to consider two requests for a variance to the Zoning Ordinance on June 30th at 7:30 p.m.
4. Remarked that budget preparations for the next fiscal year were beginning and workshop dates will be announced soon.
5. Noted that the County Extension Agent said that several members of area fire departments will be trained to handle the killer bees but, to date, no local firemen have been trained.

There were no comments from the audience.

During council comments, Alderman Hamilton noted that the August and September Newsletters will contain four page pull out sections. August's section will be about recycling and September's section will be about city ordinances. He hoped to spread the word that the sections will act as a reference manual about commonly asked questions to City Hall.

Alderman Marshall recommended something be done to replace the lattice work that was torn down at the pool as soon as possible. He feels the city was remiss to have torn it down without the idea of replacing it. Aldermen Little and Hamilton agreed it needed immediate replacing. Mayor McDonald said he would look into the situation.

Alderman Little noted that Sugar Land was putting in fire plugs along Dairy Ashford. He wondered if Meadows has any responsibility to make sure the area was being properly drained before construction was started. Mayor McDonald said drainage was the responsibility of the Fort Bend County Drainage District and that permits needed to be obtained from them before any construction could begin.

Alderman Little also noted that the crab grass in the park seemed to be gone.

Alderman Henley noted that the recycling pull out section of the August Newsletter would also contain an article about composting.

Alderman Marshall then made a motion to approve the minutes of the May 26, 1992 workshop and regular city council meetings as presented. His motion, seconded by Alderman Hamilton, was unanimously approved.



Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, "ZONING REGULATIONS," DIVISION 2, "ZONING DISTRICT REGULATIONS," SECTION 24-536, "C-2 COMMERCIAL DISTRICT," SUBSECTION (b) USES," (2) "SPECIFIC USES," BY ADDING THERETO A NEW SUBSECTION d), ENTITLED "RESTAURANTS WITH DRIVE-THRU SERVICE."

Mayor McDonald noted this ordinance, if passed, would be numbered 92-29 and would encompass only the .8407 acres directly adjacent to the Discount Tire property along the Southwest Freeway. Alderman Henley moved to recess the meeting until the Planning and Zoning Commission was ready with their recommendation on the Ordinance. Alderman Piwonka seconded the motion and with unanimous approval council recessed at 7:38 p.m.

At 8:05 p.m., council returned to open session to receive the recommendation from the Planning and Zoning Commission. Chairman Leen Zellers apologized for the lengthy delay. She said the commission had some legitimate questions which have been resolved. The primary question, which will still be looked into, is if one restaurant with drive-thru service is allowed, will they be now permitted in all zoning districts? With the understanding that their question will be answered at a later date, the Planning and Zoning Commission recommended in favor of adopting the ordinance and Chairman Zellers welcomed the James Coney Island franchise to Meadows. Alderman Hamilton noted that council also shared Planning and Zoning Commission's concern, but feel comfortable with the fact that any other request for the same specific use would also have to be approved by council and the Planning and Zoning Commission.

Alderman Henley then moved to adopt the ordinance, numbered 92-29, allowing a new subsection d), entitled "Restaurants with drive-thru service" as a specific use in the C-2 Commercial District. Alderman Piwonka seconded the motion which passed with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE IX, ENTITLED "SPECIFIC USE AMENDMENTS," BY ADDING THERETO A NEW SECTION 24-900 BEING THE GRANT OF A SPECIFIC USE AMENDMENT AND PERMIT S-1 TO MITCHELL F. PEAIRSON, ON BEHALF OF FIDINAM INVESTMENT CONSULTING, AND MEADOWS ASSOCIATES JOINT VENTURE, PROPERTY OWNER, TO OPERATE A RESTAURANT WITH DRIVE-THRU SERVICE IN THE C-2 COMMERCIAL DISTRICT, SAID PROPERTY BEING DESCRIBED AS HEREIN SET OUT.

Mayor McDonald said he was in receipt of the written recommendation from the Planning and Zoning Commission which was in favor of adopting the ordinance. He explained this ordinance would grant the request for a restaurant with a drive-thru window in a specific location only, that being 11900 Southwest Freeway. Alderman Little moved to approve the ordinance, numbered 92-30, allowing the addition of Section 24-900, a specific use permit to Mitchell F. Peairson and Meadows Associates Joint Venture, to the Zoning Ordinance. Alderman Marshall seconded the motion which passed with unanimous approval.

Council then discussed the need for an ordinance which would penalize parents of children found with firearms in the city. An article appeared in the Fort Bend Mirror describing a similar ordinance recently passed in Missouri City. Sugar Land also has a similar ordinance. Alderman Marshall wondered if the ordinance would



be enforceable. He also wondered if the police have had any problems with children and firearms in the city and what the Police Chief's feelings on the matter are.

Mayor McDonald said the ordinance would make parents responsible for their childrens' possession of firearms. Laws violated by juveniles are difficult to enforce, especially without their parents' knowledge. Alderman Little said he feels the ordinance would be enforced only if a child does an illegal act with a firearm within our city limits. He is in favor of the ordinance and thinks it is a good preventative measure. Alderman Henley said he, too, is in favor of the ordinance, and he does not want to wait until a child's life is taken before putting such an ordinance in place.

Alderman Hamilton feels such an ordinance would only be enforced after a tragedy occurs. He wondered if a gun safety program might not be more effective.

City resident Ron Reiger asked why it would ever be alright for a minor to carry a gun in the City of Meadows. Mayor McDonald said it is not alright, but this ordinance would allow for the prosecution of parents who, through their own neglect, allowed their child to possess a gun. The ordinance in other cities has been prompted by actual tragedies that have occurred and it serves to remind parents that it is their responsibility if their child possesses a gun.

Alderman Piwonka feels the matter needs to be investigated further before action is taken. He also wondered if the city would incur a civil liability if it adopts the ordinance. Mayor McDonald said he was not sure of the civil liability but felt there would be none. He will check with Missouri City on their ordinance effectiveness and give more information to council at the next regular meeting.

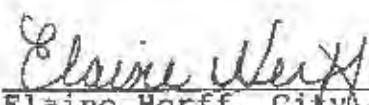
After examining the bills presented for payment, Alderman Little moved to pay the bills as presented. The motion was seconded by Alderman Henley and passed unanimously.

Debbie Waddell addressed council during audience comments. She encouraged the city to reinstall some shade at the pool. She felt if the city would provide the supplies, city residents would provide the manpower. Mrs. Waddell also commented that the remodeling at the recreation center looked very good. She noticed that two different dye pads were used on the wall paper in the big room. She feels it is very obvious and needs to be replaced.

Mayor McDonald then thanked the Planning and Zoning members for the time and interest they had taken in the two ordinance amendments considered this evening. He strongly agreed with them that their questions should be discussed when they next meet.

Alderman Henley then moved to enter executive session as authorized by V.T.C.S., Article 6252-17, Section 2, (f) to discuss property acquisition. Alderman Piwonka seconded the motion and, with unanimous approval, council adjourned into executive session at 8:30 p.m.

Returning to open session at 8:48, Alderman Hamilton made a motion, there being no further business to discuss, the meeting be adjourned. Alderman Henley seconded the motion and, with unanimous approval, the meeting was adjourned.

  
Elaine Herff, City Secretary

\*Council reserves the right to limit debate and call for the question if it deems sufficient discussion has taken place and/or if a higher item of priority arises.

June 23, 1992 City Council M

[illegible]



MINUTES OF WORKSHOP MEETING  
OF  
JUNE 23, 1992  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The workshop meeting of the Meadows City Council was called to order at 6:30 p.m. by Mayor Jim McDonald at Meadows City Hall, One Troyan Drive, 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

Mayor McDonald reminded all councilmen that a car was being reserved for each one of them and their families to ride in the July 4th parade. The city's float this year would be holding kids from the city, most of whom have received one of the HERO awards this year. He also reminded them of the July 3rd parade in Stafford.

Mayor McDonald noted that discussions with the M.U.D. Board regarding take over by the city were going very well. A legal opinion should arrive soon.

Discussing decorum of council meetings, Mayor McDonald noted that Roberts Rules of Order are followed at all meetings. While no particular problems have occurred, he asked council their opinion of "conversations" between council and the audience during the "audience comments" portion of council meetings.

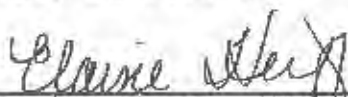
Alderman Little said he thought every question brought up deserves an answer or some sort of immediate recognition. Alderman Henley said he liked to keep the comments as informal as possible. Alderman Hamilton said he is aware that formats are in place and, although they are sometimes clumsy, control must be maintained to keep one topic from leading into another.

Mayor McDonald wondered if council would like to add a three minute discussion time to each three minute comment made by the audience. Alderman Marshall said he would like to expand the rebuttal time. Alderman Piwonka suggested a set time for comments, possibly thirty minutes, be set aside at each meeting. When the allotted time was consumed, no more audience comments would be accepted. Alderman Hamilton thought a fixed length of time for audience comments, not to exceed thirty minutes, would work. Alderman Marshall noted that at most meetings very few people want to make comments and a time limit is not really a problem.

Mayor McDonald thought a three minute comment followed by a three minute discussion on each comment could be implemented. If not too many people wish to comment, council could make a motion to suspend the rules to allow for a longer discussion.

Mayor McDonald then announced that the Board of Adjustment was scheduled to meet at 7:30 p.m. on June 30, 1992, to consider two petitions for variances. A 7:00 p.m. meeting with the City Attorney will precede the 7:30 meeting.

Since a public hearing was scheduled for 7:00 p.m. this evening, Alderman Piwonka made a motion to adjourn the workshop meeting. His motion was seconded by Alderman Henley and with unanimous approval council adjourned the workshop meeting at 6:55 p.m.

  
Elaine Herff, City Secretary



One Trojan Drive  
Stafford, Texas 77477  
Tel (713) 983-2930  
Fax (713) 983-2940

# NOTICE OF WORKSHOP 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, JUNE 23, 1992  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

## Mayor

Jim McDonald

## Aldermen

Harry D. Hamilton

Terry J. Henley

Clyde E. Little

Richard L. Marshall

David J. Piwonka

## City Secretary

Elaine Herff

PURPOSE: WORKSHOP COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Workshop to discuss the following items:
  - a. Decorum of council meetings.
  - b. Other items.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 19TH DAY OF JUNE, 1992, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)





One Trojan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
Fax (713) 983-2940

# NOTICE OF SPECIAL MEETING

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

7:30 P.M., WEDNESDAY, JULY 22, 1992  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor

Jim McDonald

Aldermen

Harry D. Hamilton

Terry J. Henley

Clyde E. Little

Richard L. Marshall

David J. Piwonka

City Secretary

Elaine Herff

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Executive session as authorized by V.T.C.S., Article 6252-17, Section 2 (g), to discuss city personnel.
6. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 18TH DAY OF JULY, 1992, BY 7:00 P.M.

A handwritten signature in cursive script, appearing to read "Elaine Herff", written over a horizontal line.

Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
JULY 22, 1992  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The meeting of the Meadows City Council was called to order at 7:30 p.m. by Mayor Jim McDonald at Meadows City Hall, One Trojan Drive, 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

thus constituting a quorum.

Alderman Terry Henley arrived at approximately 7:35.

Mayor McDonald stated he would reserve his Mayor's comments for executive session.

Under comments from Council, Alderman Marshall said he wanted the alarm ordinance on the next council meeting agenda to repeal the fees. Mayor McDonald said he would talk to him about that. It did not need to be on the agenda.

There was no audience.

At 7:34 Alderman Piwonka made a motion to adjourn to executive session which was seconded by Alderman Hamilton. All were in favor.

Council returned to open session at 9:05 p.m. and Alderman Piwonka made a motion, there being no further business to discuss, to adjourn the meeting. Alderman Henley seconded this motion and with unanimous approval the meeting was adjourned.

  
\_\_\_\_\_  
Debbie Wood, Deputy City Secretary



NOTICE OF JOINT PUBLIC HEARING

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

City of  
**Meadows**

One Trojan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
Fax (713) 983-2940

7:00 P.M., TUESDAY, JULY 28, 1992  
MEADOWS CITY HALL  
ONE TROYAN DRIVE  
MEADOWS, TEXAS

Mayor

Jim McDonald

Aldermen

Harry D. Hamilton

Terry J. Henley

Clyde E. Little

Richard L. Marshall

David J. Piwonka


City Secretary

Elaine Herff

AGENDA:

1. Call to order.
2. Public hearing to hear any and all persons desiring to be heard on or in connection with any matter or question concerning a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "PLANNING AND ZONING REGULATIONS," Article V, "Zoning Regulations," Division 1, "Zoning Districts and Regulations of General Applicability," Section 24-512, "Fence Regulations," by deleting the current provisions of subsection (a) and replacing them with new provisions permitting fences to be constructed to a height not to exceed eight (8) feet in any residential district.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 24TH DAY OF JULY, 1992, BY 7:00 P.M.

  
Debbie Wood, Deputy City Secretary

(SEAL)

MINUTES OF PUBLIC HEARING  
OF  
JULY 28, 1992  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
OF THE CITY OF MEADOWS, TEXAS

The public hearing of the Meadows City Council and the Meadows Planning and Zoning Commission was called to order at 7:03 p.m. by Mayor Jim McDonald at Meadows City Hall, One Trojan Drive, 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

Alderman: Terry Henley  
Clyde Little  
Richard Marshall  
David Piwonka

Zoning Chairman: Leen Zellers

Commission Members: Craig Kress  
Mark McGrath

and the following absent:

Alderman: Harry Hamilton

Commission Members: John Joyner  
John Perry

thus constituting a quorum.

Also present were residents Debbie Waddell, Myra McMillen and Ron Weir.

Mayor McDonald explained the purpose of the meeting was to hold a public hearing to obtain public opinion regarding a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "PLANNING AND ZONING REGULATIONS," Article V, "Zoning Regulations," Division 1, "Zoning Districts and Regulations of General Applicability," Section 24-512, "Fence Regulations," by deleting the current provisions of subsection (a) and replacing them with new provisions permitting fences to be constructed to a height not to exceed eight (8) feet in any residential district.

Mayor McDonald noted that currently the ordinance allows only six foot fences in most sections of the city. Alderman Little asked if seven foot fences had ever been considered. He is concerned that so many of the city ordinances are being amended and feels they may not have been thoroughly thought out in the first place. Mayor McDonald said eight foot fences are what people have been requesting, particularly those residents with swimming pools.

Planning and Zoning Chairman Leen Zellers said she wants to understand why the city is changing its ordinance to allow eight foot fences. Alderman Marshall said he believes people whose residences back up to Dairy Ashford would want an eight foot fence. Eight foot fences are already allowed in the Meadow Glen subdivisions. If they are allowed in one area, why not allow them in all areas? Chairman Zellers said she tends to agree that the city is constantly changing its ordinances to appease complaints from residents. She feels it is a deterrent, making the area not durable or stable. The idea has been evaluated at length, so why has it come up again now? Mayor McDonald said as the city gets older, fences are needing to be replaced and requests for eight foot fences are becoming more common. Chairman Zellers asked if we were giving the message to people that, if pressure is put on city hall, we'll bend or change the rules. Mayor McDonald said no, he feels eight foot fences addresses a safety question.



Resident Myra McMillan said she agrees that eight foot fences should be allowed along Dairy Ashford and West Airport and also on corner lots. She wondered, if one six foot fence is replaced with an eight foot fence, will all the neighbors have to follow suit so that the whole block will look uniform. If the intent of the ordinance is for pool safety, perhaps a fence should be erected around the pool itself.

Resident Debbie Waddell said she agrees eight foot fences should be allowed along Dairy Ashford but no place else around the city. She suggested a seven foot fence within the parameters of the city might be sufficient.

Resident Ron Weir said he was not totally convinced that an eight foot fence will deter a child from climbing. He does support allowing an eight foot fence around the perimeter of the city. He objects to several sizes of fences being allowed and wondered if the eight feet was the total height of the structure or would an eight foot fence also allow a two foot privacy screen. Mayor McDonald said the structure could only be eight foot in total height.

Alderman Little wondered how many eight foot fences are being considered. Mayor McDonald said he didn't know but that, currently, if a resident would like an eight foot fence, he can apply for a variance to the ordinance. Several variances have been granted for safety reasons.

There being no further discussion, Alderman Henley made a motion to adjourn the meeting. Alderman Piwonka seconded the motion and with unanimous approval the public hearing was adjourned at 7:22 p.m.

  
Elaine Herff, City Secretary



One Troyan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
Fax (713) 983-2940

## NOTICE OF REGULAR MEETING

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

7:30 P.M., TUESDAY, JULY 28, 1992  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

### Mayor

Jim McDonald

### Aldermen

Harry D. Hamilton

Terry J. Henley

Clyde E. Little

Richard L. Marshall

David J. Piwonka

### City Secretary

Elaine Herff

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Approval of minutes of June 23, 1992, workshop meeting, public hearing, regular City Council meeting.
6. Consideration of and action on an ordinance amending the Code of Ordinances of the City of Meadows, entitled "Planning and Zoning regulations," Article V, "Zoning Districts and Regulations of General Applicability," Section 24-51~~2~~, "Fence Regulations," by deleting the current provisions of subsection (a) and replacing them with new provisions permitting fences to be constructed to a height not to exceed eight (8) feet in any residential district.
7. Consideration of and action on an ordinance amending Chapter 1 of the Code of Ordinances of the City of Meadows, Texas, entitled "General Provisions," Article I, "In General," Section 1-6, "Catchlines of Sections," by deleting the words "Printed and Underscored" from said Section; and further, amending Chapter 2 of the Code of Ordinances of the City Meadows, entitled "Administration," Article I, "In General," Section 2-3, "Time and Place for Council Meetings," by deleting the present provisions of said section and substituting new provisions which designate the new location for council meetings at the City Hall of the City of Meadows, One Troyan Drive, Meadows, Texas; and further, amending Chapter 2 of the Code of Ordinances of



the City of Meadows, entitled "Administration," Article I, "In General," Section 2-5, "Official Bulletin Board," by deleting the present provisions of said section and substituting new provisions which designate the new location of the official bulletin board at the main entrance of the City Hall of the City of Meadows; and further amending Chapter 2 of the Code of Ordinances of the City of Meadows, entitled "Administration," Article I, "In General," Section 2-12, "Notice of Claim Required," subsection (c), by deleting the present provision of said subsection and substituting new provisions which designate the new address of the City of Meadows at One Trojan Drive, Meadows, Texas 77477; and further amending Chapter 2 of the Code of Ordinances of the City of Meadows, entitled "Administration," Article III, "Elections," Section 2-82, "When Held; Vote Required," by deleting the present provisions thereof and substituting new provisions to designate a new election date of the first Saturday in May of each year; and further amending Chapter 2 of the Code of Ordinances of the City of Meadows, entitled "Administration," Article III, "Elections," Section 2-83, "Election by Place System," by deleting the present provisions of said subsection and by substituting new provisions which designate a new statutory reference; and further, amending Chapter 9 of the Code of Ordinances of the City of Meadows, entitled "Buildings," Article II, "Building in Residential Districts," Section 9-50, "Residential Roofing Requirements," Subsection (d) (5), to provide a new subsection (d) (6); and further, amending Chapter 18 of the Code of Ordinances of the City of Meadows, entitled "Junked and Abandoned Property - Nuisances," Article II, "Junked Vehicles," by amending Section 18-19 "Disposal of Junked Vehicles," subsection (c) which provides for the storage of an unlicensed, operable or inoperable antique or special interest vehicle stored by a collector on the collector's property; and further, amending Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "Planning and Zoning regulations," Article IX, Specific Use Amendments," by changing the codification of Specific Use Permit - 1 (S-1) from Section 24-900 to Section 24-091.

8. Consideration and discussion of a possible gun control ordinance.
9. Council committee reports.
10. Presentation of bills:
 

Bernshausen Oil Co.	\$1,569.80
Ft. Bend Tennis Services	967.50
Candy Gibson	1,617.30
Firmin A. Hickey, Jr.	4,659.87
J. Ram Contractors	1,944.00

11. Consideration of and action on the ratification of the following expenditures:

Dutchton Design Fence Co.	\$ 665.00
The Williams Company	1,380.85
12. Consideration and discussion of Sec. 9.5-16 of the Code of Ordinances of the City of Meadows entitled "Automated Burglar/Theft Alarm Protective Services", Fees and Charges for False Alarms, to change from five (5) to three (3) the number of false alarms that can be made before a penalty or fee for such shall be incurred.
13. Comments from the audience.
14. Executive session as authorized by V.T.C.S., Article 6152-17, Section 2, (f) to discuss property acquisition and (g) to discuss city personnel.
15. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 24TH DAY OF JULY, 1992, BY 7:00 P.M.



Debbie Wood, Deputy City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
JULY 28, 1992  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:32 p.m. by Mayor Jim McDonald at Meadows City Hall, One Trojan Drive, 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.

During Mayor comments, Mayor McDonald noted:

1. He hoped that everyone enjoyed the July 4th parade and will put it on their calendar for next year as it is well worth the time.

2. He is in the process of working on next fiscal year's budget. A workshop will be scheduled within the next two or three weeks and the date will be posted on the bulletin board at the recreation center.

3. A meeting of the Board of Adjustment will be held on Tuesday, August 18th at 7:30 p.m. to hear a request from Houston Pottery for a variance to the code of ordinances regarding parking lots. They are interested in taking over all of the space in the mall, excluding the space currently being occupied by Sam's Club and Loew's Theater. They need more parking spaces and hope to be able put some parking spaces closer to the nearby residences than the 350 feet currently allowed.

4. At the recent public meeting held by the Capital Improvement Committee, chaired by Alderman Dick Marshall, to discuss results of the survey sent to residents with their newsletter, repair of sidewalks was listed as the number one priority. The city has a fairly complete list of the sidewalks needing repair and residents are invited to call city hall to see if their sidewalk is included on the list. He hopes to put as many funds as possible in next year's budget for sidewalk repair. The current plan is to start with the oldest sidewalks first.

Several city residents were in attendance at the meeting to comment on the recently passed alarm ordinance. Mr. Steve Bruner, a seven year resident, said he was opposed to the new ordinance and to charging a fee for burglar alarms. He does not feel the fee is justified. He installed his alarm after his house was broken into and has had only one false alarm. Mayor McDonald said it was important for the police to know who to call when a false alarm goes off so that someone can shut the alarm off. Some systems are faulty and not maintained properly. All alarms must be permitted so that these faulty systems can taken care of.

Mr. Martin Beline said he first heard of the ordinance from the City Newsletter. He believes the ordinance is unenforceable, discriminatory and taxation without representation. He feels the police chief should be helped to put together a proper false alarm ordinance. One or two false alarms should be reasonably allowed. There should be a \$25 charge for the third false alarm. \$50 for the fourth, \$100 for the fifth, \$200 for the sixth, etc. The \$15 application fee is reasonable but a \$30 annual renewal fee is a tax. A nominal renewal fee of \$5 would be OK. He requested the ordinance be rescinded this evening. A committee should then be appointed to go over the ordinance and come back to council with proper wording.



Resident Ron Weir, a twenty year resident, said he has had a burglar alarm for over one year with no false alarms. He has no objection to charging for false alarms, especially on a sliding scale, and no objection to charging for the original permit so that data can be collected. He is not in favor of a yearly charge. Regarding general communications, Mr. Weir said he feels he has been caught blindsided on many of the ordinances passed lately. He has been cited for other problems and feels communications should go out to the residents on a more regular basis. Writing about ordinances in the City Newsletter is a good idea but information should be put in the newsletter before an ordinance is passed so the public can comment it. Putting notices in the official city newspaper, the Fort Bend Mirror, does not help since residents need to pay a subscription cost for the Mirror and he, therefore, does not get that paper. Mayor McDonald said the annual renewal fee for an alarm permit will be lowered to at least \$15 and possible lower. The city tries to put ordinance reminders in every Newsletter. In approximately two months, a pull out section will be included in the Newsletter with a synopsis of all pertinent city ordinances in it.

Resident Debbie Waddell said she couldn't add to what had been already said very well. She feels more thought should have gone into the alarm ordinance and does not feel that a renewal fee should have to be paid each year.

Resident Miriam Pratt, a seven year resident, said all of her questions had been covered. She feels that a \$30 annual renewal fee is wrong. She has an alarm but was not aware of the ordinance until her neighbors, who have no alarms, brought it to her attention. Her neighbors told her they too were opposed to the ordinance. She does not feel an alarm is a luxury that should be charged for.

Resident Joyce Janicek said she agrees alarms need to be registered and false alarm should be charged for. She is concerned with who will enforce the ordinance requiring alarms to be renewed, hopes the list of those with alarms will not be sold and believes a \$30 renewal fee is too high. She also urged council to take the added traffic which will be generated when Houston Pottery comes into the city into consideration.

During council comments, Alderman Little noted that three years ago 1500 traffic citations were issued, two years ago 1200 citations were issued and one year ago 1000 were issued. He asked is the police department has commented on why fewer citations are given each year. Mayor McDonald said he doesn't know if there is a valid reason but would like to think it is because more people are becoming more aware of the city.

Alderman Hamilton said he appreciates residents coming to the meeting and making comments. The alarm ordinance will be discussed later in the meeting. Alderman Henley said he also appreciates the comments made and changes to the ordinance will be made.

Alderman Marshall then made a motion to approved the minutes of the June 23, 1992, workshop meeting, public hearing and city council meeting as presented. Alderman Little seconded this motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, "ZONING DISTRICTS AND REGULATIONS OF GENERAL APPLICABILITY," SECTION 240512, "FENCE REGULATIONS," BY DELETING THE CURRENT PROVISIONS OF SUBSECTION (A) AND REPLACING THEM WITH NEW PROVISIONS PERMITTING FENCES TO BE CONSTRUCTED TO A HEIGHT NOT TO EXCEED EIGHT (8) FEET IN ANY RESIDENTIAL DISTRICT.



Mayor McDonald read the recommendation from the Planning and Zoning Commission against adoption of the ordinance. They also recommended a permit be required for construction of fences. In view of the recommendation of the Commission, Mayor McDonald asked for a motion to table passage of the ordinance. Alderman Little moved action on the ordinance allowing eight foot fences be tabled. Alderman Marshall seconded the motion which was unanimously approved. Mayor McDonald thanked the Planning and Zoning Commission for their work.

Mayor McDonald then asked City Secretary Elaine Heritt to read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 1 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS, ENTITLED "GENERAL PROVISIONS," ARTICLE I, "IN GENERAL," SECTION 1-6, "CATCHLINES OF SECTIONS," BY DELETING THE WORDS "PRINTED AND UNDERSCORED" FROM SAID SECTION; AND FURTHER, AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "ADMINISTRATION," ARTICLE I, "IN GENERAL," SECTION 2-3, "TIME AND PLACE FOR COUNCIL MEETINGS," BY DELETING THE PRESENT PROVISIONS OF SAID SECTION AND SUBSTITUTING NEW PROVISIONS WHICH DESIGNATE THE NEW LOCATION FOR COUNCIL MEETINGS AT CITY HALL OF THE CITY OF MEADOWS, ONE TROYAN DRIVE, MEADOWS, TEXAS; AND FURTHER, AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "ADMINISTRATION," ARTICLE I, "IN GENERAL," SECTION 2-5, "OFFICIAL BULLETIN BOARD," BY DELETING THE PRESENT PROVISIONS OF SAID SECTION AND SUBSTITUTING NEW PROVISIONS WHICH DESIGNATE THE NEW LOCATION OF THE OFFICIAL BULLETIN BOARD AT THE MAIN ENTRANCE OF THE CITY HALL OF THE CITY OF MEADOWS; AND FURTHER AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "ADMINISTRATION," ARTICLE I, "IN GENERAL," SECTION 2-12, "NOTICE OF CLAIM REQUIRED," SUBSECTION (c), BY DELETING THE PRESENT PROVISIONS OF SAID SUBSECTION AND SUBSTITUTING NEW PROVISIONS WHICH DESIGNATE THE NEW ADDRESS OF THE CITY OF MEADOWS AT ONE TROYAN DRIVE, MEADOWS, TEXAS 77477; AND FURTHER AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "ADMINISTRATION," ARTICLE III, "ELECTIONS," SECTION 2-82, "WHEN HELD; VOTE REQUIRED," BY DELETING THE PRESENT PROVISIONS THEREOF AND SUBSTITUTING NEW PROVISIONS TO DESIGNATE A NEW ELECTION DATE OF THE FIRST SATURDAY IN MAY OF EACH YEAR; AND FURTHER AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "ADMINISTRATION," ARTICLE III, "ELECTIONS," SECTION 2-83, "ELECTION BY PLACE SYSTEM," BY DELETING THE PRESENT PROVISIONS OF SAID SUBSECTION AND BY SUBSTITUTING NEW PROVISIONS WHICH DESIGNATE A NEW STATUTORY REFERENCE; AND FURTHER, AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "BUILDINGS," ARTICLE II, "BUILDING IN RESIDENTIAL DISTRICT," SECTION 9-50, "RESIDENTIAL ROOFING REQUIREMENTS," SUBSECTION (d) (5), TO PROVIDE A NEW SUBSECTION (d) (6); AND FURTHER, AMENDING CHAPTER 18 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "JUNKED AND ABANDONED PROPERTY - NUISANCES," ARTICLE II, "JUNKED VEHICLES," BY AMENDING SECTION 18-19, "DISPOSAL OF JUNKED VEHICLES," SUBSECTION (c) WHICH PROVIDES FOR THE STORAGE OF AN UNLICENSED, OPERABLE OR INOPERABLE ANTIQUE OR SPECIAL INTEREST VEHICLE STORED BY A COLLECTOR ON THE



COLLECTOR'S PROPERTY; AND FURTHER, AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE IX, "SPECIFIC USE AMENDMENTS," BY CHANGING THE CODIFICATION OF SPECIFIC USE PERMIT - 1 (S-1) FROM SECTION 24-900 TO SECTION 24-901.

Mayor McDonald explained it was necessary to amend the code of ordinances to conform with state law in some instances and also to take care of some general housekeeping items. Alderman Little made a motion to approve the proposed ordinance as stated. Alderman Hamilton seconded the motion which carried unanimously.

Council then discussed the possible adoption of a gun control ordinance. Noting that the ordinance would primarily make parents responsible if their minor child has a gun in his possession, Mayor McDonald said if just one child is saved from being injured by a gun, passage of the ordinance would be well worth it. He asked if they would like to pursue the matter further and if so, what comments or changes would they like to see. Alderman Marshall said he at first saw passage of the ordinance as a possible reaction to press coverage of incidents in other cities. He wasn't really excited about passing the ordinance because he felt it would be adding insult to injury by giving a grieving adult a ticket after their child committed a crime with a gun. After studying the matter, he now sees the ordinance as a means to punish a parent if the child just has a gun in his possession - hopefully before any fatal incident occurs. He is therefore in favor of passing the ordinance. Alderman Piwonka made a motion to have the proposed ordinance relating to gun control drafted and corrected to Meadows guidelines. Alderman Henley seconded the motion. The motion carried with Aldermen Henley, Little, Marshall and Piwonka voting in favor and Alderman Hamilton abstaining.

Discussing council committees, Alderman Marshall noted there were thirty to forty residents in attendance at the public meeting on July 21, 1992. The survey that had been sent out in the July Newsletter was discussed. Eighty-eight responses were received. The number one concern of residents was sidewalk repairs followed closely by street repairs. The city is doing necessary street repairs on an ongoing basis. The number three concern was a common fence around the city's perimeter which the committee members are looking into.

Alderman Henley said the recycling committee put together a brochure containing recycling facts which will be in the August Newsletter. He noted that Mr. Purvis of Purvis Disposal Company has said that there is a 70 - 80% participation in the city's recycling program. The committee is always interested in residents' feedback.

Aldermen Hamilton and Piwonka, Image Committee, noted that the Meadows Manual, a four page informational fold out, is being prepared for inclusion in the October Newsletter. It will be a handy, quick reference for residents, containing important phone numbers, ordinance reminders, etc.

Alderman Little said the Beautification Committee is working on revising and getting cost estimates for several recommendations it has received. Results will be turned into the Capital Budget Committee for their consideration.

Alderman Piwonka then made a motion to pay the bills as presented. Alderman Henley seconded the motion which passed with unanimous approval.

Alderman Hamilton moved to ratify the bills presented on the agenda, to the Dutchtown Design Fence Co. for a secure area in the Police Department and to The Williams Company for the final payment on the sound and recording system in the council room. Alderman Piwonka seconded the motion which carried unanimously.



Council then discussed Section 9.5-16 of the Code of Ordinances entitled "Automated Burglar/Theft Alarm Protective Services" to determine if the number of "free" false alarms should be changed from five to three. Alderman Marshall noted that the intent of the ordinance was mainly to penalize people with false alarms. Alderman Henley said he feels there should be a method of registering all alarms. Alderman Marshall agreed, noting there is a need to be able to contact people when their alarms go off. Alderman Hamilton noted most of the comments he has received on the ordinance say the fees are too high. Most people feel it is OK to shorten the number of "free" alarms to three and a \$15.00 initial registration fee is also OK. The yearly renewal fee, necessary so that a data base can be maintained, should be lowered, however, to \$5.00 per year. Mayor McDonald noted a data base needs to be maintained to keep track of alarm companies, disconnected alarms, etc. The initial fee will remain at \$15.00 while the annual fee will be lowered to \$15.00, \$10.00 or, perhaps, even \$5.00. Alderman Hamilton said he felt any amount of false alarms over three would be unusual. If allowing five, then why not seven, ten or more. He thinks three false alarms is a fair number to allow. Alderman Little made a motion to keep the number of false alarms at five. Alderman Henley seconded the motion which carried with three votes to two, Aldermen Henley, Little and Marshall voting "aye" and Aldermen Hamilton and Piwonka voting "no".

During the second opportunity for audience comments, Debbie Waddell said she appreciated council voting to table the fence ordinance.

Alderman Piwonka asked the audience how they felt about a gun control ordinance. Ron Rieger asked what the ordinance will say and Candy Gibson asked how it would be enforced - would it require guns to be registered and can they be confiscated? Mayor McDonald said no registration would be required. The ordinance would simply subject a parent to the maximum fine available is a minor child is caught with a gun in his possession.

Mayor McDonald said he did not have information ready to be discussed in executive session. Alderman Hamilton moved to table the executive session. Alderman Henley seconded the motion which carried unanimously.

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

  
Elaine Herff, City Secretary

\*Council reserves the right to limit debate and call for the question if it deems sufficient discussion has taken place and/or if a higher item of priority arises.

July 28, 1992

[illegible]





One Trojan Drive  
Stafford, Texas 77477  
Tel: (713) 983-2950  
Fax: (713) 983-2940

# NOTICE OF WORKSHOP 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, JULY 28, 1992

MEADOWS CITY HALL

1 TROYAN DRIVE

MEADOWS, TEXAS

## Mayor

Jim McDonald

## Aldermen

Harry D. Hamilton

Terry J. Henley

Clyde E. Little

Richard L. Marshall

David J. Piwonka

## City Secretary

Elaine Herff

PURPOSE: WORKSHOP COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Workshop to discuss the following items:
  - a. Sidewalk survey.
  - b. Council committee work.
  - c. Other items.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 24TH DAY OF JULY, 1992, BY 7:00 P.M.

Debbie Wood, Deputy City Secretary

(SEAL)

MINUTES OF WORKSHOP MEETING  
OF  
JULY 28, 1992  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The workshop meeting of the Meadows City Council was called to order at 6:35 p.m. by Mayor Jim McDonald at Meadows City Hall, One Trojan Drive, 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:	Clyde Little Richard Marshall David Piwonka

and the following absent:

Aldermen:	Harry Hamilton Terry Henley
-----------	--------------------------------

Mayor McDonald said the sidewalk survey, Council committee work and other matters would be discussed in the workshop session.

Discussing sidewalks, Mayor McDonald said the broken sidewalks put into three different categories with the most severely broken were ones being in category one. There were 485 locations with 92 in category one. A preliminary estimate to repair each location of approximately fifty feet is \$900 - \$1,000. If all category one sidewalks are repaired in the 1992-1993 budget year, it will cost approximately \$92,000. This does not seem to be the most logical approach. Mayor McDonald suggested repairs be made to sidewalks in Section One first and, as funds become available, repairs be made to newer sections later. He prefers not to repair the section of driveway leading to the street. He said he would encourage residents who have a sidewalk problem to call city hall to see if they are on the list.

Mayor McDonald noted that most of the street repairs have been completed. Some are still needed on Mulholland Drive. Several bird baths exist near the curbs on some streets but he does not feel they are as important to fix as broken sidewalks. A cost estimate for repairs is \$6.00 per square foot to repair streets and \$4.50 per square foot to repair sidewalks.

Alderman Marshall said people should be told that it is not a city function to keep curbs neat. Several areas contain concrete in the street left over from when a pool was built.

Discussing council committees, Alderman Marshall said the top three priority items from his survey were: #1 - sidewalk repairs; #2 - street repairs; and #3 - a uniform fence around the city. Mayor McDonald asked him to give a synopsis of the results of the survey during the regular council meeting.

It being 6:55, and a public hearing being scheduled for 7:00, Mayor McDonald asked for a motion to close the workshop meeting. Alderman Piwonka made this motion which was seconded by Alderman Little and with unanimous approval the meeting was adjourned.

  
Elaine Herff, City Secretary



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., MONDAY, AUGUST 17, 1992  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Harry D. Hamilton  
Terry J. Henley  
Clyde E. Little  
Richard L. Marshall  
David J. Piwonka

City Secretary  
Elaine Herff

AGENDA

1. Call to order.
2. Workshop to discuss budget for fiscal year 1992 - 1993.
3. Consideration of and action on an ordinance calling a public hearing on the budget for fiscal year 1992 - 1993.
4. Presentation of bills:

Bland's Swim Shop	\$1,080.00
Bernshausen Oil Co.	656.82
Missouri City Printing	886.00
5. Ratification of the following expenditures:

Camp Warnicke Resorts	\$ 724.00
Southwest Precision Printers, Inc.	988.00
6. Executive session as authorized by V.T.C.S. Article 6252-17, 2(g), to discuss city personnel.
7. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 14th DAY OF AUGUST, 1992, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
AUGUST 17, 1992  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:31 p.m. by Mayor Jim McDonald at Meadows City Hall, One Troyan Drive, 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 explained the main purpose of the meeting was to discuss the proposed budget for fiscal year 1992-1993. Discussing revenues, Mayor McDonald proposed to stay with the same tax rate as last year, .3666 per hundred dollar valuation. He said we could charge up to .3764 without having to give special notice to the taxpayers. The rate subject to a roll back election would be .3946. Alderman Hamilton said the value of houses in the city has increased for the second year in a row but he doesn't notice a raise in the ad valorem taxes. Mayor McDonald explained the owners of the mall and other vacant land were successful in lowering the value of their land.

Mayor McDonald proposed to budget \$680,000 in sales tax revenue. Projections show that \$650,000 will be collected this year. About \$41,000 more in sales taxes have been collected this year than last. Next year the mall will be totally occupied with three businesses - Sam's Club, Loew's Theatre and Garden Ridge Pottery.

Licenses & Permits, this year have brought in \$15,000 so far. Next year's projection is for \$16,000.

Franchise fees collected this year thus far are \$135,000. \$62,000 was projected. Next year Mayor McDonald is projecting \$114,000 will be collected - approximately \$105,000 from HL&P, \$6,000 from Sugar Land Telephone and \$3,000 from Warner Cable (whose franchise expires at the end of next year.)

Receipts from Fines & Forfeitures are being projected at the same level as last year. Collections thus far this year are short of projection but are picking up.

Newsletter ads will probably not meet this year's \$6,300 projection and only \$5,500 is being budgeted for next year's revenue in that department.

Crossing Guard, Miscellaneous and Rec Center Rental revenues are being kept at the same amounts as last year. Recreational revenues are anticipated to increase as this year the city began retaining 10% of the charges and additional programs will increase the revenue (as well as the expenses.)

Interest earned is falling daily. Only \$20,000 is projected for next year. Alderman Little wondered if the city could invest in three year variables. Mayor McDonald suggested three years may be too long a time to tie up the city's funds.

Discussing expenditures, Mayor McDonald asked council to hold questions on employee salaries and related expenditures to the planned executive session.



There are no major differences in the administration budget with the exception that contingency funds are being omitted and will be added to the Capital Fund when the budget is amended. The court budget may have to be amended to accommodate required juvenile court expenses.

Discussing Municipal Services, Mayor McDonald said landscape maintenance bids have recently been received ranging from a high of \$92,000 to a low of \$74,000 per year. These costs cover all grounds maintenance in the city. Mayor McDonald believes much of the work can be done with city employees. He would like to do all of the grounds maintenance with city employees with the exception of the parks and the playing fields. Alderman Hamilton noted street repairs was being budgeted at only \$15,000 when last year it was \$25,000. Mayor McDonald said an additional \$25,000 was being budgeted for sidewalk repairs when none was actually budgeted for this item last year. He hopes this amount will be enough to repair the worst sidewalks in Section I.

Mayor McDonald does not anticipate adding any new police officers. New police cars, purchased or leased, will be white with the city's logo on each side.

Noting a large increase in the Parks & Recreation pool chemical budget for next year, Mayor McDonald explained a switch is being made in treating the pool water from chlorine gas to tablets. A small modification in equipment will be needed to accommodate the tablets. Alderman Hamilton said he was surprised the Parks Directors have not requested a PC, considering the amount of communications they do. Mayor McDonald said they have requested a terminal which is included in their office supply and equipment budget. Funds to dig out the ditch on the west side of the playing fields is included in their "wish list." The \$5,500 budgeted for playing field maintenance may be enough to take care of this wish. Two new events are scheduled for next year - a golf tournament and a beauty pageant.

In the Capital Improvements and Debt Repayment budget, Mayor McDonald said he was only budgeting for what the city is required to repay next year in debt repayment.

Anticipated revenues exceed anticipated expenses by about \$7,497. Alderman Little noted there is nothing in this year's budget set aside to call in some of the city's bonds in five years.

Council said they appreciated Mayor McDonald work putting together the budget for the next fiscal year.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CALLING A PUBLIC HEARING ON THE  
BUDGET FOR FISCAL YEAR 1992-1993.

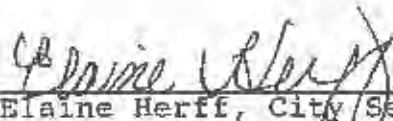
Mayor McDonald explained that by law, the public hearing on the budget could not be called sooner than thirty days after the preliminary budget has been presented to the City Secretary. This occurred on August 13, 1992. He noted there were two or three technical changes that may yet need to be added to the budget and wondered if another workshop meeting should be held. Council's consensus was that a workshop session could be added to the next regularly scheduled meeting and the public hearing on the budget could be held on September 15 at 7:00 p.m. Alderman Piwonka made a motion to approve the ordinance, numbered 92-32, an ordinance calling a public hearing on the budget for fiscal year 1992-1993 on the 15th day of September, 1992, at 7:00 p.m. at Meadows City Hall. Alderman Henley seconded the motion which carried unanimously.

Alderman Little then made a motion to pay the bills as presented on the agenda. Alderman Hamilton seconded the motion which was approved unanimously.

Alderman Piwonka then made a motion to ratify the following expenditures: Camp Warnicke Resorts for \$724.00 and Southwest Precision Printers, Inc. for \$988.00. Alderman Hamilton seconded this motion which passed with unanimous approval.

Alderman Henley then made a motion to enter into executive session as authorized by V.T.C.S. Article 6252-17, 2(g), to discuss city personnel. Alderman Little seconded this motion and with unanimous approval council adjourned into executive session at 8:32 p.m.

Returning to open session, Alderman Little made a motion, there being no further business to discuss to adjourn the meeting. Alderman Henley seconded the motion and with unanimous approval the meeting was adjourned.

  
Elaine Herff, City Secretary





One Trojan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
Fax (713) 983-2940

## 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 24, 1993  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Terry J. Henley  
Craig A. Kress  
Clyde E. Little  
Richard L. Marshall  
David J. Piwonka

City Secretary  
Elaine Herff

### PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Approval of minutes of June 8, 1993 special meeting; June 22, 1993 regular meeting.
6. Recognition of councilmen and employees for years of services to the City as follows: Dick Marshall - five years; Tana Pearson - six years; Glen Dillender - five years; Phil Kempthorne - four years; Beverly McMinn - three years.
7. Consideration of and action on an ordinance amending Chapter 24 of the Code of Ordinances of the City of Meadows, Texas, entitled "Planning and Zoning Regulations," Article V, entitled "Zoning Regulations," Division 1, entitled "Zoning Districts and Regulations of General Applicability," Section 24-515, entitled "Special Off-street Parking Regulations," by adding thereto a new subsection (d) which shall provide that it is unlawful for anyone to keep or maintain any automotive or mechanical parts, accessories, pieces or equipment within an open area within the City not zoned for commercial use, and further, that the prohibition is also applicable to camper bodies, camper shells, parts, accessories or other pieces of equipment used on or in conjunction with a recreational vehicle, trailer, boat, motor home or mobile home, which may be owned by the property owner and lawfully within the City of Meadows.

8. Consideration of and action on an ordinance appointing alternate members of the Planning Commission of the City of Meadows, Texas, (City Planning and Zoning Commission) pursuant to the provisions of Chapter 24 of the Code of Ordinances of the City of Meadows.
9. Consideration of and action on an ordinance calling a public hearing on the budget for fiscal year 1993 - 1994.
10. Ratification of the following expenditures:

R.L. Utilities, Inc.	\$11,203.00
The Read Rite Company	7,490.80
11. Comments from the audience.
12. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 20TH DAY OF AUGUST, 1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
AUGUST 24, 1993  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:33 p.m. by Mayor Jim McDonald at Meadows City Hall, One Trojan Drive, 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:	Terry Henley Craig Kress Clyde Little Richard Marshall David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. Construction of U.S. 59 from the county line to Dorrance will not start until December.

2. The '93-'94 fiscal year budget will be filed with the City Secretary by Friday. Council will hold a public hearing on the budget on September 21 and at their regular meeting on September 28, Council will set the tax rate for 1993.

3. A report has been received from the Fire Marshal regarding the closing of Brighton at Dairy Ashford which is not particularly favorable. Before a decision is reached, a traffic count will be completed, perhaps within two to three weeks. The City Engineer is looking into buying new equipment or hiring an outside consultant to do this study. A report from the school district regarding the impact to school busses will be requested. The City Engineer is looking into the request and alternative proposals.

4. He attended a meeting recently to discuss possible solutions to alleviate the traffic problem along Dorrance between the mall and Kirkwood. Suggestions included installing speed limit signs, orange paint and speed bumps. The new traffic counter will indicate speed rates and could be utilized in this area also. These projects take time because the City's Traffic Engineer works part time and much of his time is being taken up with the signal light installation at Dairy Ashford and West Airport as well as a sinking problem with the street on West Airport.

During audience comments, resident Hugh Waddell asked if the Police Department is currently fully staffed, how many employees were in the department and if any new officers will be hired. Mayor McDonald said there are currently ten full time employees in the Police Department, including the Chief and secretary, as well as six Reserve Officers. The Chief has requested two additional officers be hired. No decision has yet been reached.

Resident Keith Hammons said he was formally asking Council to do something to reduce the traffic along Dorrance by possibly installing three cross walks (at Bloomington, Oxford Glen and Kirkwood) and reducing the speed limit in the area. He feels these measures will reduce traffic, thereby reducing the risk of injury to a child as well as cut down on crime in the area. He would like to see these measures installed before the Thanksgiving/Christmas shopping season starts.

During Council comments, Alderman Marshall said he would publicly like to express his appreciation to Meadows Police Department. He was recently in need of their services and they quite possibly prevented a dangerous situation from developing.



Alderman Little brought Council's attention to a list of items he feels need immediate attention. They are a recreation vehicle parked in violation to City Ordinance at 11410 Brighton; the need of a hearing impaired sign to be installed in the 12000 block of Cedar Form; repair of a six to eight foot section of curbing at 11403 Dorrance; and removal of the photenia bushes (dead and alive) at the Bloomington dead end by City Hall. He noted that he was under the impression that the City could change the speed limit on a street with an ordinance but found out it was necessary for engineered studies to take place first. Perhaps some residents would like to volunteer to help the City Engineer in this project. He would like street closings to be an agenda item at the next regular meeting. Alderman Little would also like to see the grassy area north of Dorrance and across from the business section to receive weekly a weekly mowing with the area cleaned daily after business closing hours and fines imposed on the merchants for noncompliance. He would also like to see the possibility investigated of extending Burlingame from the Houston city limit to Dorrance Lane.

Alderman Kress said he would like to see the installation 212 linear feet of sidewalk along the mini park at Meadow Crest and Meadow Valley to be included in the City's sidewalk repair project for the benefit of children and joggers in the City. He disagrees that installing more speed limit signs along Dorrance will alleviate the traffic problem there. He believes the more signs there are the harder it is to pay attention to them and the City currently has too many signs. There should be a way to organize them and, perhaps reduce their number, including getting rid of the Metro signs on Airport.

Minutes of the June 8, 1993 special meeting and the June 22, 1993 regular meeting were presented for approval. Alderman Little made a motion to approve the minutes as presented. Alderman Henley seconded the motion which passed with unanimous approval.

Mayor McDonald then recognized councilmen and employees for years of service to the City as follows: Dick Marshall - five years; Tana Pearson - six years; Glen Dillender - five years; Phil Kempthorne - four years; Beverly McMinn - three years. He congratulated them and said their hard work and time with the City were appreciated.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 1, ENTITLED "ZONING DISTRICTS AND REGULATIONS OF GENERAL APPLICABILITY," SECTION 24-515, ENTITLED "SPECIAL OFF-STREET PARKING REGULATIONS," BY ADDING THERETO A NEW SUBSECTION (d) WHICH SHALL PROVIDE THAT IT IS UNLAWFUL FOR ANYONE TO KEEP OR MAINTAIN ANY AUTOMOTIVE OR MECHANICAL PARTS, ACCESSORIES, PIECES OR EQUIPMENT WITHIN AN OPEN AREA WITHIN THE CITY NOT ZONED FOR COMMERCIAL USE, AND FURTHER, THAT THE PROHIBITION IS ALSO APPLICABLE TO CAMPER BODIES, CAMPER SHELLS, PARTS, ACCESSORIES OR OTHER PIECES OF EQUIPMENT USED ON OR IN CONJUNCTION WITH A RECREATIONAL VEHICLE, TRAILER, BOAT, MOTOR HOME OR MOBILE HOME, WHICH MAY BE OWNED BY THE PROPERTY OWNER AND LAWFULLY WITHIN THE CITY OF MEADOWS.

Mayor McDonald said the Planning and Zoning Commission met to deliberate the item after a public hearing was held on the matter on July 27. They recommended to council that the ordinance be adopted with all members in favor of the proposal. Planning Commission Chairman Leen Zellers noted the Commission has worked on the proposal for many months. The Ordinance allows owners to work on these



vehicles at their residences but not to leave any parts lying around in an open area. An open area is defined as anything that can be seen from a public right of way. Alderman Henley made a motion to approve the ordinance, numbered 93-29, as presented. Alderman Piwonka seconded the motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPOINTING ALTERNATE MEMBERS OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS, TEXAS, (CITY PLANNING AND ZONING COMMISSION) PURSUANT TO THE PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS.

Mayor McDonald proposed Council appoint Jerry Sides who he has known for over twenty years and Hank Mann who Planning and Zoning Members agree will be a good addition to the Commission as alternate members to the Commission. If a quorum of regular members is not present at any meeting, an alternate can step in and fill the position of a regular member. Alderman Piwonka moved to adopt the ordinance, numbered 93-30, appointing Jerry Sides and Hank Mann as alternate members to the Planning and Zoning Commission. Alderman Marshall seconded the motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CALLING A PUBLIC HEARING ON THE BUDGET FOR FISCAL YEAR 1993 - 1994.

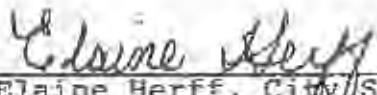
Alderman Henley moved to adopt the ordinance, numbered 93-31, calling a public hearing on the 1993 - 1994 fiscal year budget on September 21, 1993, at 7:30 p.m. at Meadows City Hall. Alderman Little seconded this motion which passed with unanimous approval.

Bills were then presented for their ratification. Alderman Piwonka moved to ratify the payment of the bills as presented. Alderman Marshall seconded the motion which carried unanimously.

During audience comments, resident Chan Han Wu said he felt this government had too many regulations, citing the need for a permit before being allowed to move into a house, the need for a City license for pets and the large amount of stop signs in the City. He feels the City should adopt a new regulation to stop the use of blowers when lawn maintenance is done. He said he requested the Mayor to telephone him three weeks ago to set up an appointment but hasn't received the call yet. He feels that, in general, Meadows Police are here to protect the City's citizens but he is scared of out Police Officers because they are abusing people. His experience with Meadows Police officers resulted in his car being towed and serving ten hours of jail time where he was teased by the officers.

Mr. Ted Zikeli said he travels often to small cities such as West Columbia and Needville and guarantees anyone driving over the 30 mile per hour speed limit will be stopped. When he first moved here six years ago, he noticed a police car along Dorrance every fifteen minutes. Since the businesses have opened along Dorrance he sees less police on his street. He wouldn't mind Meadows getting the reputation of having a speed trap along Dorrance if it would help the traffic problem in the area.

There being no further business to discuss, Alderman Marshall moved to adjourn the meeting. Alderman Little seconded this motion and, with unanimous approval, the meeting was adjourned at 8:33 p.m.

  
Elaine Herff, City Secretary

PLEASE SIGN it you wish to address an agenda item. You may address up to four (4) items on today's agenda.

\*Each item may be addressed only once by each individual up to a maximum of three (3) minutes.

\*Council reserves the right to limit debate and call for the question if it deems sufficient discussion has taken place and/or if a higher item of priority arises.

Aug. 24, 1993

[illegible]





One Trojan Drive  
Stafford, Texas 77477  
Tel (713) 983-2930  
Fax (713) 983-2940

## 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 25, 1992  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Harry D. Hamilton  
Terry J. Henley  
Clyde E. Little  
Richard L. Marshall  
David J. Piwonka

City Secretary  
Elaine Harff

### PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Approval of minutes of July 28, 1992, workshop meeting; July 28, 1992, public hearing; July, 28, 1992, regular council meeting; and August 17, 1992, budget workshop meeting.
6. Recognition of council members and employees for years of service to the City of follows: Clyde Little, 3 years; Richard L. Marshall, 4 years; Joe MacDonough, 6 years; Ken Jackson, 4 years; Glen Dillender, 4 years; Phil Kempthorne 3 years; Tana Dautriel, 5 years; and Beverly McMinn, 2 years.
7. Consideration of and action on a resolution supporting a resolution to be presented for adoption at the 1992 Annual Conference of the Texas Municipal League relating to funding of local recycling programs.
8. Consideration of and action on an ordinance amending Chapter 20, entitled "Offenses-Miscellaneous," of the Code of Ordinances of the City of Meadows, Texas; by adding thereto a new section 20-24, entitled "Possession of Firearms by a Child."
9. Presentation of bills:

Firmin A. Hickey, Jr.	\$4,188.43
K & R Tire	587.16
Missouri City Printing	585.00

10. Council committee reports.

11. Comments from the audience.

Workshop to discuss budget for fiscal year 1992-1993.

12. Executive session as authorized by V.T.C.S., Article 6252017, 2(g) to discuss city personnel.

13. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 21ST DAY OF AUGUST, 1992, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
AUGUST 25, 1992  
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, One Trojan Drive, 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.

During Mayor's Comments, Mayor McDonald noted:

1. A Public Hearing on the '92-'93 city budget would be held on Tuesday, September 15, 1992, at 7:00 p.m. Residents should expect no tax increase. The budget does have funds to start sidewalk repairs. Those in Section I with a three inch drop or better will be repaired first. It is doubtful if "birdbaths" in streets will be repaired next year. Street repair funds will be used for those areas where traffic is impeded by pot holes first.
2. Garden Ridge Pottery's tentative opening date has been optimistically set for October 15.
3. The architect for James Coney Island has recently met with our Building Official and plans should be in city hall for approval within a week to ten days.
4. A copy of an anonymous letter which was hung on mail boxes incorrectly quoted the mayor as saying the administrative cost to renew an alarm permit is \$5.00. The correct statement would be that the annual renewal fee will be \$5.00

During comments from the audience:

Larry Eissler said he was unable to attend the last city council meeting. He feels his home alarm assists police greatly. He is a five year Meadows resident. He has had two autos broken into and vandalized in front of his home. He does not feel he should be strapped with the cost of false alarms.

Israel Gonzales, a 21 year resident of meadows said this was the first city council meeting he has attended. He is the founder of Meadows Soccer Club. He house has already been broken into. He has a two year old alarm system and has had no false alarms. He does not feel it fair that he should have to pay \$30.00 to help police protect his property.

Ron Weir spoke about section 24-515 of the Code of Ordinances regarding the parking of boats, motor homes campers, etc., primarily about the storage of a trailer on his property. He has received a warning citation that this was illegal. He has appealed to the Board of Adjustment and received a six month variance. For the past ten years, his twenty-nine foot trailer is stored behind his driveway, in front of his garage and can be seen from the street. It is hard to see because of the trees and he has had no complaints from his neighbors. He would like a permanent variance, or would like to see his situation "grandfathered" in. Although he does not feel his trailer is offensive, he has seen numerous boats and trailers parked in such a manner that he would take offense to them if he lived nearby.

Nassar Ravassipour said his daughter's car was parked in front of his residence. He did not realize the license plate had expired on it. He was given a warning to move it by Saturday. At 7:00 a.m. on the Saturday, he received a citation because it still had not been moved. He took the case to court and was charged



\$75.00. He said he observed many other cars parked in the street with expired registrations. He also got a citation for leaving his garbage cans in view during hours the ordinance states they must be hidden from view. He observed twenty other houses that same day with garbage cans in view. He said he is a tax payer that is taken advantage of because he speaks with an accent. He has never complained before. He feels our Police Officers need to be controlled by our City. Alarms make our city better. He wants to know his rights. An officer should not manhandle him and be disrespectful to him. Mayor McDonald asked Mr. Ravassipour to speak to him after the meeting.

There were no council comments.

Alderman Marshall made a motion to approve the minutes of the July 28, 1992, workshop meeting; July 28, 1992, public hearing; July 28, 1992, regular council meeting; and August 17, 1992, budget workshop meeting as presented. Alderman Little seconded the motion which passed with unanimous approval.

Mayor McDonald then recognized the council members and employees for years of service to the City as follows: Clyde Little, 3 years; Richard L. Marshall, 4 years; Joe MacDonough, 6 years; Ken Jackson, 4 years; Glen Dillender, 4 years; Phil Kempthorne, 3 years; Tana Dautriell, 5 years; and Beverly McMinn, 2 years. He said it is rewarding to see the low turnover of employees the city has.

Mayor McDonald then noted that Alderman Henley presented a resolution to the Region 14 Council of the Texas Municipal League for their approval to be included in the resolutions presented for adoption at this year's TML annual meeting. Alderman Henley read his resolution, which was accepted for presentation. He said if the resolution is adopted at the October TML meeting, it will be sent to our state legislatures in Austin. Legislators traditionally pay attention to those resolutions which are adopted by the Texas Municipal League. Funds for recycling are currently funneled through the Texas Water Commission and, thus far, no comprehensive recycling program has been implemented. This resolution takes note of the large amount of residential waste and the need to reduce the amount of waste that winds up on our landfills. It also states that since the City of Meadows has implemented a Curb Side Recycling Program, as much as 50% of residential waste going to landfills has been reduced and it encourages and supports future legislation from the state and federal levels that will address Local Recycling Programs, making funds available to Texas cities to implement and expand their Recycling Programs and to provide incentives for composting to eliminate Yard Waste in our Landfills. Mayor McDonald thanked Alderman Henley and his committee for the work they have put into the city's recycling program as well as this resolution. Mayor McDonald then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, SUPPORTING A RESOLUTION TO BE PRESENTED FOR ADOPTION AT THE 1992 ANNUAL CONFERENCE OF THE TEXAS MUNICIPAL LEAGUE RELATING TO FUNDING OF LOCAL RECYCLING PROGRAMS.

Alderman Henley moved to adopt the resolution, numbered 92-01, as read. Alderman Little seconded the motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 20, ENTITLED "OFFENSES-MISCELLANEOUS," OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS; BY ADDING THERETO A NEW SECTION 20-24, ENTITLED "POSSESSION OF FIREARMS BY A CHILD."

The Mayor said the intent of the ordinance is to make the parent responsible for storing weapons in a safe place where children cannot reach them. If a child possess a gun, then the parent would be



responsible. He recognized that when one child shoots another child, it is usually an accident, however if only one parent keeps a gun stored correctly because of this ordinance, and the life of just one child is saved because of it, then the passage of this ordinance will be well worth it. Alderman Little wondered what action would be taken by the City if a parent was found to be in violation of this ordinance. Mayor McDonald said charges could be filed in municipal court against the parent. A typical fine for a city ordinance violation is \$50.00. It can be as high as \$200. The Mayor said he hopes the city will never have a reason to have to enforce this ordinance against anyone. It is a violation of federal law for a child under the age of eighteen to possess a weapon in school. Alderman Little wondered what would be done if police observed a seventeen year old driving down Dorrance with a gun, on his way hunting. Mayor McDonald said this thought if the child had parental permission, nothing would be done. Alderman Hamilton said he disagreed. He said the ordinance states it is unlawful for an adult to intentionally allow a child to possess a gun. He knows that many seventeen year olds own shot guns and they are not necessarily supervised when carrying or using them and wonders if the ordinance can differentiate between a hand gun and a shot gun. He does not disagree with the intent of the ordinance but would like more public opinion in the matter before passage of the ordinance. Alderman Little said this ordinance, like all ordinances passed, is trying to take care of a potential problem and this is not easy. Innocent people will be caught in the net. Differentiating between a shot gun and a hand gun could open a whole bucket of worms. He does not feel the ordinance should be discriminative. He would like to delay passage of the ordinance. Alderman Hamilton suggested notice of the ordinance be put in the city Newsletter before passage. Alderman Little made a motion to delay all action on the ordinance for sixty days. Alderman Hamilton seconded the motion. Alderman Piwonka asked if the delay was to have the ordinance rewritten or just to put the proposed ordinance out for exposure. Alderman Little said he thought the proposed ordinance was well written. He would like to see it available at City Hall so that residents could look at and read it. Alderman Hamilton said he would like to publicize the fact the the proposed ordinance is available at City Hall and feed back is welcome. Alderman Henley proposed amending the motion to delay all action on the ordinance for sixty days so that residents can be told about it in the next Newsletter and give their comments, both for and against, to council. Mayor McDonald asked if council would like to hold a public hearing on the ordinance. Alderman Marshall did not feel enough interest could be generated for a public hearing. Alderman Henley felt it would be adequate to note in the Newsletter that at the November city council meeting council will consider passage of this ordinance and leave a short place for response. Alderman Little withdrew his original motion and make a new motion to table this agenda item until a synopsis of the ordinance can be put in the October Newsletter along with a statement that the ordinance will be discussed at a public hearing before council's regular meeting on October 27th and will be placed on the agenda for passage at that meeting. This motion was seconded by Alderman Hamilton and passed with unanimous consent.

While bills were being circulated for council's approval, council committee reports were given. Alderman Henley said he had one point to add to his earlier report on actions by the Recycling Committee. He said the committee still could not find a company to take plastics for recycling.

Alderman Little said his committee did not meet during the summer. He will plan a meeting soon.

Alderman Marshall said he has received twenty to thirty more responses since holding the town meeting. Survey results will be reported in the October Newsletter.

Aldermen Hamilton and Piwonka said most of their committee was tied up with summer activities. They are working on a manual for residents with city information which will be included in a future



Newsletter. It is taking longer than planned as the work is being done by volunteers.

Alderman Marshall then made a motion to pay the bills as presented on the agenda. Alderman Piwonka seconded this motion which carried unanimously.

During the second audience comments opportunity:

George Barnts said a plan should be devised before repairing sidewalks. Negotiations should be made with homeowners on driveway repairs. Mayor McDonald noted Mr. Barnts was the one who had originally put together the evaluation system on sidewalk repairs and would be called upon to help with the current plan. Alderman Hamilton said sidewalk repair was a long term project and only the worse ones could be repaired now. Mayor McDonald said the repairs will be done correctly, using wire mesh and rebar. Original sidewalks were not constructed with mesh and rebar in them. Alderman Marshall noted that it will cost about \$400,000 to repair all the broken sidewalks and about \$100,000 to repair those in most need, but the bottom line is, we have to start somewhere.

Mr. Barnts said he felt the alarm ordinance should have been put before residents for comments before its passage. He has an alarm system and he has tried to cancel the contract with the alarm company but was unable to do so.

Larry Eissler thanked council for listening to the citizens and felt there must be a better way to let the people know what is going on in the city. Alderman Little reminded him city ordinances have been highlighted on the front page of every Newsletter and that citizens have an obligation to read the Newsletter. Mayor McDonald said the alarm ordinance has been on the agenda several times. Council meets the fourth Tuesday of each month. An agenda is posted at City Hall at least 72 hours before each meeting.

Alderman Marshall commented on the good attendance at this meeting and feels several things have been accomplished in recent months, including allowing the audience to comment both at the beginning and at the end of each meeting. Making a point to come to City Hall to read the agenda may be the only way to find out what is to be discussed at the next city council meeting as the agenda is usually not set until the week before the meeting while the newsletter must go to press several weeks before regularly scheduled meetings. Mayor McDonald noted the alarm ordinance was the only thing lately that got an audience to come to meetings.

Ron Weir noted that he is very pleased with the work the Beautification Committee is doing to make the common areas of the city look so good. He also commended Alderman Henley for the work his Recycling Committee was doing. He said he was concerned about grass clippings being blown into the storm drains and feels an ordinance to regulate the use of lawn blowers used by lawn services might be a good idea. He also asked for feedback on his previous request of granting a permanent variance to allow him to park his trailer in his driveway. Mayor McDonald said this would have to be an agenda item before any action could be taken on the request. Mr. Weir requested that it be made an agenda item and Mayor McDonald requested Mr. Weir discuss the matter with him further in his office.

Martin Beline said he felt the trees planted along West Airport were too close together. He wondered who was responsible for keeping the trees that hang over the streets trimmed. Mayor McDonald said city ordinance requires a ten foot clearance for all tree branches and this ordinance is enforced by the Building Official. Mr. Beline said he felt the clearance should be raised to fifteen feet.

Alderman Hamilton then made a motion to forgo the workshop to discuss the budget for fiscal year 1992-1993. His motion was seconded by Alderman Henley and passed with unanimous approval.

Alderman Henley then moved to adjourn from open session and take a ten minute break before going into executive session as authorized by V.T.C.S., Article 6252-17, 2(g) to discuss city personnel. Alderman Piwonka seconded the motion and with unanimous approval council adjourned from open session at 8:40 p.m.



Returning to open session, Alderman Henley made a motion, there being no further business to discuss, to adjourn the meeting. Alderman Piwonka seconded this motion and with unanimous approval the meeting was adjourned at 9:38 p.m.

Elaine Herff  
Elaine Herff, City Secretary

\*Council reserves the right to limit debate and call for the question if it deems sufficient discussion has taken place and/or if a higher item of priority arises.

August 25, 1992

[illegible]





One Troyan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
Fax (713) 983-2940

# 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 27, 1992  
MEADOWS CITY HALL  
ONE TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jira McDonald

Aldermen  
Harry D. Hamilton  
Terry J. Henley  
Clyde E. Little  
Richard L. Marshall  
David J. Pivonka

City Secretary  
Elaine Herff

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Public Hearing to hear comments, both for and against, a proposed ordinance amending Chapter 20, entitled "Offenses-Miscellaneous," of the Code of Ordinances of the City of Meadows, Texas; by adding thereto a new Section 20-24, entitled "Possession of Firearms by a Child."
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 23RD DAY OF OCTOBER, 1992, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF PUBLIC HEARING  
OF  
OCTOBER 27, 1992  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The public hearing of the Meadows City Council was called to order at 7:02 p.m. by Mayor Jim McDonald at Meadows City Hall, One Trojan Drive, 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.

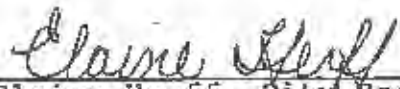
Mayor McDonald explained the purpose of the meeting was to hear comments, both for and against, a proposed ordinance amending Chapter 20, entitled "Offenses-Miscellaneous," of the Code of Ordinances of the City of Meadows, Texas; by adding thereto a new Section 20-24, entitled "Possession of Firearms by a Child." He said the new ordinance would make a parent responsible for a child under the age of eighteen to have a weapon in his possession while he/she was unsupervised.

Alderman Hamilton said he felt that the low turnout of audience members indicated residents did not have strong arguments for or against the proposed ordinance. If they did, they would be at tonight's meeting.

Alderman Little said at the Texas Municipal Conference seminar which he attended on Public Safety, several large cities including Houston, Galveston, Hurst and Ft. Worth use this type of ordinance in their fight against drugs. It has not been proven unconstitutional as no one has taken it to court to challenge its constitutionality as yet.

Aldermen Piwonka and Henley said they were both in favor of the ordinance. Mayor McDonald said the ordinance also allows parents some defense, if the firearm was possessed or discharged upon a range and under the supervision of an adult, if the discharge or possession of the firearm was justified as provided in Chapter 9 of the Texas Penal Code, or if reasonable precautions under the circumstances had been taken to ensure that a child would not have the ability to obtain access to the firearm without supervision.

There being no further comments to be made, Alderman Piwonka moved to adjourn the public hearing meeting and to reopen it again if any other residents came and wanted to comment on it before 7:30 p.m. Alderman Henley seconded the motion and with unanimous approval the meeting was adjourned at 7:10 p.m.

  
Elaine Herff, City Secretary





One Trojan Drive  
Stafford, Texas 77477  
Tel. (713) 983-2950  
Fax (713) 983-2940

## 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:

IMMEDIATELY FOLLOWING CLOSE OF  
7:00 P.M., PUBLIC HEARING  
TUESDAY, SEPTEMBER 15, 1992  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Consideration of and action on an ordinance adopting the fiscal 1992-1993 budget for the City of Meadows, Texas, and appropriating the several sums set up therein to the objects and purposes therein named.
6. Consideration of and action on an ordinance levying a tax rate for the City of Meadows, Texas, for the tax year 1992.
7. Consideration of and action on an ordinance amending Ordinance No. 91-31, adopting the fiscal 1991-1992 budget for the City of Meadows, Texas, and appropriating the several sums set up therein to the objects and purposes therein.
8. A proclamation by the Mayor designating September 25, 1992, as Fort Bend County Day in Meadows, Texas.
9. Presentation of bills:

Bernshausen Oil Co.	\$ 808.61
Ft. Bend Central Appraisal District	1,247.00
Missouri City Printing	585.00
Null & Associates	1,875.00
Upbeat, Inc.	509.47

Mayor  
Jim McDonald

Aldermen  
Harry D. Hamilton  
Terry J. Henley  
Clyde E. Little  
Richard L. Marshall  
David J. Piwonka

City Secretary  
Elaine Hetfi

10. Executive session as authorized by V.T.C.S., Article 6252.17, Sections 2, (f) to discuss property acquisition and (g) to discuss personnel.

11. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 11TH DAY OF SEPTEMBER, 1992, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
SEPTEMBER 15, 1992  
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, One Trojan Drive, 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.

During Mayor's comments, Mayor McDonald noted:

1. The sidewalk survey was ready for inspection at City Hall. Specifications for sidewalk repair are currently being designed.

There were no comments from the audience.

Alderman Little commented that he really appreciated the work done by the Mayor on last year's budget and this year's "no frills" budget. He believes that financially, '92-'93 will turn out as well as '91-'92 has.

Alderman Hamilton reiterated Alderman Little's comments. He said some members of the community have commented that "This is a rich little city." He noted that legally the city cannot accrue a nest egg but must keep control over spending to achieve beneficial results.

Mayor McDonald read the caption to the following ordinance:

AN ORDINANCE ADOPTING THE FISCAL 1992-1993 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 budget was prepared without increasing the current tax rate of .3666 per hundred dollars of valuation. Alderman Henley made a motion to adopt the ordinance, numbered 92-33, approving the 1992-1993 budget for the City of Meadows as presented. Alderman Hamilton seconded the motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE LEVYING A TAX RATE FOR THE CITY OF  
MEADOWS, TEXAS, FOR THE TAX YEAR 1992.

Mayor McDonald said he was proposing a .3666 tax rate for the maintenance and operation of the city and a .00 tax rate for debt service for a total tax rate of .3666 per hundred dollar valuation. Alderman Piwonka made a motion to adopt the ordinance, numbered 92-34, levying a .3666 tax rate for the City of Meadows, for the tax year 1992. Alderman Little seconded the motion which passed with unanimous approval.



Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING ORDINANCE NO. 91-31, ADOPTING THE FISCAL 1991-1992 BUDGET FOR THE CITY OF MEADOWS, TEXAS, AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN.

Mayor McDonald said this amendment shows revenues exceeding expenses by approximately \$62,000 more than anticipated when the budget was approved in September of 1991. Alderman Marshall said with the approximate \$170,000 more received than budgeted in revenues and the approximate \$100,000 decrease in budgeted expenses, he would like to see more of the expected sales tax from Garden Ridge Pottery budgeted for sidewalk repairs. Mayor McDonald reiterated that funds needed to be kept in reserve in case some of the local businesses close their doors. Alderman Hamilton moved to adopt the ordinance, numbered 92-35, amending the 1991-1992 budget as presented. Alderman Henley seconded the motion which passed unanimously.

Mayor McDonald then read a resolution proclaiming September 25, 1992, as "Fort Bend County Day in Meadows, Texas" and encouraged everyone to attend the parade on September 25th as well as the County Fair held between September 25th and October 4th this year. Alderman Henley made a motion to support the adoption of the resolution by Mayor McDonald designating Fort Bend County Day in Meadows as September 25th. Alderman Marshall seconded the motion which carried unanimously.

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

Alderman Piwonka then made a motion to adjourn the open session and take a five minute break before entering into executive session as authorized by V.T.C.S., Article 6252,17, Sections 2,(f) to discuss property acquisition and (g) to discuss personnel. Alderman Henley seconded the motion and with unanimous approval the open session was adjourned at 7:50 p.m.

Returning to open session, Alderman Marshall made a motion, there being no further business to discuss, the meeting be adjourned. Alderman Piwonka seconded the motion and with unanimous approval the meeting was adjourned at 9:40 p.m.

  
Elaine Herff, City Secretary





One Trojan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
Fax (713) 983-2940

# NOTICE OF WORKSHOP 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:

6:00 P.M., TUESDAY, SEPTEMBER 15, 1992  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

## Mayor

Jim McDonald

## Aldermen

Harry D. Hamilton

Terry J. Henley

Clyde E. Little

Richard L. Marshall

David J. Plwonka

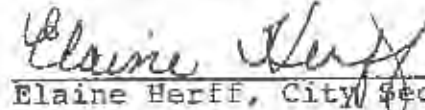
## City Secretary

Elaine Herff

PURPOSE: WORKSHOP MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Workshop to discuss the following items:
  - a. Proposed budget revision for fiscal year ending September 30, 1992.
  - b. Other items.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 11TH DAY OF SEPTEMBER, 1992, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF WORKSHOP MEETING  
OF  
SEPTEMBER 15, 1992  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The workshop meeting of the Meadows City Council was called to order at 6:00 p.m. by Mayor Jim McDonald at Meadows City Hall, One Troyan Drive, 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

Mayor McDonald encouraged all councilmen to attend the Texas Municipal League meeting to be held in October. Registration fees must be paid by September 25 and those interested should let the City Secretary know this week if they will attend.

Discussing the gun control ordinance, Mayor McDonald distributed copies of his proposed Newsletter article which answered potential questions which might be raised by residents. He asked if council would feel more comfortable if the City Attorney were present at the public hearing to answer residents' questions. Council felt their concerns would be answered by the questions as written for the Newsletter. Alderman Hamilton said his two concerns were that such an ordinance would add insult to injury after a child/gun accident occurs, and that there is too much legislation already. He noted that Houston claims their gun control ordinance has made people more aware of the problem of children and guns and feels that is a good situation.

Mayor McDonald presented a proposal from Mr. Kenneth Barefield to become the city's consultant on health inspections. The proposal calls for more inspections and better follow up procedures at a cost of \$350 per month. Currently the Ft. Bend County Health Department evaluates those persons making inspections. Council did not see the need for changing our current procedure.

Mayor McDonald noted he would be meeting with Stafford Police Chief Bonny Krahn on Thursday. Chief Krahn has been named Stafford's Public Safety Official and will be in charge of negotiating a new fire contract with Mayor McDonald. The Mayor received Council's approval to negotiate another five year contract and he promised to keep Council posted.

Council was reminded of the months they were responsible for Newsletter articles. Alderman Marshall had an article ready for the October issue. Alderman Hamilton was to have an article ready for November's issue; Alderman Henley for the December/January issue; and Alderman Piwonka for the February Newsletter. Mayor McDonald said he would like to see a continuity on the subjects addressed.

Mayor McDonald said the sidewalk list is available at City Hall for anyone to look at to see if their residence is included. He said the M.U.D. is currently putting together bid specifications.

After checking with the State Comptroller's office, Mayor McDonald noted that, although a 1% sales tax can be collected on telephone services, a special ordinance must be passed authorizing its collection as well as an ordinance to collect franchise fees.

Mitchell Pearson, property manager for the mall, has requested permission to build the parking lot to service Garden Ridge Pottery at specifications lower than those required by our ordinances,



stating that the parking lot would be just as satisfactory. Council's consensus was that any less crushed lime base and inches of asphalt would, indeed result in an inferior parking lot and they would not recommend to the Building Official that an exception be made in this case.

Mayor McDonald noted a recommendation on a change in the amount and type of "informational signs" permitted on buildings has been submitted to the Planning and Zoning Committee for their study and recommendations. The change would alleviate the types of informational signs that were put up by Texas Furniture Outlet.

Discussing the proposed budget revision for the fiscal year ending September 30, 1992, Mayor McDonald noted all revenue increases have already happened and the decreases were highly likely. He noted most increases in expenses were due to an unexpected raise in TEC fees and other insurance costs and an inability last year to predetermine what telephone and utility costs associated with the new building would be. Other increases in the administrative department were seen in the legal, audit, office supply line items. Courts showed a \$1,000 decrease. Municipal Services showed an \$18,500 decrease due to less sprinkler system maintenance necessary and an expected increase in recycling costs not materializing. Increases in this department were due to additional employees and uniforms, new building maintenance costs as well as those costs mentioned in the administration department.

At 6:55 p.m., Alderman Henley made a motion to adjourn the workshop meeting so that the public hearing could be convened, agreeing to reconvene if there was time left after the public hearing and before the regular meeting began. Alderman Piwonka seconded this motion which passed with unanimous approval.

Returning to the workshop session at 7:17 p.m., Mayor McDonald noted that the addition to the salary line in the Police Department was an oversight which left the salary for the school crossing guard out of the original budget. New uniforms were purchased and the new building required an extra computer terminal and printer to be installed. Trying to keep one of the older vehicle in running order cost more than anticipated. (Council agreed with the Mayor that purchasing three new vehicles rather than leasing them would be economically beneficial.) Other increases in this department were for Crime Watch and utilities.

There is a net decrease in expenses of \$150 in the Parks and Recreation Department. Alderman Little asked whose salaries were included in this department and he was told all of the life guards as well as the Park's Directors salaries were included in this line item.

Mayor McDonald is recommending \$27,000 be transferred to the Capital Project Fund which would enable \$150,000 to be set aside for the freeway widening project and \$32,000 for a traffic light at Dairy Ashford and West Airport. The Mayor also hopes to be able to recommend an additional \$25,000 be set aside for contingencies when the audit is completed and a possible additional \$25,000 set aside for sidewalk repair.

There being no further business to discuss, Alderman Piwonka made a motion to adjourn the workshop session so that the regular city council meeting could commence. Alderman Little seconded this motion and with unanimous approval the workshop session was adjourned at 7:31 p.m.

  
Elaine Herff, City Secretary



One Trojan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
Fax (713) 983-2940

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, SEPTEMBER 15, 1992  
MEADOWS CITY HALL  
ONE TROYAN DRIVE  
MEADOWS, TEXAS

Mayor

Jim McDonald

Aldermen

Harry D. Hamilton

Terry J. Henley

Clyde E. Little

Richard L. Marshall

David J. Pivonka


City Secretary

Elaine Herff

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Public Hearing on the proposed City budget for fiscal year 1992-1993.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 11TH DAY OF SEPTEMBER, 1992, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF PUBLIC HEARING  
OF  
SEPTEMBER 15, 1992  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The public hearing of the Meadows City Council was called to order at 7:02 p.m. by Mayor Jim McDonald at Meadows City Hall, One Trojan Drive, 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.

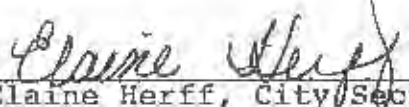
Mayor McDonald commented that Meadows was in good shape financially. The end of the fiscal year should see about \$439,000 in the general fund to tide the city over during October, November and December, when ad valorem taxes will start being paid. There will also be \$153,000 in the capital fund as well as about \$17,000 in the debt service fund. The new budget is conservative in its expectation of sales tax as it is dangerous to rely too much on sales tax since a business could leave the city at any time. Mayor McDonald then asked for comments from the audience.

Debbie Waddell asked how many hours the city's Building Official worked weekly for his \$19,000 a year salary and what his qualifications were. Mayor McDonald said the Building Official worked twelve to twenty hours per week including some weekend hours as well as attending Planning and Zoning meetings and Municipal Court hearings as needed. He came to us as a qualified inspector from Missouri City and continues to increase his knowledge by attending various seminars during the year. Mrs. Waddell also asked if, when the sales taxes start coming in from Garden Ridge Pottery, the funds could be set aside for sidewalk repairs. Mayor McDonald said council could not commit funds not yet received for a specific purpose.

Brad Gibson asked if the \$5,800 in the capital budget was for a new high diving board. He was told, for insurance purposes, both boards would remain at the same low height they currently are. The \$5,800 amount was budgeted for the '91-'92 fiscal year and was spent replacing the old high diving board with the new lower one.

Alderman Piwonka asked if all of the capital improvements budgeted for '91-'92 have been completed. Mayor McDonald responded that the expanded basketball court and lights for the volleyball court were not done.

There being no further comments to be made, Alderman Henley moved to adjourn the budget public hearing meeting. Alderman Piwonka seconded the motion and with unanimous approval the meeting was adjourned at 7:12 p.m.

  
Elaine Herff, City Secretary



One Troyan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
Fax (713) 983-2940

# 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 22, 1992  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Harry D. Hamilton  
Terry J. Henley  
Clyde E. Little  
Richard L. Marshall  
David J. Piwonka

City Secretary  
Elaine Herff

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Approval of minutes of July 22, 1992, special city council meeting; August 25, 1992, workshop meeting; August 25, 1992, regular city council meeting; September 15, 1992, workshop meeting; September 15, 1992, public hearing and September 15, 1992, special city council meeting.
6. Recognition of employees for years of service to city as follows: Penny Dewey - 6 years; Steve Combs - 2 years.
7. Consideration of and action on an ordinance amending the Code of Ordinances of the City of Meadows, entitled "Planning and Zoning Regulations," Article V, "Zoning Regulations," Division 1, "Zoning Districts and Regulations of General Applicability," Section 24-512, "Fence Regulations," be amended by deleting the present provisions of subsection (a) and replacing them with new provisions permitting fences to be constructed to a height not to exceed eight (8) feet in any residential district.
8. Notice and discussion of change in employee policy manual.
9. Discussion of fire contract.
10. Council committee reports.



11. Presentation of bills:	
Bernshausen Oil Co.	\$ 928.39
Firmin A. Hickey, Jr.	2,962.74
Missouri City Printing	812.00

12. Audience comments

13. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 18TH DAY OF SEPTEMBER, 1992, BY 7:00 P.M.

Elaine Herff  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING  
OF  
SEPTEMBER 22, 1992  
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, One Trojan Drive, 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.

During Mayor's comments, Mayor McDonald noted:

1. The City is in the process of changing the design on its police cars. A picture was available to see the new design. Three new cars were purchased and two of them should be on the street by the end of the week.

2. The public hearing on parental gun control is scheduled for Tuesday evening, October 27, 1992, at 7:00 p.m., immediately before the regularly scheduled City Council meeting.

3. Early voting will take place at City Hall from Oct 10th through October 30th.

4. We are in the final stages of getting specs for sidewalk repair. They should be ready this week. The city desires its new sidewalks to be consistent and to last as long as possible. Work should begin approximately three weeks after bids are received and reviewed. It is estimated the cost will be between \$100,000 and \$150,000 to repair the worse sidewalks. It should take a period of several years to totally finish repairing all of the sidewalks in the city.

5. The Texas Municipal League Convention is being held in Houston this year from October 7th through October 9th. In the past it has been beneficial to the City for council members to attend this meeting. Any council member wishing to attend is to inform the City Secretary this evening of his intent.

6. It is time for council to name its representative to the Houston-Galveston Area Council. With their permission, Terry Henley and Clyde Little will be again be named the city's representative and alternate representative to the organization.

During audience comments, Roel Arevalo, Scout Master for Boy Scout 301 said he has worked with the scouts for 19 years. This is his first year as Master and, as such, he said he would like to give a report to the city on the troops activities since the troop is sponsored by the city. The troop has 35 members and has received many honors and recognitions this year, including a plaque from the U.S. Marine Corp for gifts to "Toys for Tots"; a letter of commendation from the Caddoan Archeological State Park for good Scout Spirit and conservation practices; and a letter from Phil Graham for demonstrating good Citizenship. They have worked over 568 service hours helping other service organizations, both inside and outside of the City. The troop saw two boys reach the Eagle rank, two boys earn their BSA lifeguard certificates and three boys inducted into the Order of the Arrow this year. Various members have attended Summer Camp, Winter Camp Maverick Camp and the International Encampment at Camp Strake. They were the second most active Troop in the Fort Bend area and won the Best Over All Boy Scout Troop Award in the 1992 Tomahawk District Fall Camporee. Mr. Arevalo thanked the City for sponsoring the Troop.



Resident Larry Fuess, along with his wife Ann, said he was appearing before city council to seek relief from Ordinance 92-19 which prohibits motor homes from being parked in driveways. He said he has been a resident of the area for eleven years. He checked with deed restrictions before moving into his house and with the city after its incorporation to make sure it would be permissible to park his motor home in his driveway. After receiving a warning that his motor home was in violation of a new ordinance prohibiting this, he attended a Planning and Zoning Commission meeting and was assured the primary intent of the ordinance was to eliminate vehicles that were parked at corner lots between the house and the streets. He attended a Board of Adjustment hearing and was granted a six month variance. He and his wife are a retired couple on a limited income. Their motor home is their primary source of recreation and they need it readily available so that they can maintain it. If they must store it, it would be costly and it would not be readily available for impromptu trips, thereby altering their long term retirement plans. He is pleading for appropriate, permanent relief, requesting that either his situation be allowed with a grandfather clause or an amendment to the ordinance be passed which would limit the ordinance to parking on corner lots only. He feels he and his wife are entitled to relief based on his retired status and the fact no relief would take away from his recreation plans. Mayor McDonald told Mr. Fuess to call city hall the next day to set up a time to discuss the matter with him on Thursday.

Resident John Perry discussed the proposed ordinance amendment allowing fences to be installed throughout the city at an eight foot height. He said some of the fences in the city are twenty to twenty-five years old and are many already falling over. From an engineering perspective, an eight foot fence will effectively increase the load on the support posts by 78%. He feels eight foot fences would be a hazard and if allowed, a requirement to sink the support posts significantly deeper or to position them closer together should be made. The ordinance should be rewritten to require eight foot fences to meet certain design criteria.

During council comments, Alderman Hamilton said he appreciated the run down from Mr. Arevalo on what the Boy Scouts were doing. He also appreciated the agreement between the city and the Boy Scouts concerning newsletter delivery and said he feels this is an ideal way to keep revenue in the city. Alderman Hamilton also said he appreciated Mr. Fuess presenting his case.

Alderman Piwonka said, as the city's representative to Boy Scout Troop 301, he appreciated and was very aware of the hard work Mr. Arevalo was putting into the Troop. The scouts are very energetic and the number of scouts in the Troop is as high as it has ever been.

Alderman Henley thanked both Mr. Arevalo and Alderman Piwonka for the work they were doing with the Boy Scouts.

Alderman Henley then made a motion to approve the minutes of the July 22, 1992, special city council meeting; the August 25, 1992, workshop meeting; the August 25, 1992, regular city council meeting; the September 15, 1992, workshop meeting; the September 15, 1992, public hearing and the September 15, 1992, special city council meeting as presented. Alderman Little seconded the motion which passed by unanimous consent.

Mayor McDonald then read the list of employees celebrating anniversary dates with the city as follows: Penny Dewey, 6 years and Steve Combs, 2 years. He said it was gratifying to see employees staying with the city for so many years.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, "ZONING REGULATIONS," DIVISION 1, "ZONING



DISTRICTS AND REGULATIONS OF GENERAL  
APPLICABILITY," SECTION 24-512, "FENCE  
REGULATIONS," BY DELETING THE CURRENT PROVISIONS  
OF SUBSECTION (a) AND REPLACING THEM WITH NEW  
PROVISIONS PERMITTING FENCES TO BE CONSTRUCTED TO  
A HEIGHT NOT TO EXCEED EIGHT (8) FEET IN ANY  
RESIDENTIAL DISTRICT.

Mayor McDonald said, with council's consensus, he was varying the meeting procedure for this meeting only to allow each Planning and Zoning Commission member who was present at the Public Hearing on this proposed amendment to state why they voted either for or against its approval. Three of the five members were present for the public hearing and would be heard tonight along with a report from Glen Dillender, Building Official.

Commissioner Mark McGrath said he was in favor of passing the amendment for two reasons. First, although he shares the intent with the rest of the commission their desire to keep the city uniform, he feels there is not uniformity now. Second, in the three years he has resided in the city, several eight foot fences have been constructed. He realizes the difficulty of enforcing a six foot ordinance since no permit for fences is required, notifying the Building Official when any size fence is being constructed. He hopes some sort of mechanism can be installed to keep track of fences that are going up.

Commissioner Craig Kress voted against the ordinance. He brought examples of both six foot and eight foot fence pickets. He showed where a six foot fence is tall enough to be called a privacy fence. Any fence can be seen over and climbed over. The cost of installing a six foot fence is approximately \$9.00 per linear foot and \$15.00 per linear foot to install an eight foot fence. He can hide his neighbor's four foot chain link fence with a six foot privacy fence but he cannot hide any eight foot fence. Structurally, an eight foot fence is 30 % higher than a six foot one, adding a significantly greater wind load on the supporting posts. Those residents having special reasons for wanting an eight foot fence can request a variance. Because an eight foot fence gives a marginal amount of visual prevention, costs more and causes the loss of visual continuity, he urges council to defeat the change and revise the current ordinance to require a building permit for all fences making a special effort to spread the knowledge of the requirement to area fence construction companies.

Commissioner Lee Zellers thinks the Board of Adjustment has done a good job when variances are requested and hopes they are as knowledgeable of the zoning ordinance as the Planning and Zoning Commission is. She voted to break the tie and she voted against recommending approval of an eight foot fence. She feels the city must maintain what the City Fathers originally intended when they passed zoning ordinance. She feels, with approximately 1450 homes, a better monitoring system should be arrived at and a permit should be required for fence construction.

Building Official Glen Dillender said he started issuing warnings a few months ago for illegal fences. He said approximately forty illegal fences have gone up since then. They cannot always be seen from the street. There are approximately sixty-five illegal fences in the city right now. Most are brand new. After receiving the warnings, the people are willing to speak to the Board of Adjustment. Reasons for wanting eight foot fences are for privacy and to fence in pools. Other cities allow eight foot fences and some require permits. Several Meadows residents were told to hold up installing an eight foot fence until after council makes its decision about amending the ordinance. Responding to council's questions about his opinions on structural soundness of eight foot fences, permits and enforceability, Mr. Dillender said an eight foot fence should be a concern since it has different requirements than a six foot one, that Missouri City requires a \$25.00 permit fee to install any fence but Bellaire has abandoned their fence ordinance due to the



fact that it is very difficult to enforce as a fence must be observed while being constructed and they can be built within one day.

Alderman Little believes a fence ordinances cannot be enforced. Mr. Perry said ignorance of the law is no excuse; it is the resident's obligation to know the ordinances of the city. Alderman Hamilton noted a weakened fence cannot be required to be repaired unless a pool is involved or a definite safety problem can be proven.

Mayor McDonald noted that when the City Fathers passed the zoning ordinance, their intent was to follow the deed restrictions already in place. This occurred eight years ago and fence heights were not discussed to any great length. Several ordinances were passed with the realization that they can be amended if the need arises.

Alderman Henley said all of council is concerned with city uniformity but comments he has received about eight foot fences have been acceptable. Perhaps the way to control the situation is to require a permit.

Alderman Marshall said he appreciates the work of the Planning and Zoning commission and agrees with Commissioner Kress' comments but he does not believe a variance will be allowed to any one who requests it.

Alderman Marshall then made a motion to approve the proposed ordinance, numbered 92-36, to allow fences to be constructed to a height not to exceed eight (8) feet in any residential district. Alderman Piwonka seconded the ordinance. More discussion followed.

Alderman Little asked if the ordinance could later be amended to require permits and certain requirements for eight foot fences. Mayor McDonald said he would research the matter. Commissioner John Joyner suggested the homeowner be required to submit a structural engineer's seal noting that the fence, as proposed, is safe. Mayor McDonald said anything would be possible if we require a permit. Alderman Hamilton said he felt it would be worthwhile looking into requiring a permit. We could then require that, if a fence is over six foot, the distance between posts be shorter and they be anchored in a specific manner. Alderman Henley said he was in favor of requiring a permit if the fence is over six feet. Alderman Marshall asked if the city could be held liable if it did not specify structure requirement. Mayor McDonald said he would check but he felt the city could be liable if it did specify requirements. Alderman Piwonka felt a requirement for a permit for fences over six feet could be discriminatory. Aldermen Henley noted he was in favor of the ordinance only if a permit is required.

Mayor McDonald called for a vote on the motion to approve the ordinance. The motion, as previously made by Alderman Marshall and seconded by Alderman Piwonka passed with Aldermen Hamilton, Little, Marshall and Piwonka voting "aye" and Alderman Henley voting "nay".

Mayor McDonald then gave notice that, barring disapproval by council, he was making a change to the employee policy manual. Currently the manual allows employees to have the option to take vacation time-off with pay, or pay in lieu of time-off. The policy will change to allow employees the option to take paid vacation time or be paid for their remaining vacation time, provided at least one week of paid vacation time has already been taken during the current fiscal year. Council agreed to this change.

Discussing the fire contract, Mayor McDonald said Stafford's Police Chief Bonny Krahn has expressed extreme happiness with the current contract and has agreed to renew it for an additional five years with a modest cost increase. Mayor McDonald will meet with him again soon to finalize the numbers. Alderman Piwonka suggested Mayor McDonald should try to negotiate a five year contract with an additional five year renewal option. Alderman Hamilton noted



Stafford's new north side station improves the value of their contract with us.

During council committee reports, Alderman Hamilton noted the Image Committee has a mountain of information they are sifting through for the Meadows Manual. It will be at least three more months before they are ready to present it to council. Mayor McDonald thanked the image committee for their work with the police car design and Alderman Hamilton acknowledged some outside professional help on the project.

Alderman Hanley noted that recycling in Meadows was going fine.

Alderman Marshall said survey results will be summarized in the next city Newsletter.

Alderman Little reported on two projects the Beautification Committee is working on. Both involve trying to get Federal funding. First, they're trying to get \$3,600 from the Federal Government through the Texas Forest Service Small Business Administration for a tree planting program. Second, involves a \$7,500 grant from the Federal Government through the Texas Forest Service for an educational program for the public as well as the private sector. The city's plans a "Celebration of Trees" program for its private sector to be held on seven Wednesday evenings from October 7 through November 18 and will involve anyone who is interested in the appearance and value of their property. It will involve guest speakers, a tree planting demonstration and group outings. The public sector will involve training city maintenance employees in park maintenance (trees, grass, etc.) as well as inventorying all city trees and locating them on plats so that they can be more evenly maintained. Mayor McDonald said that when he heard of the grant money he showed it to Alderman Little who thought it sounded like a great project and he put it all together. Alderman Little said resident Pat Sears has helped him with much of the work.

Alderman Little then made a motion to pay the bills as presented on the agenda. Alderman Hamilton seconded the motion which passed with unanimous approval.

During the second audience comments, resident John Joyner said he feels the six foot height limit on fences should have been kept. He does not feel the Board of Adjustment should be allowed to grant any variances. He is concerned that the deed restrictions are not being enforced. He is very concerned, both as a citizen and member of the Planning and Zoning Commission, that we should not be backing away from our deed restrictions.

There being no further business to discuss, Alderman Piwonka made a motion to adjourn the meeting. His motion was seconded by Alderman Hamilton and, with unanimous approval, the meeting was adjourned at 9:10 p.m.

  
Elaine Herff, City Secretary



PLEASE SIGN it you wish to address an agenda item. You may address up to four (4) items on today's agenda.

\*Each item may be addressed only once by each individual up to a maximum of three (3) minutes.

\*Council reserves the right to limit debate and call for the question if it deems sufficient discussion has taken place and/or if a higher item of priority arises.

September 23, 1992

[illegible]



One Trojan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
Fax (713) 983-2940

# NOTICE OF REGULAR MEETING

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

7:30 P.M., TUESDAY, OCTOBER 27, 1992

MEADOWS CITY HALL

1 TROYAN DRIVE

MEADOWS, TEXAS

Mayor

Jim McDonald

Aldermen

Harry D. Hamilton

Terry J. Henley

Clyde E. Little

Richard L. Marshall

David J. Plwonka

City Secretary

Elaine Herff

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Consideration of and action on a resolution proclaiming the week of October 24- 1992 - November 1, 1992, as: RED RIBBON WEEK in the City of Meadows, Texas.
6. A proclamation by Mayor Jim McDonald proclaiming November 19, 1992, as GREAT AMERICAN SMOKEOUT DAY in the City of Meadows, Texas.
7. Approval of minutes of the September 22, 1992, regular council meeting.
8. Recognition of council and employees for years of service to city as follows: Harry Hamilton - 8 years; Mike Pickett - 6 years; Randy Schlauch - 4 years; Monya Keenen - 2 years; Terry Modeland - 2 years; Robert Warren - 1 year.
9. Consideration of and action on an ordinance amending Chapter 20, Entitled "Offenses-Miscellaneous," of the Code of Ordinances of the City of Meadows, Texas; by adding thereto a new section 20-24, entitled "Possession of Firearms by a Child."



10. Consideration of and action on an ordinance adopted pursuant to § 43.075 of the Texas Local Government Code providing for the abolition of The Meadows Municipal Utility District, the procedure and methodology for acquiring the assets of The Meadows Municipal Utility District.
11. Consideration of and action on a resolution of the City Council of the City of Meadows, Texas, to participate in the America the Beautiful Challenge Grant.
12. Consideration of and action on a resolution of the City Council of the City of Meadows, Texas, to designate its representative and alternate representative to the General Assembly of the Houston-Galveston Area Council for the year 1993.
13. Consideration of and action on a resolution of the City Council of the City of Meadows, Texas, to establish an account with TexPool, and authorizing up to three officers of employees of the City of Meadows to invest or withdraw funds.
14. Consideration of and action on an ordinance appointing both regular and alternate members of the Board of Adjustment of the City of Meadows, Texas, for a term of two (2) years from the date of adoption of this ordinance, pursuant to provisions of Chapter 24 of the Code of Ordinances of the City of Meadows.
15. Consideration and discussion of the city's interlocal fire contract with the City of Stafford.
16. Council committee reports.
17. Reports from City Officials that attended the Texas Municipal League's annual conference.
18. Consideration and discussion of sales tax on telecommunications devices and a franchise agreement with Southwestern Bell Telephone Company.
19. Consideration of and action on a contribution to the Fort Bend Independent School District postage account to help cover expenses associated with the Save Our Children Networking and Coordination Committee flyer.
20. Presentation of bills:
 

Bernshausen Oil Co.	\$ 899.71
Genesis International	1,695.00
Firmin A. Hickey, Jr.	2,364.52
Houston Galveston Area Council	42,198.06
McCannix Auto Repair & Body	1,600.00
Meadows M.U.D.	546.86
Missouri City Printing	734.80
R.B.M. Graphics	1,725.00

21. Ratification of the following expenditures:

C & E Products, Inc.	\$ 1,384.88
J. Ram Contractors	8,040.00
Leasing Associates/Allstate	12,481.36
Motorola Credit Corporation	9,332.87
Price Barracade and Signal Co.	564.24
Stasco Inc.	561.92
Texas Municipal League	1,032.00

22. Audience comments.

23. Adjournment

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 23RD DAY OF OCTOBER, 1992, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
OCTOBER 27, 1992  
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, One Trojan Drive, 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.

During Mayor's comments, Mayor McDonald noted:

1. Meadows Police Officer Ken Jackson was being honored this evening by Warner Cable as a "Hometown Hero" at a banquet. Mrs. McDonald and Mrs. Little were representing the city since council could not make it due to tonight's meeting.
2. A Halloween carnival will be held in the gymnasium of the elementary school with a Haunted House in the recreation center and a car bashing in the school parking lot. The event is a joint effort between the city's Police and Parks Departments and the Boy Scouts.
3. The new police cars with their new logos, designed by Alderman Hamilton, are now on the streets.
4. He will be meeting with area mayors to see if they can do anything to make sure that the original plans to widen State Highway 59 from the toll way to State Highway 6 are adhered to. Presently the Highway Department has indicated the improvement plans for the sections beyond West Airport have been put on indefinite hold. This will cause a tremendous bottle neck of traffic at the toll way and will stifle Fort Bend County growth.
5. Early voting is taking place at City Hall through October 30th. City residents can vote at City Hall on election day, November 3rd. Polls are open from 7:00 a.m. to 7:00 p.m.
6. Regarding the September 22nd meeting on fences, legal counsel has advised that it would not be wise to set standards for fences, no matter what height they are. Requiring permits would add more government to something which is not necessary. An inspection would also be necessary if a permit was required.
7. Monday, November 2, at 9:00 a.m. will be a ribbon cutting ceremony marking the opening of Garden Ridge Pottery in Meadows Mall.
8. The building permit was issued for James' Coney Island and construction should start after January 1.
9. Every Wednesday night through the November 19, a workshop is being held at the recreation center on planting and maintaining trees. Funds for this program are paid half by the city and half by the Federal Government through a grant to the State Forestry Service. The program also covers educating city maintenance workers on proper upkeep of the city's 490 trees. The current grant is for \$5,000 and it is hoped this can be an on-going program.

With council's consensus, Mayor McDonald moved up item number five on the agenda and read a resolution proclaiming the week of October 24, 1992 - November 1, 1992 as: RED RIBBON WEEK in the City of Meadows, Texas. Present from Meadows Elementary School to accept the resolution were Patty Chapman and Josie Davenport. They thanked the Mayor, the City of Meadows and the Meadows Police Department for their continuing support of the drug awareness program at the elementary school. They said Officer Ken was truly a hero to the city's children. Alderman Little said it was noted at the TML conference that programs such as this are recognized as being most successful in stopping drugs in cities. Alderman Hamilton noted that



one of the newly painted police cars was designated as a "DARE" car and was donated to the city by Entex. Alderman Hamilton then made a motion to accept the resolution as presented. Alderman Little seconded the motion which passed unanimously.

There were no audience comments.

Alderman Little noted that increased traffic on Dorrance Lane is expected with opening of Garden Ridge Pottery and a lower speed limit of 20 MPH might be considered in this area.

Mayor McDonald then read a proclamation naming November 19, 1992 as GREAT AMERICAN SMOKEOUT DAY in the City of Meadows Texas. Joan Passemore, a member of the Technical/Professional Educational Center and also a Future Homemaker of America was present to accept the proclamation. Alderman Piwonka moved to adopt the proclamation as presented. The motion was seconded by Alderman Henley and passed with Aldermen Hamilton, Henley, Little and Piwonka voting "aye" and Alderman Marshall abstaining.

Alderman Little then made a motion to approve the minutes of the September 22, 1992 regular council as presented. Alderman Hamilton seconded the motion which passed with unanimous approval.

Mayor McDonald then recognized council and employees for years of service to the city as follows: Harry Hamilton - 8 years; Mike Pickett - 6 years; Randy Schlauch - 4 years; Monya Keenen - 2 years; Terry Modeland - 2 years; Robert Warren - 1 year.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 20, ENTITLED "OFFENSES-MISCELLANEOUS," OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS: BY ADDING THERETO A NEW SECTION 20-24, ENTITLED "POSSESSION OF FIREARMS BY A CHILD."

Mayor McDonald noted there was no opposition at the public hearing held earlier at 7:00 p.m. Alderman Henley moved to adopt the ordinance, numbered 92-37, as presented. Alderman Piwonka seconded the motion which carried with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE ADOPTED PURSUANT TO § 43.075 OF THE TEXAS LOCAL GOVERNMENT CODE PROVIDING FOR THE ABOLITION OF THE MEADOWS MUNICIPAL UTILITY DISTRICT, THE PROCEDURE AND METHODOLOGY FOR ACQUIRING THE ASSETS OF THE MEADOWS MUNICIPAL UTILITY DISTRICT.

Mayor McDonald said, with council's consensus, he would suspend the rules of the meeting and allow those members of The Meadows Municipal Utility District Board of Directors that were in the audience address council on the issue. Mayor McDonald first read a letter, dated October 16, 1992, from the Board of Directors stating they did not think it was in the best interest of the residents for the city to absorb the M.U.D. at this time. Mayor McDonald noted that the state legislature has passed laws that give a city the power to abolish a MUD within its boundaries and, as such, allows for the orderly removal of a governmental body that may not be necessary when the two governments can be consolidated into one. Taxpayers and voters for the City and the MUD are one and the same and the need for two separate governments does not exist. In May of this year, the Mayor and Alderman Hamilton approached the MUD Board, noting the City was looking for economy of scale. The MUD has space and equipment available that the City needs and, although the MUD has been cooperative with the City, it would not be prudent for the City to spend funds to purchase duplicate items that the MUD already owns. The letter from the MUD Board mentioned that residents should be widely and publicly informed. Council can call a public hearing on



any issue it chooses, but state law does not require a public hearing be called on absorption of a MUD - only a majority vote by Council is necessary. The residents will see no change in the services that they receive. Bud Abbott, President of the MUD Board has agreed to become the City's Public Utility Director. A Board of his choosing will be appointed to assist him. MUD personnel will continue in their jobs as City employees. Administrative changes will be made that will make the government of Meadows, as a whole, more efficient and economical. None of the changes will affect the services provided. The same voters who elected the MUD Board also elected City Council. Mayor McDonald believes it is council's consensus that absorption of the MUD is in the best interest of Meadows' citizens and would like to hear from the MUD Directors their reasons for writing the letter stating opposition for the absorption and why this is the first notice of opposition since their May meeting.

Director Jack Sanders said he was not at the May meeting where the absorption was originally discussed. He does not necessarily agree that the absorption will result in a cost savings. He believes bigger is not necessarily better and some control may be lost when the two governments are combined. The MUD has learned through trial and error that it is not always cost effective to purchase equipment and hire employees to complete large jobs. Often it is more cost effective to contract these jobs out. Also MUD equipment and vehicles are most often used to their maximum capacity and are not available for additional use by the City. He feels the MUD is currently an excellent operation and sees no good reason for the City to absorb it at this time.

Director Mike Read said he is in almost total agreement with the Mayor's comments. He does believe the residents of the neighborhood should be more widely notified. He fears a few things may not fall into place and is worried about timing. The MUD has a budget in excess of 3/4 of a million dollars per year. As a citizen, though, he recognizes that he voted for council to make the right decisions for the city.

Director Frank Maresca, expanding on Mr. Read's comments and noting the bonded indebtedness and operating figures of the MUD, wondered what funds could be saved regarding economies of scale?

President of the Board of Directors, Bud Abbott, said the Board was concerned about the timing of the absorption. He believes residents should have been notified of the intent in a City Newsletter. No notice to the public has been given by the City.

Mayor McDonald said the November Newsletter, which is at the printer right now, announces the action with front page headlines. Alderman Hamilton said council believes the timing is just right. At the May meeting the impression given was that the absorption would be looked upon favorably by the MUD Board. An expanded tax base would result and some regulations of the Texas Water Commission which do not apply to cities would make the absorption advantageous to tax payers. Several items in the '92-'93 budget were incorporated based on the assumption that the absorption would take place now.

Mayor McDonald noted that several duplicities now occur such as bills paid to the same vendors, two yearly audits, two general ledger systems, etc. Savings on many small items could result in a one to three cent decrease in ad valorem taxes.

Director Read said council may be right about the timing however, he would feel better if residents were notified of the proposal before final action is taken.

Alderman Hamilton noted that the City had the right to absorb the MUD right after it incorporated. Current cities that incorporated are now required by state law to absorb any MUD's totally within their boundaries at the moment of incorporation.



Alderman Marshall said he thought consideration of the proposed ordinance should be tabled until after a public hearing is held.

Alderman Little said he has no criticism of the MUD. They have been very responsive to the citizen's needs. However, a city the size of Meadows that is eighteen to twenty-two years old should consolidate its men, real estate and machinery in order to perform public service at the highest efficiency possible. He is not opposed to notifying residents of the proposal in the City Newsletter or to a public hearing.

Alderman Little then made a motion, seconded by Alderman Henley, to hold a public hearing on the matter on Tuesday, November 24, 1992, at 6:30 p.m. The motion carried unanimously.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, TO PARTICIPATE IN THE AMERICA THE BEAUTIFUL CHALLENGE GRANT.

Alderman Little noted this resolution is required so that the City might received grant funds in the amount of \$5,000. Mayor McDonald noted Alderman Little and landscape architect Pat Sears have put a lot of work into the project to date. Alderman Little noted the City's matching \$5,000 would be spent mostly in voluntary services and recreation center rentals. Approximately \$3,100 of the city's matching \$5,000 will be in kind services and \$1,900 will be spent on consultant costs, print, supplies and training. Alderman Hamilton moved to approve the resolution, numbered 92-02, as presented.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, TO DESIGNATE ITS REPRESENTATIVE AND ALTERNATE REPRESENTATIVE TO THE GENERAL ASSEMBLY OF THE HOUSTON-GALVESTON AREA COUNCIL FOR THE YEAR 1993.

Mayor McDonald noted that at the meeting in October, Aldermen Henley and Little both agreed to be reappointed, as representative and alternate representative respectively, to the Houston-Galveston Area Council for the year 1993. Alderman Piwonka moved to adopt the resolution, numbered 92-03, designating Alderman Henley as representative and Alderman Little as alternate representative to the Houston-Galveston Area Council for the year 1993. The motion was seconded by Alderman Hamilton and approved unanimously.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, TO ESTABLISH AN ACCOUNT WITH TEXPOOL, AND AUTHORIZING UP TO THREE OFFICERS OR EMPLOYEES OF THE CITY OF MEADOWS TO INVEST OR WITHDRAW FUNDS.

Mayor McDonald explained that earnings on certificates of deposit were going down at an alarming rate. Looking for a place to invest the city's funds at the best rate, he discussed the situation with several exhibitors at the TML Conference that manage funds. He believes TexPool is the only pool that provides proper collateralization of funds and that also meets with legal approval. TexPool is a professional staff in the State Treasurer's office that invests governmental funds in Treasury Bills, Federal Home Mortgage Certificates, etc. The funds are totally liquid and charges are reasonable to minimal. Investors are not obligated for any short or long term period. Interest rates in TexPool have averaged a little higher than CD's as CD interest rates decline and will probably lag a little behind CD's as CD interest rates improve. Those officers and employees who will be authorized to invest or withdraw funds will be the Mayor, City Treasurer and Mayor Pro Tempore.



Alderman Henley moved to adopt the resolution, numbered 92-04, a resolution to establish an account with TexPool, and authorizing Mayor Jim McDonald, Mayor Pro Tempore Harry Hamilton and City Treasurer Elaine Herff to invest or withdraw funds. Alderman Piwonka seconded the motion which passed unanimously.

Alderman Hamilton then made a motion to postpone consideration of and action on an ordinance which would appoint both regular and alternate members of the Board of Adjustment. Alderman Little seconded this motion which passed with unanimous approval.

Mayor McDonald then informed council of his meetings with Police Chief Bonny Krahn concerning the renewal of the city's interlocal fire contract with the City of Stafford. Chief Krahn indicated Stafford would be pleased to renew the contract for a period of five years and was happy with the volunteers Meadows was providing. The present contract which expires on December 31, 1992, calls for a yearly payment of \$20,000 for fire suppression services plus and additional \$2,000 for the fire marshal. Stafford is proposing a new contract costing \$25,000 yearly in addition to the \$2,000 for fire marshal services. Mayor McDonald hopes to negotiate the increase in cost but all of council is in agreement that even at \$25,000 per year for five years the interlocal agreement is still a bargain.

Council committee reports were next. Alderman Henley noted he had received some good information on recycling at the TML conference. Also, a large percentage of garbage going to the landfill is composed of grass and tree clippings, especially in the summertime. He is working with a vendor who is hoping to make a composter available to city residents for less than \$10.00

Alderman Hamilton noted his committee had not yet met this month.

Alderman Little said his committee was busy on the tree workshops. They plan to come up with plans for a flower bed in front of City Hall soon. Mayor McDonald asked him to look into plans for beautifying the entrances of Highway 59 since the highway will not be expanded as soon as planned.

Mayor McDonald then noted that he, Aldermen Henley, Little and Piwonka and City Secretary Elaine Herff attended the annual Texas Municipal League this month. He asked each attendee to give a report on the meeting. Mayor McDonald noted he attended a session on budget preparation given by the finance director of Baytown as well as a Question and Answer session for General Law Cities.

Alderman Henley noted the exhibits were very informative, in particular those focusing on personal computers and recycling.

Alderman Piwonka said the safety program he attended encouraged many activities already in use in our city such as the Citizen's Police Academy and the DARE program.

Alderman Little said he attended Crime and Law Enforcement seminars. He noted a common theme in both was to first identify the problems in your community then show zero tolerance to them through such things as a noise ordinance, curfews and a gun control ordinance. When the troublemakers and identified and ticketed enough times they tend to move out of the city.

Elaine Herff noted she attended affiliates meetings with other city secretaries and sessions on personnel liabilities and ethics.

Council then discussed sales tax on telecommunications devices and a franchise agreement with Southwestern Bell Telephone Company. Mayor McDonald noted that currently city telephone users pay a state sales tax but not a city sales tax due to the fact that when the city first adopted its ordinance on sales tax, telecommunication services were not included in those items taxes. A 1988 law was passed allowing the city sales tax to be placed on telecommunication devices. It would generate approximately \$250 a year.



Currently the city does not have a franchise agreement with Southwestern Bell Telephone Company. The city could enter into such an agreement and charge 8%. A 7.12% franchise would generate about \$18,000 per year. The tax would be passed on to users (residents) through their phone bills. Currently Missouri City has a franchise agreement for 7.1%, Rosenberg has one for 7.0% and Bellaire has one for 8.1%. It is possible to negotiate a franchise without a fee also. The Mayor said he feels it would be a good idea to get a franchise agreement with Southwestern Bell.

Alderman Marshall asked if an agreement were adopted without a fee, could a fee be added later and Mayor McDonald said yes. Alderman Hamilton said he felt a franchise fee with Southwestern Bell would be a "sneaky tax" and is inclined to think the city needs a document without a fee. Council's consensus was to look into adopting a franchise agreement without a fee. They also authorized the Mayor to look into the situation of establishing a city sales tax on telephone service.

Council then discussed a contribution to the Fort Bend Independent School District postage account to help cover expenses associated with the Save Our Children Networking and Coordination Committee flyer. Mayor McDonald read a letter from United Way requesting the funds. The City of Sugar Land contributed \$1,000 for the purpose. Mayor McDonald said a flyer will be mailed to about 70,000 homes in the Ft. Bend ISD territory with telephone numbers to call for emergency services (including Child Welfare, etc.) Alderman Piwonka noted that flyers sent to the approximate 1,500 homes in Meadows will cost \$375 at .25 each. Alderman Henley moved the City fund the program with \$375 with the provision that it go into the FBISD postage account. His motion was seconded by Alderman Piwonka and unanimously approved.

Bills were presented for council's approval. Alderman Hamilton noted the \$1,600 to McCannix Auto Repair & Body represented only one half the cost of painting the city logo onto the three new police cars and the DARE car with owner Jim McCann contributing the rest of the cost to the city. R.B.M. Graphics and Bayou City Graphics also did not charge the city for much of their time on the project. Alderman Marshall made a motion to pay the bills as presented. Alderman Henley seconded the motion which passed unanimously.

Expenses were then presented to council for ratification. Alderman Hamilton moved to ratify the expenditures as presented. Alderman Little seconded the motion which was unanimously passed.

During audience comments, Hugh Waddell said he felt some sort of cross walk sign should be posted on Dorrance at the Garden Ridge Pottery parking lot. Judy Doherty said she would like to see something done about the litter situation on Dorrance on Friday and Saturday nights after Sam's Club closes.

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

  
Elaine Herff, City Secretary







One Trojan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
Fax (713) 983-2940

# NOTICE OF REGULAR MEETING

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

7:30 P.M., TUESDAY, OCTOBER 27, 1992

MEADOWS CITY HALL

1 TROYAN DRIVE

MEADOWS, TEXAS

Mayor

Jim McDonald

Aldermen

Harry D. Hamilton

Terry J. Henley

Clyde E. Little

Richard L. Marshall

David J. Plwonka

City Secretary

Elaine Herff

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Consideration of and action on a resolution proclaiming the week of October 24- 1992 - November 1, 1992, as: RED RIBBON WEEK in the City of Meadows, Texas.
6. A proclamation by Mayor Jim McDonald proclaiming November 19, 1992, as GREAT AMERICAN SMOKEOUT DAY in the City of Meadows, Texas.
7. Approval of minutes of the September 22, 1992, regular council meeting.
8. Recognition of council and employees for years of service to city as follows: Harry Hamilton - 8 years; Mike Pickett - 6 years; Randy Schlauch - 4 years; Monya Keenen - 2 years; Terry Modeland - 2 years; Robert Warren - 1 year.
9. Consideration of and action on an ordinance amending Chapter 20, Entitled "Offenses-Miscellaneous," of the Code of Ordinances of the City of Meadows, Texas; by adding thereto a new section 20-24, entitled "Possession of Firearms by a Child."



10. Consideration of and action on an ordinance adopted pursuant to § 43.075 of the Texas Local Government Code providing for the abolition of The Meadows Municipal Utility District, the procedure and methodology for acquiring the assets of The Meadows Municipal Utility District.
11. Consideration of and action on a resolution of the City Council of the City of Meadows, Texas, to participate in the America the Beautiful Challenge Grant.
12. Consideration of and action on a resolution of the City Council of the City of Meadows, Texas, to designate its representative and alternate representative to the General Assembly of the Houston-Galveston Area Council for the year 1993.
13. Consideration of and action on a resolution of the City Council of the City of Meadows, Texas, to establish an account with TexPool, and authorizing up to three officers of employees of the City of Meadows to invest or withdraw funds.
14. Consideration of and action on an ordinance appointing both regular and alternate members of the Board of Adjustment of the City of Meadows, Texas, for a term of two (2) years from the date of adoption of this ordinance, pursuant to provisions of Chapter 24 of the Code of Ordinances of the City of Meadows.
15. Consideration and discussion of the city's interlocal fire contract with the City of Stafford.
16. Council committee reports.
17. Reports from City Officials that attended the Texas Municipal League's annual conference.
18. Consideration and discussion of sales tax on telecommunications devices and a franchise agreement with Southwestern Bell Telephone Company.
19. Consideration of and action on a contribution to the Fort Bend Independent School District postage account to help cover expenses associated with the Save Our Children Networking and Coordination Committee flyer.
20. Presentation of bills:
 

Bernshausen Oil Co.	\$ 899.71
Genesis International	1,695.00
Firmin A. Hickey, Jr.	2,364.52
Houston Galveston Area Council	42,198.06
McCannix Auto Repair & Body	1,600.00
Meadows M.U.D.	546.86
Missouri City Printing	734.80
R.B.M. Graphics	1,725.00

21. Ratification of the following expenditures:

C & E Products, Inc.	\$ 1,384.88
J. Ram Contractors	8,040.00
Leasing Associates/Allstate	12,481.36
Motorola Credit Corporation	9,332.87
Price Barracade and Signal Co.	564.24
Stasco Inc.	561.92
Texas Municipal League	1,032.00

22. Audience comments.

23. Adjournment

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 23RD DAY OF OCTOBER, 1992, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
OCTOBER 27, 1992  
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During Mayor's comments, Mayor McDonald noted:

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Mayor McDonald said the November Newsletter, which is at the printer right now, announces the action with front page headlines. Alderman Hamilton said council believes the timing is just right. At the May meeting the impression given was that the absorption would be looked upon favorably by the MUD Board. An expanded tax base would result and some regulations of the Texas Water Commission which do not apply to cities would make the absorption advantageous to tax payers. Several items in the '92-'93 budget were incorporated based on the assumption that the absorption would take place now.

Mayor McDonald noted that several duplicities now occur such as bills paid to the same vendors, two yearly audits, two general ledger systems, etc. Savings on many small items could result in a one to three cent decrease in ad valorem taxes.

Director Read said council may be right about the timing however, he would feel better if residents were notified of the proposal before final action is taken.

Alderman Hamilton noted that the City had the right to absorb the MUD right after it incorporated. Current cities that incorporated are now required by state law to absorb any MUD's totally within their boundaries at the moment of incorporation.



Alderman Marshall said he thought consideration of the proposed ordinance should be tabled until after a public hearing is held.

Alderman Little said he has no criticism of the MUD. They have been very responsive to the citizen's needs. However, a city the size of Meadows that is eighteen to twenty-two years old should consolidate its men, real estate and machinery in order to perform public service at the highest efficiency possible. He is not opposed to notifying residents of the proposal in the City Newsletter or to a public hearing.

Alderman Little then made a motion, seconded by Alderman Henley, to hold a public hearing on the matter on Tuesday, November 24, 1992, at 6:30 p.m. The motion carried unanimously.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, TO PARTICIPATE IN THE AMERICA THE BEAUTIFUL CHALLENGE GRANT.

Alderman Little noted this resolution is required so that the City might received grant funds in the amount of \$5,000. Mayor McDonald noted Alderman Little and landscape architect Pat Sears have put a lot of work into the project to date. Alderman Little noted the City's matching \$5,000 would be spent mostly in voluntary services and recreation center rentals. Approximately \$3,100 of the city's matching \$5,000 will be in kind services and \$1,900 will be spent on consultant costs, print, supplies and training. Alderman Hamilton moved to approve the resolution, numbered 92-02, as presented.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, TO DESIGNATE ITS REPRESENTATIVE AND ALTERNATE REPRESENTATIVE TO THE GENERAL ASSEMBLY OF THE HOUSTON-GALVESTON AREA COUNCIL FOR THE YEAR 1993.

Mayor McDonald noted that at the meeting in October, Aldermen Henley and Little both agreed to be reappointed, as representative and alternate representative respectively, to the Houston-Galveston Area Council for the year 1993. Alderman Piwonka moved to adopt the resolution, numbered 92-03, designating Alderman Henley as representative and Alderman Little as alternate representative to the Houston-Galveston Area Council for the year 1993. The motion was seconded by Alderman Hamilton and approved unanimously.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, TO ESTABLISH AN ACCOUNT WITH TEXPOOL, AND AUTHORIZING UP TO THREE OFFICERS OR EMPLOYEES OF THE CITY OF MEADOWS TO INVEST OR WITHDRAW FUNDS.

Mayor McDonald explained that earnings on certificates of deposit were going down at an alarming rate. Looking for a place to invest the city's funds at the best rate, he discussed the situation with several exhibitors at the TML Conference that manage funds. He believes TexPool is the only pool that provides proper collateralization of funds and that also meets with legal approval. TexPool is a professional staff in the State Treasurer's office that invests governmental funds in Treasury Bills, Federal Home Mortgage Certificates, etc. The funds are totally liquid and charges are reasonable to minimal. Investors are not obligated for any short or long term period. Interest rates in TexPool have averaged a little higher than CD's as CD interest rates decline and will probably lag a little behind CD's as CD interest rates improve. Those officers and employees who will be authorized to invest or withdraw funds will be the Mayor, City Treasurer and Mayor Pro Tempore.



Alderman Henley moved to adopt the resolution, numbered 92-04, a resolution to establish an account with TexPool, and authorizing Mayor Jim McDonald, Mayor Pro Tempore Harry Hamilton and City Treasurer Elaine Herff to invest or withdraw funds. Alderman Piwonka seconded the motion which passed unanimously.

Alderman Hamilton then made a motion to postpone consideration of and action on an ordinance which would appoint both regular and alternate members of the Board of Adjustment. Alderman Little seconded this motion which passed with unanimous approval.

Mayor McDonald then informed council of his meetings with Police Chief Bonny Krahn concerning the renewal of the city's interlocal fire contract with the City of Stafford. Chief Krahn indicated Stafford would be pleased to renew the contract for a period of five years and was happy with the volunteers Meadows was providing. The present contract which expires on December 31, 1992, calls for a yearly payment of \$20,000 for fire suppression services plus and additional \$2,000 for the fire marshal. Stafford is proposing a new contract costing \$25,000 yearly in addition to the \$2,000 for fire marshal services. Mayor McDonald hopes to negotiate the increase in cost but all of council is in agreement that even at \$25,000 per year for five years the interlocal agreement is still a bargain.

Council committee reports were next. Alderman Henley noted he had received some good information on recycling at the TML conference. Also, a large percentage of garbage going to the landfill is composed of grass and tree clippings, especially in the summertime. He is working with a vendor who is hoping to make a composter available to city residents for less than \$10.00

Alderman Hamilton noted his committee had not yet met this month.

Alderman Little said his committee was busy on the tree workshops. They plan to come up with plans for a flower bed in front of City Hall soon. Mayor McDonald asked him to look into plans for beautifying the entrances of Highway 59 since the highway will not be expanded as soon as planned.

Mayor McDonald then noted that he, Aldermen Henley, Little and Piwonka and City Secretary Elaine Herff attended the annual Texas Municipal League this month. He asked each attendee to give a report on the meeting. Mayor McDonald noted he attended a session on budget preparation given by the finance director of Baytown as well as a Question and Answer session for General Law Cities.

Alderman Henley noted the exhibits were very informative, in particular those focusing on personal computers and recycling.

Alderman Piwonka said the safety program he attended encouraged many activities already in use in our city such as the Citizen's Police Academy and the DARE program.

Alderman Little said he attended Crime and Law Enforcement seminars. He noted a common theme in both was to first identify the problems in your community then show zero tolerance to them through such things as a noise ordinance, curfews and a gun control ordinance. When the troublemakers and identified and ticketed enough times they tend to move out of the city.

Elaine Herff noted she attended affiliates meetings with other city secretaries and sessions on personnel liabilities and ethics.

Council then discussed sales tax on telecommunications devices and a franchise agreement with Southwestern Bell Telephone Company. Mayor McDonald noted that currently city telephone users pay a state sales tax but not a city sales tax due to the fact that when the city first adopted its ordinance on sales tax, telecommunication services were not included in those items taxes. A 1988 law was passed allowing the city sales tax to be placed on telecommunication devices. It would generate approximately \$250 a year.



Currently the city does not have a franchise agreement with Southwestern Bell Telephone Company. The city could enter into such an agreement and charge 8%. A 7.12% franchise would generate about \$18,000 per year. The tax would be passed on to users (residents) through their phone bills. Currently Missouri City has a franchise agreement for 7.1%, Rosenberg has one for 7.0% and Bellaire has one for 8.1%. It is possible to negotiate a franchise without a fee also. The Mayor said he feels it would be a good idea to get a franchise agreement with Southwestern Bell.

Alderman Marshall asked if an agreement were adopted without a fee, could a fee be added later and Mayor McDonald said yes. Alderman Hamilton said he felt a franchise fee with Southwestern Bell would be a "sneaky tax" and is inclined to think the city needs a document without a fee. Council's consensus was to look into adopting a franchise agreement without a fee. They also authorized the Mayor to look into the situation of establishing a city sales tax on telephone service.

Council then discussed a contribution to the Fort Bend Independent School District postage account to help cover expenses associated with the Save Our Children Networking and Coordination Committee flyer. Mayor McDonald read a letter from United Way requesting the funds. The City of Sugar Land contributed \$1,000 for the purpose. Mayor McDonald said a flyer will be mailed to about 70,000 homes in the Ft. Bend ISD territory with telephone numbers to call for emergency services (including Child Welfare, etc.) Alderman Piwonka noted that flyers sent to the approximate 1,500 homes in Meadows will cost \$375 at .25 each. Alderman Henley moved the City fund the program with \$375 with the provision that it go into the FBISD postage account. His motion was seconded by Alderman Piwonka and unanimously approved.

Bills were presented for council's approval. Alderman Hamilton noted the \$1,600 to McCannix Auto Repair & Body represented only one half the cost of painting the city logo onto the three new police cars and the DARE car with owner Jim McCann contributing the rest of the cost to the city. R.B.M. Graphics and Bayou City Graphics also did not charge the city for much of their time on the project. Alderman Marshall made a motion to pay the bills as presented. Alderman Henley seconded the motion which passed unanimously.

Expenses were then presented to council for ratification. Alderman Hamilton moved to ratify the expenditures as presented. Alderman Little seconded the motion which was unanimously passed.

During audience comments, Hugh Waddell said he felt some sort of cross walk sign should be posted on Dorrance at the Garden Ridge Pottery parking lot. Judy Doherty said she would like to see something done about the litter situation on Dorrance on Friday and Saturday nights after Sam's Club closes.

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

  
Elaine Herff, City Secretary



\*Council reserves the right to limit debate and call for the question if it deems sufficient discussion has taken place and/or if a higher item of priority arises.

Regular Council 10/27/92

[illegible]

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 24, 1992  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor

Jim McDonald

Aldermen

Harry D. Hamilton

Terry J. Henley

Clyde E. Little

Richard L. Marshall

David J. Piwonka

City Secretary

Elaine Herff

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Approval of minutes of October 27, 1992 public hearing, October 27, 1992 regular council meeting and November 17, 1992 workshop meeting.
6. Consideration of and action on an ordinance adopted pursuant to § 43.075 of the Texas Local Government Code providing for the abolition of The Meadows Municipal Utility District, the procedure and methodology for acquiring the assets of The Meadows Municipal Utility District.
7. Consideration of and action on an ordinance appointing a Judge to serve in the Municipal Court of the City of Meadows, Texas.
8. Consideration of and action on an ordinance appointing both regular and alternate members of the Board of Adjustment of the City of Meadows, Texas, for a term of two (2) years from the date of adoption of this ordinance, pursuant to provisions of Chapter 24, of the Code of Ordinances of the City of Meadows.
9. Presentation of bills:

GECS, Inc.	\$ 729.00
Firmin A. Hickey, Jr.	1,832.37
In-Tents	695.00
Missouri City Printing	585.00



Null & Associates

1,800.00

10. Ratification of the following expenditures:

J. Pat Sears

\$1,800.00

J. Pat Sears

1,000.00

11. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS  
POSTED AT MEADOWS CITY HALL ON THE 20TH DAY OF NOVEMBER,  
1992, BY 7:00 P.M.

Elaine Herff  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING  
OF  
NOVEMBER 24, 1992  
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, One Trojan Drive, 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.

During Mayor's comments, Mayor McDonald noted:

1. Garden Ridge Pottery is now open. It became apparent after the first weekend that traffic would be a problem and No Parking signs have been erected along the south side of Dorrance.
2. The City will have a Christmas tree recycling program for the first time. The trees will be turned into mulch and residents can pick up free mulch if they wish. Details will be in the next Newsletter. Residents will also have an opportunity to win one of three back yard composting bins to be given away on that day.
3. Congestion on Highway 59 is getting worse and worse. Mayor McDonald has attended several meetings with area officials whose goal is to see if the Highway Department can be convinced to expedite the construction work on the highway from the toll road to West Airport. The portion from West Airport to Highway 6 has been put on hold. Area officials would like to see this part improved in the near future.

During audience comments, Craig Kress apologized that he was not present at 6:30 for the public hearing so that he could express his support for the City to incorporate the M.U.D. He is a seven year member of Interstate M.U.D. in Katy. He said municipal utility districts exist solely to sell bonds so that areas can be developed. Creating a Public Utilities Department in the City can be a very complicated adventure. Qualified employees must be retained and trained to maintain the very expensive, but necessary, equipment. Absorbing the M.U.D. is a great responsibility as well as an excellent opportunity to develop a professional Public Works Department.

During council comments, Alderman Piwonka noted that the M.U.D. has been well maintained for the more than twenty years that it has been in existence. As a member of City Council, he will insist that it is run as well as or better than it has been in the past.

Alderman Little said as a resident and as a member of City Council, he feels he would not be acting in the best interest of the taxpayers if he did not vote for the adoption of the ordinance. He is aware the M.U.D. is a very technical operation and that it will probably become more so in the future.

Alderman Henley reported that his recycling committee was looking into back yard composting and ways that the HGAC might provide funds to aid in that program.

Minutes of the October 27, 1992 public hearing, October 27, 1992 regular council meeting and the November 17, 1992 workshop meeting were unanimously approved after a motion was made to that effect by Alderman Little and seconded by Alderman Piwonka.



Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE ADOPTED PURSUANT TO §43.075 OF THE TEXAS LOCAL GOVERNMENT CODE PROVIDING FOR THE ABOLITION OF THE MEADOWS MUNICIPAL UTILITY DISTRICT, THE PROCEDURE AND METHODOLOGY FOR ACQUIRING THE ASSETS OF THE MEADOWS MUNICIPAL UTILITY DISTRICT.

Mayor McDonald noted that a public hearing was held and comments were made about this proposed ordinance. Alderman Hamilton said he wanted the M.U.D. Board of Directors to know that he appreciates the way that they have run the District. He has the utmost confidence in them and agrees with the City's plan to keep them on in an advisory capacity. Although the M.U.D. will no longer be subject to rules imposed by the Texas Water Commission when it is absorbed by the City, he does not foresee any operation changes being made initially. Hopefully Bud Abbott will agree to continue to run the department. Alderman Henley said he would like to reiterate comments made by the other Council members. He totally believes absorbing the M.U.D., thereby making one governing entity in the City, is in the best interests of the citizens of the City of Meadows and money will be saved. Alderman Henley then moved to adopt the ordinance, numbered 92-38, an ordinance adopted pursuant to §43.075 of the Texas Local Government Code providing for the abolition of the Meadows Municipal Utility District, the procedure and methodology for acquiring the assets of The Meadows Municipal Utility District. Alderman Marshall seconded this motion and the motion passed with unanimous approval.

Mayor McDonald read the caption to the following ordinance:

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

Mayor McDonald said Judge M. Gay Fowler has resigned due to pressures on her as a single parent. Associate Judge Rose Mary Galvan has agreed to act as presiding judge and preside at all Municipal Court dockets. In an emergency, Mr. Gene Frohbeiter has agreed to serve as an associate Judge. Mr. Frohbeiter is a retired Judge from the City of Bellaire and comes highly recommended by City Attorney Firmin Hickey. Alderman Piwonka moved to approve the ordinance, numbered 92-39, appointing Mr. Gene Frohbeiter as a Judge to serve in the Municipal Court of the City of Meadows, Texas. Alderman Hamilton seconded the motion which passed with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

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

Mayor McDonald recommended council appoint Jim Lindsey, Eric Brand, Lois Carlisle, Philip Carey and John Whitemen as members of the Board of Adjustment and Rick Taylor, Jr. as an alternate member of the Board of Adjustment. Alderman Piwonka moved to approve the ordinance, numbered 92-40, appointing the recommended people to the Board of Adjustment. His motion was seconded by Alderman Henley and unanimously approved.

Alderman Marshall moved to pay the bills as presented on the agenda. Alderman Piwonka seconded the motion which passed unanimously.

Alderman Marshall then moved to ratify the two bills on the agenda, both to Pat Sears, as presented. The first, for \$1,000.00, was for services performed in the Celebration of Trees Program and the second, for \$1800.00, was for consultation fees so that the City can develop its own landscape maintenance program. The motion was seconded by Alderman Hamilton and was unanimously approved.

There being no further business to discuss, Alderman Hamilton moved to adjourn the meeting. Alderman Henley seconded the motion and, with unanimous approval, the meeting was adjourned at 7:55 p.m.

  
Elaine Herff, City Secretary



\*Council reserves the right to limit debate and call for the question if it deems sufficient discussion has taken place and/or if a higher item of priority arises.

## Regular Meetings

[illegible]



One Trojan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
Fax (713) 983-2940

# 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, NOVEMBER 24, 1992  
MEADOWS CITY HALL  
ONE TROYAN DRIVE  
MEADOWS, TEXAS

Mayor

Jim McDonald

Aldermen

Harry D. Hamilton

Terry J. Henley

Clyde E. Little

Richard L. Marshall

David J. Piwotka

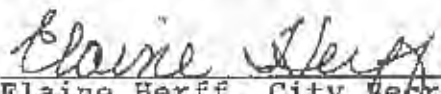
City Secretary

Elaine Herff

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Public Hearing to hear comments, both for and against, a proposed ordinance to be adopted pursuant to §43.075 of the Texas Local Government Code providing for the abolition of the Meadows Municipal Utility District, the procedure and methodology for acquiring the assets of The Meadows Municipal Utility District.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 20TH DAY OF NOVEMBER, 1992, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
NOVEMBER 24, 1992  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 6:31 p.m. by Mayor Jim McDonald at Meadows City Hall, One Trojan Drive, 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.

During Mayor's comments, Mayor McDonald noted that the purpose of the Public Hearing was to hear all comments, both for and against, a proposed ordinance to be adopted pursuant to §43.075 of the Texas Local Government Code providing for the abolition of the Meadows Municipal Utility District, the procedure and methodology for acquiring the assets of The Meadows Municipal Utility District.

He noted that state law gives authority to a City to absorb a Municipal Utility District if the District's boundaries lie totally within that City's limits. The regulations are very specific and require a two-thirds majority vote of City Council.

Resident Walter Turpening of 11606 Brook Meadows said he first heard of the proposed absorption on his M.U.D. bill. He wondered if the City would maintain or reduce costs if they do absorb the M.U.D. Mayor McDonald said the issue would be discussed when the ordinance is considered.

Judy Doherty of 11846 Amblerwood noted the Mayor had mentioned that certain regulations are required of the M.U.D. that wouldn't be required by the City. She wondered what those regulations were and if they were nonsense regulations or quality regulations. She also wondered if the M.U.D. people would become City employees and what would happen to their salaries, benefits, and pension plan.

Frank Maresca, a member of the M.U.D. Board of Directors, said the November Newsletter noted that acquiring the M.U.D. by the City would result in cost savings in equipment utilization and employee salaries. He wondered if Council was familiar with the M.U.D.'s \$12.3 million dollars in assets and its \$4.2 million dollar bonded indebtedness. In his opinion, the M.U.D.'s equipment is utilized to the maximum and, since the City's pay scale is higher, M.U.D. personnel should result in an increase to the budget. Also he asked if the City has addressed the homestead issue. He believes that having a homestead exemption makes commercial property owners carry a larger tax burden. Homeowners stand to realize an \$80 to \$100 increases in their taxes if the City does not adopt a homestead exemption. He therefore wonders if residents will actually see a savings.

Jack Sanders, a member of the M.U.D. Board of Directors, said he hasn't heard what he would gain by the absorption as a citizen of the city. He feels there has been no communication between City Council and the Board of Directors and feels he has been snubbed as a member of the Board and as a citizen. Regarding savings, he asked "What are you gonna do for me?"



M.U.D. Board of Director Mike Read said he thinks a merger of the M.U.D. and the City is eventually inevitable. His primary concern is the same as the other members of the Board. He is not exactly sure of the savings and the plans and desires of City Council on personnel and facilities. He would like to cooperate with the City and feels there has been a failure of communications between the two entities.

Wayne Johnson said he read where the consolidation would result in cost savings. He noted the same Newsletter contained an article by Alderman Hamilton which noted that as communities age their infrastructure tends to decline. An article by Alderman Marshall notes that \$25,000 has been budgeted to sidewalk repairs, the highest priority item in a recent resident survey. Mr. Johnson feels there is a lack of response by the City to the homeowners infrastructure. Funds received from sales taxes from Sam's and Garden Ridge should be used to repair our streets and sidewalks. Now the City is asking to take over a major infrastructure but he feels it cannot take care of what it now has. The M.U.D. has done a good job and responded to residents needs. He wonders if residents can expect the same service as they currently receive with sidewalk repairs if the City takes over the M.U.D.

Kevin O'Dwyer of 12326 Meadowdale asked what the lines of authority would be once the City takes over the M.U.D. since there will no longer be officials elected specifically for the purpose of running the M.U.D.

Steve Sandifer, 12027 Mulholland, wondered what exactly was going on. He first read about the take over on his water bill. When he called the M.U.D. and the City they both told him to come to the public hearing. He feels council should tell the populace about what is going on so that they can respond.

Alderman Marshall said his personal impression is that no changes in cost or service will result from the absorption. The action is merely a consolidation of services from two into one. There will be no change in the employees salary. Regarding the Newsletter article about sidewalk repairs, he acknowledged that \$25,000 is not a lot of money. Repairs on all the sidewalks will cost between \$300,000 and \$400,000. This is a cost that can be paid for from taxes or assessments. Either way citizens will pay. Sales taxes from Sam's and Garden Ridge will also help to pay. The initial \$25,000 is just a drop in the bucket but it is a start which will hopefully be added to.

Alderman Little responded to the questions of what the line of authority will be or who will run the water district. He stated that the City will take over its administration as a normal course of events. The operation won't change. The same people will be doing the same things for the same prices. The costs of duplications in the two entities will be saved.

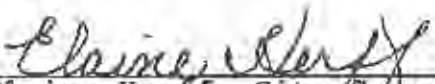
Alderman Marshall said even though there may be no great cost savings, absorption of the M.U.D. by the City is a logical progression. To answer the question, "Why do it now." Alderman Marshall said, "Why not do it now."

Alderman Hamilton says savings will be seen in the long run. The City has more of an ability to assess taxes that are not ad valorem taxes. The City's sales tax base is growing and additional sales taxes can be assessed.



Responding to the question "Who will run the water department?" Mayor McDonald said that Bud Abbott, the current President of the Board of Directors, has agreed in principle to come to the City. All M.U.D. employees will stay on as employees of the City. There will be no change in employees. Also, the tax rate will be adjusted to reflect the fact that the City has no homestead exemption. He said Council was elected to make these kinds of decisions. Absorbing the M.U.D. has been looked at by Council for a long time and state regulations strongly recommend this action be taken.

There were no further comments. Alderman Marshall made a motion to adjourn the meeting. Alderman Little seconded this motion and, with unanimous approval, the public hearing was adjourned at 7:00 p.m.

  
Elaine Herff, City Secretary

NOTICE OF SPECIAL MEETING

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

7:30 P.M., TUESDAY, DECEMBER 15, 1992  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor

Jim McDonald

Aldermen

Harry D. Hamilton

Terry J. Henley

Clyde E. Little

Richard L. Marshall

David J. Piwonka

City Secretary

Elaine Herff

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Presentation of bills:

Bernshausen Oil Co.	\$ 984.96
Fort Bend Central Appraisal District	1,247.00
Kustom Signals, Inc.	1,139.26
Missouri City Printing	734.80
Printcraft Systems of Texas	650.05
Southwest Precision Printers, Inc.	586.00
Texas Municipal League	827.00
6. Ratification of the following expenditures:

Office Depot	\$ 534.40
J. Pat Sears, A.S.D.A.	1,102.50
7. Executive session as authorized by V.T.C.S., Article 6252.17, Section 2(g) to discuss city personnel.
8. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 11TH DAY OF DECEMBER, 1992, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
DECEMBER 15, 1992  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:33 p.m. by Mayor Jim McDonald at Meadows City Hall, One Trojan Drive, 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.

During Mayor's comments, Mayor McDonald noted:

1. He has received the new Fire Contract with the City of Stafford. The only difference from the old one is in the cost (from \$20,000 annually to \$25,000 annually.) Cost of the Fire Marshal remains at \$2,000.
2. The City's franchise agreement with Warner Cable expires late next year. The City would also like to enter into a franchise agreement with Southwestern Bell Telephone Co. Council members were asked to consider volunteering for a committee to review franchises.
3. In January the Mayor will hold a meeting with department heads to review budget expenditures for this year thus far and begin to considering budget amounts necessary for next year as well as for a five year capital budget.

There were no comments from the audience.

During council comments, Alderman Hamilton reminded Mayor McDonald about plans for council members to go over to the M.U.D. so that they might become familiar with M.U.D. terminology, etc. Mayor McDonald said he will discuss the situation with Bernard Harrington, Operations Manager, to set a time and to see if it would be better for council members to meet with him as a group or individuals.

Alderman Little said that about a year ago he had discussed with the parks directors the possibility of installing signs at the parks stating various rules, i.e. no alcoholic beverages allowed; no glass containers allowed, etc. Recently he brought up the subject again and the parks directors said there was currently no problems with those sort of things at the parks. Alderman Little asked if the signs should be installed now or if the City should wait until a problem actually arises. Mayor McDonald said he would discuss the situation with the parks directors.

Alderman Henley said he attended a meeting at the R.G.A.C. to ask for funds for the city's recycling/composting programs. He said they have requests for about twice as much of the money that is available. He hopes to hear this week if his proposal was approved.


Alderman Little noted that the City needs to be aware of audit regulations concerning grants it receives. If more than \$25,000 is received in any fiscal year, certain items must be noted in the City's annual audit. If more than \$100,000 is received in any fiscal year, a separate audit on those funds must be completed. He also said an additional check for \$3,400 has been received for the SBA Tree Planting Program.

Alderman Piwonka then made a motion to pay the bills as presented on the agenda. The motion was seconded by Alderman Little and unanimously approved.

Alderman Henley then made a motion to ratify the payment of the bills as presented on the agenda. The motion was seconded by Alderman Piwonka and passed unanimously.

Alderman Hamilton then made a motion to enter into executive session as authorized by V.T.C.S., Article 6252.15, Section 2(g) to discuss city personnel. His motion was seconded by Alderman Little and with unanimous approval council entered into executive session at 7:44 p.m.

Returning to open session at 9:45 p.m., Alderman Marshall made a motion, there being no further business to discuss, to adjourn the meeting. Alderman Hamilton seconded the motion and with unanimous approval the meeting was adjourned.

  
Elaine Herff, City Secretary





One Troyan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
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## 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, DECEMBER 22, 1992  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

### Mayor

Jim McDonald

### Aldermen

Harry D. Hamilton

Terry J. Henley

Clyde E. Little

Richard L. Marshall

David J. Plwonka

### City Secretary

Elaine Herff

1. Call to order. (Meeting will be called to order at 6:30 p.m. Public session will begin at 7:30 p.m.)
2. Executive session as authorized by V.T.C.S., Article 6252-17, Section 2, (g) to discuss city personnel.
3. Mayor's comments.
4. Comments from the audience.
5. Comments from council.
6. Approval of minutes of November 24, 1992 special meeting; November 24, 1992 regular meeting and December 15, 1992 special meeting.
7. Consideration and discussion of audit for fiscal year 1991-1992 as presented by Chuck Yaple of Null and Associates.
8. 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 City of Stafford for Fire Fighting Services in a form as attached hereto and marked Exhibit "A".
9. Consideration of and action on an ordinance creating a new Chapter 28 of the Code of Ordinances of the City of Meadows, Texas, entitled "UTILITIES," and providing therein Section 28-1, entitled "Creation of Public Utility Board of Advisors," providing for the composition of such board and the tenure of its members.
10. Consideration of and action on an ordinance appointing five members of the Public Utility Board of Advisors of the City of Meadows, Texas, to serve for a term to expire on the 31st day of December, 1993, pursuant to the provisions of Chapter 28 of the Code of Ordinances of the City of Meadows.

11. Presentation of bills:  
    Firman A. Hickey, Jr.                     \$ 1,685.52  
    Texas State Dept. of Highways         18,000.00
12. Comments from the audience.
13. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS  
POSTED AT MEADOWS CITY HALL ON THE 18TH DAY OF DECEMBER,  
1992, BY 7:00 P.M.

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

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
DECEMBER 22 1992  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 6:30 p.m. by Mayor Jim McDonald at Meadows City Hall, One Trojan Drive, 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
Alderman:	Clyde Little Richard Marshall David Piwonka

thus constituting a quorum.

Alderman Hamilton moved to adjourn the meeting into executive session as authorized by V.T.C.S., Article 6252-17, Section 2,(g) to discuss city personnel. Alderman Henley seconded the motion which carried unanimously.

Council returned to open session at 7:31 p.m.

During Mayor's comments, Mayor McDonald noted:

1. Mayor McDonald and City Engineer B.L. Abbott met with the State Department of Transportation about two weeks ago to discuss expansion of U.S. 59. The Department is currently acquiring the right-of-way from Keegans Bayou to Dorrance. Work will be done from the Toll Road (Keegans Bayou) to the county line. The additional right-of-way is necessary to phase the road down to the existing lanes to start from Bellfort and go to Dorrance. This contract should be let before August of 1993. No information on when the work would be completed was available. The Fort Bend County Mobility Committee is deeply involved in the project and hope to convince the HGAC of the importance of expanding U.S. 59 at least to Highway 6. The tentative time allotment to let the contract from the county line to West of Airport is May of 1995.
2. It would be a good idea for council members to make an appointment with Bernard Harrington, Operations Manager for the Utility District, to view the operations of the District, soon to be the Public Utilities Department of the City. This knowledge will better enable Council to make budget decisions for that department.
3. A mid to late January meeting will be scheduled with all department heads to start budget proceedings for the next fiscal year. Council members are invited to attend.

There were no comments from the audience.

During Council comments, Alderman Hamilton suggested Council members try to schedule some of their M.U.D. meetings at the same time so as not to inconvenience Mr. Harrington too much. Mayor McDonald said that would be O.K. but if Council's schedules did not permit this, then any time would be fine with Mr. Harrington. Alderman Hamilton also said the Highway Department should do something about trucks turning off of the feeder road on to Dorrance and West Airport. Mayor McDonald said the information had been reported at his meeting and if City Engineer Bud Abbott did not hear from the Highway Department soon he would be contacting them again. Alderman Hamilton noted something may need to be done at those entrances by the City in the interim.



Alderman Henley noted his grant proposal to HGAC was not approved. He plans to ask the Texas Water Commission if they have any funds available. To date, over twenty people have turned in their questionnaire from December's Newsletter regarding composting interest. Christmas tree recycling will take place on January 2.

Alderman Marshall asked if the City was researching the possibility of raising the city sales tax to reduce the ad valorem tax and for economic development. Mayor McDonald said he is currently studying the possibility. He feels comfortable with the property tax reduction and will know more about the economic development proposal within a week or so.

Alderman Henley made a motion to approve the minutes of the November 24, 1992 special meeting; November 24, 1992 regular meeting and the December 15, 1992 special meeting as presented. His motion was seconded by Alderman Piwonka and passed with unanimous consent.

Council then discussed the audit for fiscal year 1991-1992 with Chuck Yapple and Don Irby of Null and Associates. Mr. Yapple noted this was his first presentation in the new Council Chambers. Council has had a draft of the City's financial statements for review. To supplement this, he handed out a revised balance sheet. He encouraged council's questions as he reviewed the report. He noted the auditors' opinion on page 1. The combined balance sheet (pages 2 and 3) have a \$403,701 fund equity to carry forward into the new budget year for the General Fund. Of that, \$25,000 has specifically been budgeted for contingencies. The Debt Service Fund shows a \$17,000 balance and \$153,000 in the Capital Projects fund which consists of \$121,000 for the highway right-of-way acquisition and \$32,000 for traffic lights. The general fixed assets has been updated for equipment purchases and the general long term debt includes all amounts due on certificates of obligation principal and compensated absence liability. Pages 4 & 5 of the report show the combined statement of revenues and expenditures and changes in fund balances for the general fund. Pages 6 & 7 show similar information for all three funds along with budgets for the respective funds. The Debt Service Fund is actually being funded by the General Operating Fund. The remaining part of the report includes notes to financial statements (page 8 - page 16). The additional information section starts on page 17 which includes a line item by line item basis for planning and analysis of budget vs. actual expenditure for each department. Page 23 shows the remaining debt service on the City's certificates of obligation. Page 24 shows trend data related to the Texas Municipal Retirement System which the City participates in. The trend analysis included in the report shows how the City has maintained its low tax rate while managing to increase its fund balance for operating purposes. This speaks well of the financial management of the City. Mr. Yapple said he would be in touch with the city staff to explain the audit entries he was proposing. Council was told to contact Mr. Yapple if they had any questions about the audit. It will be on January's agenda for approval.

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 WITH THE CITY OF STAFFORD FOR FIRE FIGHTING SERVICES IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald explained this is the same contract presented to council last month. It has been approved by Stafford's City Council and signed by Mayor Scarcella. The only difference from the last contract between the two cities is an increase in the amount, from \$20,000 to \$25,000 annually. The amount paid for the Fire Marshal remains at \$2,000. Alderman Hamilton made a motion to approved the ordinance, numbered 92-41, authorizing the contract for fire fighting services with the City of Stafford. Alderman Little seconded the motion which carried unanimously.



Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CREATING A NEW CHAPTER 28 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS, ENTITLED "UTILITIES," AND PROVIDING THEREIN SECTION 28-1, ENTITLED "CREATION OF PUBLIC UTILITY BOARD OF ADVISORS," PROVIDING FOR THE COMPOSITION OF SUCH BOARD AND THE TENURE OF ITS MEMBERS.

Alderman Henley moved to adopt the ordinance, numbered 92-42, creating a Public Utility Board of Advisors. Alderman Piwonka seconded the motion which carried unanimously.

Mayor McDonald read the caption to the following ordinance:

AN ORDINANCE APPOINTING FIVE MEMBERS OF THE PUBLIC UTILITY BOARD OF ADVISORS OF THE CITY OF MEADOWS, TEXAS, TO SERVE FOR A TERM TO EXPIRE ON THE 31ST DAY OF DECEMBER, 1993, PURSUANT TO THE PROVISIONS OF CHAPTER 28 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS.

Mayor McDonald said he was proposing the same members to the Utility Board of Advisors as are currently members of the Board of Directors of the Meadows Municipal District which are: Mike Read, Mike Sharp, Frank Maresca, Jack Sanders and Bud Abbott. There will be no compensation to Board members. It was suggested the terms of office be staggered in the future. Alderman Piwonka moved to adopt the ordinance, numbered 92-43, appointing Messrs. Read, Sharp, Maresca, Sanders and Abbott to the Public Utility Board of Advisors for a term of one year. Alderman Henley seconded the motion. The motion passed with unanimous approval.

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

During audience comments, Alderman Hamilton said he was asked by a resident what progress has been made in the attempt to clean up the area on Dorrance around the mall. Mayor McDonald said he has spoken with both Sam's and Garden Ridge managers and it is his understanding that a crew will be cleaning the area on a more regular basis. He has noticed a marked improvement in the area.

Alderman Henley asked if anything was being done to inform the residents about there being only one pickup during the week of Christmas and New Years Day. City Secretary Elaine Herff said Mr. Purvis has said his company will be picking up trash on New Years Day. A notice to that effect will be placed on the Recreation Center's bulletin board.

Alderman Hamilton then made a motion to reconvene into executive session, after a ten minute break. His motion was seconded by Alderman Henley and with unanimous approval Council reconvened into executive session.

Returning to open session and there being no further business to discuss, Alderman Piwonka moved to adjourn the meeting. His motion was seconded by Alderman Marshall and unanimously approved.

  
Elaine Herff, City Secretary