



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., TUESDAY, January 12, 1993  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

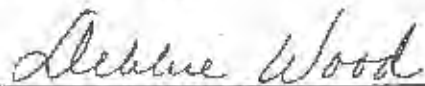
Aldermen:  
Harry D. Hamilton  
Terry J. Henley  
Clyde E. Little  
Richard L. Marshall  
David J. Plwonka

City Secretary  
Elaine Herff

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Executive session as authorized by V.T.C.S, Article 6252-17, Section 2, (g) to discuss city employees.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 8th DAY OF JANUARY, 1993, BY 7:00 P.M.

  
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Debbie Wood  
Assistant City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
JANUARY 12, 1993  
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, 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 Richard Marshall David Piwonka

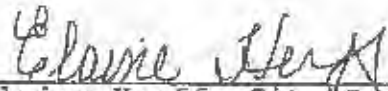
and the following absent:

Clyde Little

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 employees. His motion was seconded by Alderman Henley and with unanimous consent council adjourned into executive session at 7:31 p.m.

Returning to open session, Alderman Hamilton moved, 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 8:15 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:

7:00 P.M., TUESDAY, JANUARY 26, 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

1. Call to order. (Meeting will be called to order at 7:00 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. Presentation of Officer of the Year by Police Chief Mike Pickett.
7. Presentation by Carl Altenberger, Ft. Bend County Central Appraisal District Taxpayer Liaison Officer, to introduce himself and his position.
8. Consideration and action on approval of audit of financial statements for fiscal year 1991-1992.
9. Consideration of and action on an ordinance calling an election for the City of Meadows, Texas, to be held on Saturday, the 1st day of May, 1993, for the purpose of electing City Officials, and appointing election officials, providing for absentee voting and providing for notice of said election.
10. Consideration of and action on an ordinance appointing members of the Planning Commission of the City of Meadows, Texas, (City Planning and Zoning Commission), for a term to beginning on the 1st day of February, 1993, and ending on the 1st day of February, 1995, pursuant to the provisions of Chapter 24 of the Code of Ordinances of the City of Meadows.



11. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute an Interlocal Agreement with Fort Bend County to renew, extend and continue for the calendar year 1993, the terms and conditions of interlocal agreement(s) entered into between the City and County for the calendar year 1992, for maintenance, repair and construction of streets, roads, and drainage; the enforcement of health regulations; the enforcement of animal control; and housing of city prisoners in jail in a form as attached hereto and marked Exhibit "A".
12. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute a contract for planting trees and installing drip irrigation along West Airport Boulevard with Bio Energy Landscape and Maintenance, Inc., in a form as attached hereto and marked Exhibit "A".
13. Recognition of council and employees for years of service to city as follows: Jim McDonald - 9 years; Charles Johnson - 3 years.
14. Consideration and discussion of City's ten year anniversary.
15. Consideration and discussion of the adoption of an additional sales tax.
16. Consideration and discussion of franchises in general.
17. Presentation of bills:

Bernshausen Oil Co.	\$ 694.83
Cameo Software Solutions	682.50
Cedar Electric, Inc.	1,713.40
Firmin A. Hickey, Jr.	3,491.56
Ft. Bend County, Precinct 3	1,846.01
Null & Associates	5,500.00
18. Ratification of the following expenditures:

J. Pat Sears, A.S.L.A.	\$ 1,080.00
J. Ram Construction	3,150.50
19. Comments from the audience.
20. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 22ND DAY OF JANUARY, 1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF THE REGULAR MEETING  
OF  
JANUARY 26, 1993  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:04 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.

The meeting was called to order and Mayor McDonald asked for a motion to adjourn to executive session until 7:30 pm at which time the regular Council meeting will begin. Alderman Piwonka made the motion which was seconded by Alderman Henley, and with no opposition, Council adjourned into executive session as authorized by V.T.C.S., Article 6252-17, Section 2,(g) to discuss city personnel. Council returned to open session at 7:30.

During Mayor's comments, Mayor McDonald noted:

1. He had attended a Ft. Bend Mobility Committee public hearing earlier today at which time the committee made a list of recommendations. The consensus of all the cities this side of the Brazos River was to ask Commissioner's Court to try to get the widening of Highway 59 out of the the 10 year plan and back into the 2 year plan. County Judge Roy Cordes asked all municipalities to get resolutions to H.G.A.C. by February supporting Commissioner's Court and the Highway 59 widening as their number one consideration. The cities of Stafford, Missouri City, Sugar Land and Meadows have formed a committee to put emphasis on the widening of 59 and also South Main. Right of away acquisition is the first step and Mayor McDonald will keep council up to date. Bud Abbott will also attend the meetings and be there in Mayor McDonald's absence.
2. He had recently spoken with Dr. Chopra, Superintendent of Ft. Bend Schools who suggested Meadows Elementary School apply for national recognition concerning their academic honors.
3. The City's agreement with Nations Bank ends in April. Mayor McDonald will attempt to negotiate with them and have something for council in March.
4. The City is close to being able to go out for bids for sidewalk repair. Mayor McDonald recognized Bud Abbott for all his work on the project.

There were no comments from the audience.

Alderman Little commented that he has received requests from residents near the corner of Valencia and Brighton to erect stop signs because of speeding cars. He said although the police department has issued citations, they can not be there all the time. Mayor McDonald said the situation would be looked into.

Alderman Hamilton asked if a motion was needed to get to the Mobility Council since the item was not on the agenda. Due to the importance and the accelerated deadline for the resolution supporting Commissioner's Court as the authority in the county to assign priority to highway projects, especially Highway 59 and Highway 90A, Alderman Hamilton moved to support a resolution, to be sent to the H.G.A.C., saying that the City of Meadows supports Fort Bend County



Commissioner's Court and the Highway 59 and Highway 90A widening as a number one consideration. Alderman Piwonka seconded the motion, which carried unanimously.

Alderman Henley spoke about the recycling questionnaire in the December Newsletter and stated the city has five compost bins available for purchase. He said a grant had been applied for and was rejected, but that the Texas Water Commission has other grant funds that can be applied for. Alderman Little stated that the five compositing bins that were given away during the Christmas Tree recycling project can be paid for by the Celebration of Trees Grant.

After Mayor McDonald explained the secret balloting process that is used by all city employees to elect the Police Officer of the year, Police Chief Mike Pickett made the presentation to Officer Ken Jackson and commended him for his work with the H.E.R.O program and the D.A.R.E. program at Meadows Elementary School.

Mr. Carl Altenberger, Ft. Bend County Central Appraisal District Taxpayer Liaison Officer gave a presentation explaining his position as one that was created by the State Legislature in 1989. His primary duty is to help the general public who want to attend the Board of Records meetings with language or handicap needs, handle complaints other than general questions and speaking to groups. Alderman Hamilton invited Mr. Altenberger to provide our city newsletter with information for the public.

Agenda item #8, approval of the audit of financial statements for fiscal year 1991-1992 was tabled to the next meeting because the final reports have not yet arrived. Alderman Henley moved to table the item. His motion was seconded by Alderman Hamilton and all were in favor.

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 1ST DAY OF MAY, 1993, FOR THE PURPOSE OF ELECTION CITY OFFICIALS, AND APPOINTING ELECTION OFFICIALS, PROVIDING FOR ABSENTEE VOTING AND PROVIDING FOR NOTICE OF SAID ELECTION.

Alderman Piwonka made a motion to approve ordinance, numbered 93-01, calling and election to be held on Saturday May 1, 1993, at Meadows City Hall and a meeting to canvass the election on May 4th at 7:30 p.m. Councilman Henley seconded the motion which carried unanimously.

Mayor McDonald 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 TO BEGIN ON THE 1ST DAY OF FEBRUARY, 1993, AND ENDING ON THE 1ST DAY OF FEBRUARY, 1995, PURSUANT TO THE PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS.

Mayor McDonald said he is recommending that the current members of the Planning and Zoning Commission be appointed for two more years. A motion made by Alderman Little and seconded by Alderman Marshall to approve the ordinance, numbered 93-02, was unanimously adopted.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE AN INTERLOCAL AGREEMENT WITH FORT BEND COUNTY TO RENEW, EXTEND AND CONTINUE FOR THE CALENDAR YEAR 1993, THE TERMS AND CONDITIONS OF INTERLOCAL AGREEMENT(S) ENTERED INTO BETWEEN THE CITY AND COUNTY FOR THE CALENDAR YEAR 1992, FOR



MAINTENANCE, REPAIR AND CONSTRUCTION OF STREETS, ROADS, AND DRAINAGE; THE ENFORCEMENT OF HEALTH REGULATIONS; THE ENFORCEMENT OF ANIMAL CONTROL; AND HOUSING OF CITY PRISONERS IN JAIL IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald noted there were no changes in the agreement from the past year. Alderman Henley moved to adopt the ordinance, numbered 93-03, authorizing the renewal of the Interlocal Agreement with Fort Bend County for street repairs, enforcement of health and animal control regulations and prisoner housing. Alderman Hamilton seconded the motion which passed unanimously.

Alderman Piwonka made a motion to table agenda item #12 as a contract was not available for Council to examine. His motion was seconded by Councilman Marshall and passed unanimously.

Council members and City employees were recognized for years of service to the City as follows: Jim McDonald - nine years; Charles Johnson - three years.

Council then discussed a celebration in honor of Meadows' ten year anniversary of incorporation as a City. It was recommended a committee of volunteers be formed. Mayor McDonald stated the event should be as close as possible to the incorporation date, although a week-end celebration would be best.

Discussing the adoption of an additional sales tax, Mayor McDonald said that Sugar Land voters have approved an additional sales tax for tax reduction and economic development purposed of 1/2 cent. Meadows can also increase their city sales tax, up to 1%, if approved by the voters. The funds can only be used to reduce ad valorem taxes or for economic development. The City of Sugar Land is using the additional money to improve their streets and their water and sewer system. They have appointed a Board to decide how to spend the money. Mayor McDonald stated he has been advised by City Attorney Firmin Hickey that as long as there is not an Attorney General Opinion or Court rulings saying that the money can not be spent on a specific thing, it is OK to use it for that purpose. In about two weeks Mayor McDonald will have a letter for council with more information. The item will be discussed further at the February council meeting. Mayor McDonald is in favor of the increase as he feels 95% of the money will come from non residents and the tax is a way to keep city ad valorem taxes down. Councilman Hamilton agreed that it will be a benefit if sales tax can be utilized for our municipal areas. It was noted that if the MUD was not part of the city we could not spend money on them.

Franchises in general were then discussed. Mayor McDonald said he would like a committee of council to look into the franchise agreement we currently have with Warner Cable which is 13-14 years old and will be up for renewal next year. He said Warner will be asking us what we want to do. Mayor McDonald suggested a public hearing on Warner Cable's franchise. Southwestern Bell has proposed a franchise with the city which would then leave only Entex remaining. Aldermen Piwonka and Marshall volunteered for the committee.

Alderman Piwonka asked if we had a franchise agreement with Sugar Land Telephone Company. Mayor McDonald said that although we do, it is only the commercial part of the city that is covered by Sugar Land Telephone.

Alderman Henley moved to pay the bills as presented. Councilman Little seconded the motion and all were in favor.

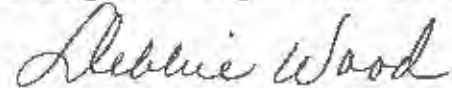
Mayor McDonald explained the ratified bills, saying the payment to Pat Sears was for training since the city was no longer using outside contractors and the bill from J. Ram Construction was for work performed for the MUD. Mayor McDonald mentioned that we may need to raise the \$500 limit on checks that must be approved by

council. Councilman Piwonka moved for ratification of the bills, with a second by Councilman Little. The motion passed unanimously.

During comments from the audience, Debbie Waddell recommended Mike Pickett for Police Department Chief and said she would truly like him considered for the permanent position. She also said she hoped that the tenure for Paul Hughes would not continue.

Alderman Piwonka asked Bud Abbott if the number of water breaks currently under repair in the city was a normal amount. Mr. Abbott said that the breaks this time of year are service lines and not usually mains.

There being no further business to discuss, Alderman Marshall made a motion to adjourn the meeting which was seconded by Alderman Henley. With unanimous approval the meeting was adjourned at 8:27 pm.



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Debbie Wood  
Assistant City Secretary



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:

7:00 P.M., TUESDAY, FEBRUARY 11, 1993  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

PURPOSE: WORKSHOP MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Workshop to discuss the following items:
  - a. Proposal to adopt additional sales tax.
  - b. Other items.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 8TH DAY OF FEBRUARY, 1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
FEBRUARY 11, 1993  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special workshop meeting of the Meadows City Council was called to order at 7:05 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 Richard Marshall David Piwonka

and the following absent:

Alderman:	Harry Hamilton
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thus constituting a quorum.

Mayor McDonald asked council members to volunteer for which months they would write Newsletter articles. He said Alderman Hamilton already had said he would write the March article. Alderman Henley said he would write the April article and Alderman Little said he would write the May article.

Council then discussed adoption of an additional sales tax. It was noted that adoption of any sales tax would require a majority vote by the City's registered voters. It is possible for the City's sales tax to be raised by a total of one cent. Any portion of that one cent could be designated for reduction of ad valorem taxes and/or economic development. Council would have to decide what percent would be designated for each and a separate proposition would have to appear on the ballot so that voters could vote for one but against the other if they so choose. A problem could arise if the city loses one of its major businesses (such as Sam's). Ad valorem taxes might then have to be raised after they were lowered by this election. To determine how much ad valorem taxes could be lowered, the assessed value of all property in the City would be determined. Then a tax rate, proportionately reduced by the anticipated amount of increased sales tax, would then be set.

Council must decide before calling the election if they want to increase the sales tax by the full one percent allowed. If the election passes, the property tax will be reduced accordingly. Only the amount anticipated to be collected can be used to reduce the property tax. If more sales tax is received, the excess must be held in reserve for a total of three years before it can be spent by the city. The funds can be invested while being held.

If the Economic Development Tax is passed, an Economic Development Corporation must then be formed. The Board would decide what the best use of the revenues for the City might be. The Board could be made up of City Council members. Some possible uses of the funds could be major street repairs, signal light installation, renovations to the sewer plant, a new water well - anything that would help to bring business into the City.

A 1/4% sales tax increase would generate approximately \$150,000. A 3/4% increase would generate approximately \$450,000. If a 1/2% increase for property tax reduction and a 1/2% increase for economic development is decided upon, approximately \$350,000 would be realized for both purposes.



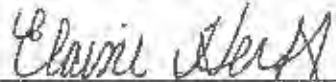
A public hearing before a council meeting would be a good way to inform residents of what and why council is proposing. In order for the propositions to pass at election time, they must be advertised as much as possible.

Council then discussed exemptions, homestead exemptions in particular. It was noted that any exemption is a tax burden shift. The M.U.D. had a 20% homestead exemption, the city has none. The M.U.D. had a \$6,250 "over 65" exemption, the city has \$15,000. The M.U.D. had a \$6,250 disability exemption, the city has \$15,000. Both entities have had the standard Disabled Veteran exemptions. Dropping the M.U.D.'s 20% homestead exemption to 12%, should equate to residents receiving the same exemption as last year. Leaving the rest of the exemptions the same may mean a lower homestead exemption would be necessary. A decision must be made before May 1.

Mayor McDonald asked Council to inform County Commissioner Alton Pressley if they felt any changes should be made to a letter he sends to all new residents informing them of who is on the various governing bodies in the area.

Mayor McDonald also informed Council that he planned to hold a department head meeting shortly to discuss next years budget so that numbers ought be available by early August. Also, the City's logo will soon be seen on all the former M.U.D. trucks and the M.U.D. signs will be removed and replaced with "Welcome to Meadows - Public Water Supply Approved" signs.

There being no further comments, Alderman Marshall moved to adjourn the workshop meeting. Alderman Henley seconded his motion and with unanimous approval the meeting was adjourned at 7:48 p.m.

  
Elaine Herff, City Secretary



## 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:

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

7:00 P.M., TUESDAY, FEBRUARY 23, 1993  
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. (Meeting will be called to order at 7:00 p.m. Public session will begin at 7:30 p.m.)
2. Executive session as authorized by V.T.C.S., Article 6252-17, Sections 2.(e) to discuss possible litigation and 2.(g) to discuss city personnel.
3. Mayor's comments.
4. Comments from the audience.
5. Comments from council.
6. Presentation by Parks Department of recent awards received.
7. Consideration of and action on an ordinance amending Ordinance No. 93-02, heretofore previously passed by the City Council of the City of Meadows, Texas, on the 26th day of January, 1993, calling a general election for the City of Meadows to be held on the 1st day of May, 1993, for the purpose of submitting to the voters of the City of Meadows a proposition of whether to adopt a sales and use tax for the promotion and development of new and expanded business enterprises at the rate of one-half (1/2) of one percent (1%) and to adopt an additional sales and use tax of one-half (1/2) of one percent (1%) percent to be used to reduce the tax rate, and further providing for the form of the proposition to be submitted to the voters.
8. Consideration of and action on calling a public hearing to discuss an increase in the sales and use tax for March 23, 1993, at 7:00 p.m. and for April 27, 1993, at 7:00 p.m.



9. Consideration of and action on an ordinance amending Chapter 2 of the Code of Ordinances of the City of Meadows, Texas, entitled "Administration," Article I, entitled "In General," Section 2-7, entitled "Payment of Debts and Obligations," by amending subsection (d) thereof to change the authorization granted for the mayor of the City of Meadows and the City Treasurer to pay the debts and obligations of the City.
10. Consideration and action on approval of audit of financial statements for fiscal year 1991-1992.
11. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute a contract for planting trees and installing drip irrigation along West Airport Boulevard with Bio Energy Landscape and Maintenance, Inc., in a form as attached hereto and marked Exhibit "A".
12. Consideration of and action on a resolution urging the Governor and Legislature of the State of Texas to adopt and enact legislation providing capital punishment for persons who abuse and murder children, and providing an effective date.
13. Consideration of and action on an ordinance appointing a member of the Planning Commission of the City of Meadows, Texas, (City Planning and Zoning Commission) for a term beginning on immediately and ending on the 1st day of February, 1995, pursuant to the terms and provisions of Chapter 24 of the code of Ordinances of the City of Meadows.
14. Consideration of and action on signing a memorandum of agreement with the Community Action Partnership for Prevention.
15. Council committee reports.
16. Presentation of bills:
 

AAA Flexible Pipe Cleaning	\$ 870.00
Acetylene Oxygen Company	1,140.00
Armstrong Water Technology, Inc.	783.75
Bernshausen Oil Co.	2,524.98
Browning-Ferris Industries	608.82
City of Missouri City	576.00
Environmental Improvements Inc.	8,750.00
Firmin A. Hickey, Jr.	2,790.10
Fort Bend Pump Co.	3,828.75
GECS, Inc.	850.50
Houston Lighting & Power Co.	842.00
J. Ram Construction	21,346.46
Missouri City Printing	585.00
The Read Rite Company	2,729.54
Richmond Tire & Service Center	508.30
Tracy Crane & Heavy Equip. Repair	861.80

17. Ratification of the following expenditures:  
Leiker and Associates 2,621.00

18. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS  
POSTED AT MEADOWS CITY HALL ON THE 18TH DAY OF FEBRUARY,  
1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
FEBRUARY 23, 1993  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council 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
Aldermen:	Harry Hamilton Terry Henley Clyde Little Richard Marshall David Piwonka

thus constituting a quorum.

Alderman Piwonka made a motion to adjourn into executive session as authorized by V.T.C.S., Article 6252-17, Sections 2,(e) to discuss possible litigation and 2,(g) to discuss city personnel. The motion was seconded by Alderman Henley and by unanimous consent council adjourned into executive session.

Council returned to open session at 7:32 p.m.

During Mayor's comments, Mayor McDonald noted:

1. The walk at the Field House retains water and is in poor condition. Engineering work is being done to replace the asphalt with cement and grade the area back to the flower beds. It is hoped repairs will be completed before the spring sports leagues start playing.
2. Alderman Little will chair a meeting on March 2, 7:00 p.m., at the Richmond Library to attempt to reactivate the Ft. Bend County Mayors, Council Members and Commissioners Association. He asked Alderman Little to explain further. Alderman Little said the Association ceased to function about nine years ago. He is proposing the group meet three or four times a year to discuss community problems that exist between the governments. The first meeting will establish a meeting format.
3. A new cover has been built at the Rec Center to replace the rotted one that was torn down last year.
4. At the next City Council meeting council will consider what to do regarding a homestead exemption. State law says the decision must be made by May 1st.
5. The City's banking contract will expire in July. We will try to renew it sooner so that long term certificate of deposits can be purchased.

During audience comments, resident Hugh Waddell asked about the Police Chief situation. He said he is curious if and when a full resolution will be reached and why the city is still employing the individual and why he still has use of a city owned vehicle. He feels until the situation is resolved it will be difficult for a replacement chief to feel comfortable in the chief's position. Mayor McDonald said the situation should be resolved within a month.

Boy Scout Robert Radford was recognized as being in the audience earning his communications merit badge.

During Council comments, Alderman Hamilton complimented Alderman Little on the tree planting project on the Airport/Kirkwood esplanade. In general, the City's new policy of doing landscaping maintenance with in house employees is starting to pay off. He is pleased that the Meadow Glen subdivision sign has finally been taken down. He also noted the pot hole on Mulholland is continuing to sink.



Alderman Little requested an item to officially accept a check on behalf of the America the Beautiful program be put on the next council meeting agenda.

Alderman Marshall asked how the City was coming on bids for sidewalk repair. Mayor McDonald said the specifications were typed but still being proofed. It will take approximately \$15,000 to complete repairs in the first half of Section One and about \$14,000 for the second half of Section One. Roughly \$200,000 - \$250,000 will be spent before all City sidewalk repairs are completed. The specifications are very specific and will service the City for a long time to come. Alderman Marshall also noted the the \$66,000 mixed beverage tax receipts recently received date back to when we first became a City and are not for just one quarter as they will be on future receipts.

Alderman Little asked if the same contractor will be repairing the sidewalks as is currently doing sidewalk repairs for the Water Department. Director Abbott said when repairs are made by the Water Department, an emergency exists and there is no time to go out for bids. Every two to three years the Water Department solicits bids for sidewalk repairs.

Mayor McDonald recognized Parks Director Monya Keenen who announced that, together with co-Director Terry Modeland, she submitted entries in all five contests held recently at the Annual Workshop of the Texas Recreation And Parks Society. A first place award was won in the "Co-Sponsored Program" category by the City's "Zero in on a Hero Program". Second place awards were received in "Departmental Programming" by the City's Fourth of July Parade; in "Excellent in Design" by the City's volleyball pit; and in the "Photo Contest" with a Fourth of July picture. Mayor McDonald congratulated the Parks Department and Alderman Marshall said the community will be informed through the City Newsletter.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING ORDINANCE NO. 93-02, HERETOFORE PREVIOUSLY PASSED BY THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, ON THE 26TH DAY OF JANUARY, 1993, CALLING A GENERAL ELECTION FOR THE CITY OF MEADOWS TO BE HELD ON THE 1ST DAY OF MAY, 1993, FOR THE PURPOSE OF SUBMITTING TO THE VOTERS OF THE CITY OF MEADOWS A PROPOSITION OF WHETHER TO ADOPT A SALES AND USE TAX FOR THE PROMOTION AND DEVELOPMENT OF NEW AND EXPANDED BUSINESS ENTERPRISES AT THE RATE OF ONE-HALF (1/2) OF ONE PERCENT (1%) AND TO ADOPT AN ADDITIONAL SALES AND USE TAX OF ONE-HALF (1/2) OF ONE PERCENT (1%) TO BE USED TO REDUCE THE TAX RATE, AND FURTHER PROVIDING FOR THE FORM OF THE PROPOSITION TO BE SUBMITTED TO THE VOTERS.

Mayor McDonald noted council had discussed this proposition in a workshop meeting a few weeks ago. If both propositions pass, the city's sales tax will increase to two percent. The funds will not go into the general fund. One half percent will be used to reduce the property tax and one half percent will be used for economic development such as an additional water well (estimate cost \$150,000) and signal lights. The City would first have to establish a non-profit Economic Development Corporation with five directors to work out recommendations for the funds use. Alderman Piwonka said he was in favor of the tax. He does not think anyone will be driven away from doing business in the City. And cutting the ad valorem tax by almost one half should be a boon to the City. Alderman Henley noted that a majority of the sales tax received by the City is paid by people from outside Meadows who do their shopping here. He is in favor of the proposition. Alderman Hamilton noted Sugar Land believes 65% of sales in their city come from people living outside outside the city but estimates in Meadows are higher. He noted ten percent of the Economic Development taxes can be used for



promotion of the City. This will enable the proposed handbook and promotion brochure being worked on by his committee more of a possibility. Alderman Little noted passage of the proposition should give the City more say-so on businesses allowed here. He therefore made a motion to adopt the ordinance, numbered 93-04, amending Ordinance No. 93-02, passed on January 26, 1993, calling a general election for the City of Meadows on May 1, 1993, to submit to the City voters a proposition of whether to adopt a 1/2% sales and use tax for economic development and a 1/2% sales and use tax to lower the ad valorem tax rate. Alderman Piwonka seconded the motion noting the two 1/2% increases would be listed as two different items on the May ballot. The motion carried unanimously. Alderman Hamilton noted information about the proposals will be available at two scheduled public hearings as well as in the City's Newsletter.

Council then discussed calling a public hearing to discuss the proposed increase in the sales and use tax. Alderman Henley moved to call a public hearing to discuss an increase in the sales and use tax for March 23, 1993, at 7:00 p.m. and for April 27, 1993, at 7:00 p.m. Alderman Hamilton seconded the motion which passed with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS, ENTITLED "ADMINISTRATION," ARTICLE I, ENTITLED "IN GENERAL," SECTION 2-7, ENTITLED "PAYMENT OF DEBTS AND OBLIGATIONS, BY AMENDING SUBSECTION (d) THEREOF TO CHANGE THE AUTHORIZATION GRANTED FOR THE MAYOR OF THE CITY OF MEADOWS AND THE CITY TREASURER TO PAY THE DEBTS AND OBLIGATIONS OF THE CITY.

Mayor McDonald explained that when the City was first incorporated, Council decided any expenditure over \$500 should be put on the agenda for approval before payment. As the City has grown, and now, with the addition of a Utility Department, larger expenses are being realized on a regular basis. State law does not require any amounts of expenditures be placed on the agenda for approval - as long as an expenditure is budgeted for it is OK to pay the bill. Alderman Hamilton asked what amount the Mayor would like to increase the agenda requirement to and Mayor McDonald said \$5,000 would be adequate. Alderman Piwonka said he thought \$5,000 was reasonable. Alderman Little moved to approve the ordinance, numbered 93-05, amending the authorization amount granted for payment before an expenditure needed to be placed on an agenda for approval from \$500 to \$5,000. Alderman Piwonka seconded the motion which passed with unanimous approval.

Council then considered approval of the audit of financial statements for fiscal year 1991-1992. Mayor McDonald said \$25,000 of the undesignated fund is being allocated for contingencies. Alderman Hamilton made a motion to accept the audit as presented. Alderman Henley seconded the motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE A CONTRACT FOR PLANTING TREES AND INSTALLATION DRIP IRRIGATION ALONG WEST AIRPORT BOULEVARD WITH BIO ENERGY LANDSCAPE AND MAINTENANCE, INC., IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald noted this ordinance was on last month's agenda but had been tabled for lack of some pertinent information. The trees have been planted. Half of the funds will come from the State and the City will match the State's payment. Alderman Henley moved to adopt the ordinance, numbered 93-06, authorizing the contract for



tree planting with Bio Energy Landscape and Maintenance, Inc. as presented. Alderman Little seconded the motion which passed with unanimous approval.

Mayor McDonald then read a resolution urging the Governor and Legislature of the State of Texas to adopt and enact legislation providing capital punishment for persons who abuse and murder children, and providing an effective date. After discussion, Alderman Marshall moved to table the resolution. His motion was seconded by Alderman Hamilton and passed with unanimous consent.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPOINTING A MEMBER 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, 1995, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS.

Mayor McDonald recommended the appointment of John Joyner to the Commission. Alderman Piwonka moved to adopt the ordinance, numbered 93-07, appointing John Joyner as a member of the Planning Commission for a term beginning immediately and ending on February 1, 1995. Alderman Henley seconded this motion which passed with unanimous consent.

Council then considered signing a memorandum of agreement with the Community Action Partnership for Prevention. This organization is funded by a Federal Grant and operated by a coordinator who is an employee of the Lamar Consolidated School District. Signing the memorandum commits the City to having one representative attend at least one committee meeting and to receive training in the directives of the Partnership. Mayor McDonald will check to see if Officer Ken Jackson or another representative of the Police Department would be interested in being the City's representative. Alderman Little noted that the Partnership has been in existence for two years and has been funded for a total of five years with the understanding that it will continue to exist after the initial five year period. It is conceivable the City may become obligated to partially fund it later. Alderman Henley said perhaps the City could benefit from the organization in the three years that are still left in the program. Alderman Henley moved to sign the memorandum of agreement. Alderman Little seconded his motion which carried unanimously.

Council committee reports were then presented. Alderman Little said his committee has not met since the first of the year.

Alderman Henley said ten compost bins have purchased with recycling funds. Five were given away in a drawing to people who responded to a questionnaire in December's Newsletter. Five are left and can be purchased at the City's cost of \$27.00. He also asked if a heavy trash pickup will be held this year. Mayor McDonald said yes and information about it will hopefully be announced in the April Newsletter.

Alderman Hamilton said his committee was still working on a Meadows handbook. Since absorbing the M.U.D., more items will be added to it. He noted having a heavy trash pickup was a good idea. Mayor McDonald noted the cost may be higher this year due to the fact the Fort Bend County dump is now closed.

Bills were presented for Council's approval. Mayor McDonald noted Utility Department bills, like all other department bills, have first been approved by department heads before being presented for payment. Alderman Marshall moved to pay the bills as presented on the agenda. Alderman Piwonka seconded this motion which passed with unanimous approval.

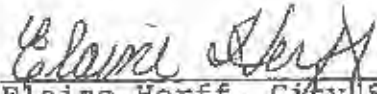


Ratification of an expenditure for \$2,621.00 to Leiker and Associates for installing the new shade cover at the pool was presented for approval. Alderman Henley made a motion, seconded by Alderman Piwonka, to ratify the expenditure. The motion was unanimously approved.

Alderman Hamilton made a motion, seconded by Alderman Henley and unanimously approved, to amend the agenda allowing further comments from the audience.

Resident Leen Zellers noted the recycling committee is looking for funds to help the recycling effort in Meadows. Alderman Piwonka noted the large increase in sales tax received this month and attributed it to the opening of the Garden Ridge Pottery business. Judy Forrest said she was glad she attended the evening's meeting, learning about the propositions to increase the sales tax and Council's approval of the increase in amount of expenditures necessary before a bill needs to be placed on an agenda for Council's approval.

There being no further business to discuss, Alderman Hamilton made a motion, seconded by Alderman Henley, to adjourn and with unanimous consent the meeting was adjourned at 8:36 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.

February 23, 1993 Regular

[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:

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

7:00 P.M., TUESDAY, FEBRUARY 23, 1993  
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. (Meeting will be called to order at 7:00 p.m. Public session will begin at 7:30 p.m.)
2. Executive session as authorized by V.T.C.S., Article 6252-17, Sections 2.(e) to discuss possible litigation and 2.(g) to discuss city personnel.
3. Mayor's comments.
4. Comments from the audience.
5. Comments from council.
6. Presentation by Parks Department of recent awards received.
7. Consideration of and action on an ordinance amending Ordinance No. 93-02, heretofore previously passed by the City Council of the City of Meadows, Texas, on the 26th day of January, 1993, calling a general election for the City of Meadows to be held on the 1st day of May, 1993, for the purpose of submitting to the voters of the City of Meadows a proposition of whether to adopt a sales and use tax for the promotion and development of new and expanded business enterprises at the rate of one-half (1/2) of one percent (1%) and to adopt an additional sales and use tax of one-half (1/2) of one percent (1%) percent to be used to reduce the tax rate, and further providing for the form of the proposition to be submitted to the voters.
8. Consideration of and action on calling a public hearing to discuss an increase in the sales and use tax for March 23, 1993, at 7:00 p.m. and for April 27, 1993, at 7:00 p.m.

9. Consideration of and action on an ordinance amending Chapter 2 of the Code of Ordinances of the City of Meadows, Texas, entitled "Administration," Article I, entitled "In General," Section 2-7, entitled "Payment of Debts and Obligations," by amending subsection (d) thereof to change the authorization granted for the mayor of the City of Meadows and the City Treasurer to pay the debts and obligations of the City.
10. Consideration and action on approval of audit of financial statements for fiscal year 1991-1992.
11. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute a contract for planting trees and installing drip irrigation along West Airport Boulevard with Bio Energy Landscape and Maintenance, Inc., in a form as attached hereto and marked Exhibit "A".
12. Consideration of and action on a resolution urging the Governor and Legislature of the State of Texas to adopt and enact legislation providing capital punishment for persons who abuse and murder children, and providing an effective date.
13. Consideration of and action on an ordinance appointing a member of the Planning Commission of the City of Meadows, Texas, (City Planning and Zoning Commission) for a term beginning on immediately and ending on the 1st day of February, 1995, pursuant to the terms and provisions of Chapter 24 of the code of Ordinances of the City of Meadows.
14. Consideration of and action on signing a memorandum of agreement with the Community Action Partnership for Prevention.
15. Council committee reports.
16. Presentation of bills:
 

AAA Flexible Pipe Cleaning	\$ 870.00
Acetylene Oxygen Company	1,140.00
Armstrong Water Technology, Inc.	783.75
Bernshausen Oil Co.	2,524.98
Browning-Ferris Industries	608.82
City of Missouri City	576.00
Environmental Improvements Inc.	8,750.00
Firmin A. Hickey, Jr.	2,790.10
Fort Bend Pump Co.	3,828.75
GECS, Inc.	850.50
Houston Lighting & Power Co.	842.00
J. Ram Construction	21,346.46
Missouri City Printing	585.00
The Read Rite Company	2,729.54
Richmond Tire & Service Center	508.30
Tracy Crane & Heavy Equip. Repair	861.80



17. Ratification of the following expenditures:  
Leiker and Associates 2,621.00

18. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS  
POSTED AT MEADOWS CITY HALL ON THE 18TH DAY OF FEBRUARY,  
1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING  
OF  
FEBRUARY 23, 1993  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council 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
Aldermen:	Harry Hamilton Terry Henley Clyde Little Richard Marshall David Piwonka

thus constituting a quorum.

Alderman Piwonka made a motion to adjourn into executive session as authorized by V.T.C.S., Article 6252-17, Sections 2,(e) to discuss possible litigation and 2,(g) to discuss city personnel. The motion was seconded by Alderman Henley and by unanimous consent council adjourned into executive session.

Council returned to open session at 7:32 p.m.

During Mayor's comments, Mayor McDonald noted:

1. The walk at the Field House retains water and is in poor condition. Engineering work is being done to replace the asphalt with cement and grade the area back to the flower beds. It is hoped repairs will be completed before the spring sports leagues start playing.
2. Alderman Little will chair a meeting on March 2, 7:00 p.m., at the Richmond Library to attempt to reactivate the Ft. Bend County Mayors, Council Members and Commissioners Association. He asked Alderman Little to explain further. Alderman Little said the Association ceased to function about nine years ago. He is proposing the group meet three or four times a year to discuss community problems that exist between the governments. The first meeting will establish a meeting format.
3. A new cover has been built at the Rec Center to replace the rotted one that was torn down last year.
4. At the next City Council meeting council will consider what to do regarding a homestead exemption. State law says the decision must be made by May 1st.
5. The City's banking contract will expire in July. We will try to renew it sooner so that long term certificate of deposits can be purchased.

During audience comments, resident Hugh Waddell asked about the Police Chief situation. He said he is curious if and when a full resolution will be reached and why the city is still employing the individual and why he still has use of a city owned vehicle. He feels until the situation is resolved it will be difficult for a replacement chief to feel comfortable in the chief's position. Mayor McDonald said the situation should be resolved within a month.

Boy Scout Robert Radford was recognized as being in the audience earning his communications merit badge.

During Council comments, Alderman Hamilton complimented Alderman Little on the tree planting project on the Airport/Kirkwood esplanade. In general, the City's new policy of doing landscaping maintenance with in house employees is starting to pay off. He is pleased that the Meadow Glen subdivision sign has finally been taken down. He also noted the pot hole on Mulholland is continuing to sink.



Alderman Little requested an item to officially accept a check on behalf of the America the Beautiful program be put on the next council meeting agenda.

Alderman Marshall asked how the City was coming on bids for sidewalk repair. Mayor McDonald said the specifications were typed but still being proofed. It will take approximately \$15,000 to complete repairs in the first half of Section One and about \$14,000 for the second half of Section One. Roughly \$200,000 - \$250,000 will be spent before all City sidewalk repairs are completed. The specifications are very specific and will service the City for a long time to come. Alderman Marshall also noted the the \$66,000 mixed beverage tax receipts recently received date back to when we first became a City and are not for just one quarter as they will be on future receipts.

Alderman Little asked if the same contractor will be repairing the sidewalks as is currently doing sidewalk repairs for the Water Department. Director Abbott said when repairs are made by the Water Department, an emergency exists and there is no time to go out for bids. Every two to three years the Water Department solicits bids for sidewalk repairs.

Mayor McDonald recognized Parks Director Monya Keenen who announced that, together with co-Director Terry Modeland, she submitted entries in all five contests held recently at the Annual Workshop of the Texas Recreation And Parks Society. A first place award was won in the "Co-Sponsored Program" category by the City's "Zero in on a Hero Program". Second place awards were received in "Departmental Programming" by the City's Fourth of July Parade; in "Excellent in Design" by the City's volleyball pit; and in the "Photo Contest" with a Fourth of July picture. Mayor McDonald congratulated the Parks Department and Alderman Marshall said the community will be informed through the City Newsletter.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING ORDINANCE NO. 93-02, HERETOFORE PREVIOUSLY PASSED BY THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, ON THE 26TH DAY OF JANUARY, 1993, CALLING A GENERAL ELECTION FOR THE CITY OF MEADOWS TO BE HELD ON THE 1ST DAY OF MAY, 1993, FOR THE PURPOSE OF SUBMITTING TO THE VOTERS OF THE CITY OF MEADOWS A PROPOSITION OF WHETHER TO ADOPT A SALES AND USE TAX FOR THE PROMOTION AND DEVELOPMENT OF NEW AND EXPANDED BUSINESS ENTERPRISES AT THE RATE OF ONE-HALF (1/2) OF ONE PERCENT (1%) AND TO ADOPT AN ADDITIONAL SALES AND USE TAX OF ONE-HALF (1/2) OF ONE PERCENT (1%) TO BE USED TO REDUCE THE TAX RATE, AND FURTHER PROVIDING FOR THE FORM OF THE PROPOSITION TO BE SUBMITTED TO THE VOTERS.

Mayor McDonald noted council had discussed this proposition in a workshop meeting a few weeks ago. If both propositions pass, the city's sales tax will increase to two percent. The funds will not go into the general fund. One half percent will be used to reduce the property tax and one half percent will be used for economic development such as an additional water well (estimate cost \$150,000) and signal lights. The City would first have to establish a non-profit Economic Development Corporation with five directors to work out recommendations for the funds use. Alderman Piwonka said he was in favor of the tax. He does not think anyone will be driven away from doing business in the City. And cutting the ad valorem tax by almost one half should be a boon to the City. Alderman Henley noted that a majority of the sales tax received by the City is paid by people from outside Meadows who do their shopping here. He is in favor of the proposition. Alderman Hamilton noted Sugar Land believes 65% of sales in their city come from people living outside outside the city but estimates in Meadows are higher. He noted ten percent of the Economic Development taxes can be used for



promotion of the City. This will enable the proposed handbook and promotion brochure being worked on by his committee more of a possibility. Alderman Little noted passage of the proposition should give the City more say-so on businesses allowed here. He therefore made a motion to adopt the ordinance, numbered 93-04, amending Ordinance No. 93-02, passed on January 26, 1993, calling a general election for the City of Meadows on May 1, 1993, to submit to the City voters a proposition of whether to adopt a 1/2% sales and use tax for economic development and a 1/2% sales and use tax to lower the ad valorem tax rate. Alderman Piwonka seconded the motion noting the two 1/2% increases would be listed as two different items on the May ballot. The motion carried unanimously. Alderman Hamilton noted information about the proposals will be available at two scheduled public hearings as well as in the City's Newsletter.

Council then discussed calling a public hearing to discuss the proposed increase in the sales and use tax. Alderman Henley moved to call a public hearing to discuss an increase in the sales and use tax for March 23, 1993, at 7:00 p.m. and for April 27, 1993, at 7:00 p.m. Alderman Hamilton seconded the motion which passed with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, TEXAS, ENTITLED "ADMINISTRATION," ARTICLE I, ENTITLED "IN GENERAL," SECTION 2-7, ENTITLED "PAYMENT OF DEBTS AND OBLIGATIONS, BY AMENDING SUBSECTION (d) THEREOF TO CHANGE THE AUTHORIZATION GRANTED FOR THE MAYOR OF THE CITY OF MEADOWS AND THE CITY TREASURER TO PAY THE DEBTS AND OBLIGATIONS OF THE CITY.

Mayor McDonald explained that when the City was first incorporated, Council decided any expenditure over \$500 should be put on the agenda for approval before payment. As the City has grown, and now, with the addition of a Utility Department, larger expenses are being realized on a regular basis. State law does not require any amounts of expenditures be placed on the agenda for approval - as long as an expenditure is budgeted for it is OK to pay the bill. Alderman Hamilton asked what amount the Mayor would like to increase the agenda requirement to and Mayor McDonald said \$5,000 would be adequate. Alderman Piwonka said he thought \$5,000 was reasonable. Alderman Little moved to approve the ordinance, numbered 93-05, amending the authorization amount granted for payment before an expenditure needed to be placed on an agenda for approval from \$500 to \$5,000. Alderman Piwonka seconded the motion which passed with unanimous approval.

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Mayor McDonald then read the caption to the following ordinance:

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Mayor McDonald noted this ordinance was on last month's agenda but had been tabled for lack of some pertinent information. The trees have been planted. Half of the funds will come from the State and the City will match the State's payment. Alderman Henley moved to adopt the ordinance, numbered 93-06, authorizing the contract for



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Mayor McDonald recommended the appointment of John Joyner to the Commission. Alderman Piwonka moved to adopt the ordinance, numbered 93-07, appointing John Joyner as a member of the Planning Commission for a term beginning immediately and ending on February 1, 1995. Alderman Henley seconded this motion which passed with unanimous consent.

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Council committee reports were then presented. Alderman Little said his committee has not met since the first of the year.

Alderman Henley said ten compost bins have purchased with recycling funds. Five were given away in a drawing to people who responded to a questionnaire in December's Newsletter. Five are left and can be purchased at the City's cost of \$27.00. He also asked if a heavy trash pickup will be held this year. Mayor McDonald said yes and information about it will hopefully be announced in the April Newsletter.

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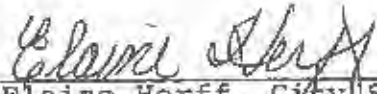
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There being no further business to discuss, Alderman Hamilton made a motion, seconded by Alderman Henley, to adjourn and with unanimous consent the meeting was adjourned at 8:36 p.m.

  
Elaine Herff, City Secretary



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February 23, 1993 Regular

[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:

7:00 P.M., TUESDAY, MARCH 23, 1993  
MEADOWS CITY HALL  
ONE 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: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Public Hearing to hear information on a proposition to be submitted to the voters of the City of Meadows on whether to adopt a sales and use tax for the promotion and development of new and expanded business enterprises at the rate of one-half (1/2) of one percent (1%) and to adopt an additional sales and use tax of one-half (1/2) of one percent (1%) to be used to reduce the ad valorem tax rate.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 19TH DAY OF MARCH, 1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
MARCH 23, 1993  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:00 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  
Clyde Little  
Richard Marshall  
David Piwonka

and the following absent:

Alderman: Terry Henley

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. Two propositions will be included on the May 1, 1993, ballot. If both pass, the city sales and use tax will be raised a total of 1% going from 1% to 2%. The first proposition proposes to increase the sales and use tax by 1/2 of 1%. Income from this increase will be used to proportionately decrease the ad valorem taxation in the City. The second proposition proposes to increase the sales and use tax by an additional 1/2 of 1%. Income from this increase will be used for economic development within the City. State law specifies just what this tax can and can not be used for. This will increase the total sales tax charged within the City of Meadows to 8 1/4%, the same amount that is charged within the City of Houston.

2. Alderman Terry Henley's father is quite ill and he and his family have taken a trip, coinciding with the school Spring Break to visit him.

Mayor McDonald then opened the public hearing portion of the meeting, to hear information on a proposition to be submitted to the voters of the City of Meadows on whether to adopt a sales and use tax for the promotion and development of new and expanded business enterprises at the rate of one-half (1/2) of one percent (1%) and to adopt an additional sales and use tax of one-half (1/2) of one percent (1%) to be used to reduce the ad valorem tax rate.

Resident Hugh Waddell asked Mayor McDonald to expand on the economic development items. Mayor McDonald said the funds might be used for signal lights, street lights in commercially zoned areas, street improvements on Kirkwood, a new water well, and engineering studies to widen Airport Blvd. Ten percent of the income can be used to advertise the City. A five member Economic Development Commission (most likely made up of council members) will be appointed to oversee the expenditure of these funds. The state legislature has very specific guidelines on how this tax can be spent.

Alderman Little noted that at first he was a little hesitant about the economic development tax as he does not like taxes but after looking at how it would affect businesses and residents of the City he is now 100% for it.

Alderman Piwonka said he was also for the tax increase noting that most of the money will come from people who live outside the City.

Mayor McDonald noted that the down side of the increase is that, when the tax rate is set in August, it cannot be increased for the next four quarters. If the increase passes May 1st, a figure equal

to 95% of the sales tax collected for the previous four quarters will be used to estimate how much the ad valorem tax rate must be lowered to make up for the increased revenue from sales taxes received. If a business closed in the City, it can create a large cash flow problem. Hopefully a large enough reserve can be maintained.

When asked if he had heard any negative responses, Mayor McDonald noted he has heard none from the area merchants and he feels most people who shop in Houston are accustomed to paying the 8 1/4% tax already.

Resident Leen Zellers asked what was the justification of the sales tax increase? She was told that 1/2% of the increase would be used to lower the ad valorem taxes. These funds can only be use for that purpose. The other 1/2% increase will be collected only as long as there are legal uses for the funds.

Resident Wayne Johnson noted quite a bit of sales tax money is brought in by Sam's Club and Garden Ridge Pottery. He wonders where the money is being spent now, and hopes council will make good use of the additional money if it comes in.

There being no further comments or questions, Alderman Hamilton moved to adjourn the meeting. Alderman Piwonka seconded his motion and with unanimous consent, the meeting was adjourned at 7:18 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, APRIL 27, 1993  
MEADOWS CITY HALL  
ONE TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald


Aldermen  
Terry J. Henley  
Craig A. Kress  
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. Public Hearing to hear information on a proposition to be submitted to the voters of the City of Meadows on whether to adopt a sales and use tax for the promotion and development of new and expanded business enterprises at the rate of one-half (1/2) of one percent (1%) and to adopt an additional sales and use tax of one-half (1/2) of one percent (1%) to be used to reduce the ad valorem tax rate.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 23RD DAY OF APRIL, 1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
APRIL 27, 1993  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting/public hearing of the Meadows City Council 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 David Piwonka

and the following absent

Richard Marshall

thus constituting a quorum.

Mayor McDonald noted the public hearing was to hear information on a proposition to be submitted to the voters of the City of Meadows on whether to adopt a sales and use tax for the promotion and development of new and expanded business enterprises at the rate of one-half (1/2) of one percent (1%) and to adopt an additional sales and use tax of one-half (1/2) of one percent (1%) to be used to reduce the ad valorem tax rate. Currently the city has a one percent (1%) sales and use tax which goes into the General Fund to pay city bills. Passage of both propositions would institute an additional 1/2% sales and use tax which could only be used to reduce property taxes and an additional 1/2% sales and use tax which could only be used for economic development in the city.

The audience was welcomed to comment. They were asked to speak into the microphone.

Hugh Waddell said he understood that the propositions were basically two separate items. He heard one or both propositions might be limited to three years. If so, would there have to be another election to continue collecting the tax? Mayor McDonald said the 1/2% tax for ad valorem tax reduction has a stipulation that any taxes collected over a twelve month period in excess of the amount collected during the previous twelve month period must be held in a reserve account for three years. After that time the excess funds can be deposited into the city's general fund. Either tax would require another election to be repealed. It will be January of 1994 before any funds are realized if the propositions pass. Alderman Piwonka noted that the Fort Bend Chamber of Commerce recommended passage of both propositions with special emphasis on the economic development proposition. If the 1/2% economic development tax passes, a Board of Directors will be appointed by Council. They will study the needs of the City and make recommendations to Council on how the funds should be spent. If the 1/2% tax to lower ad valorem taxes passes, Council will reduce the calculated tax rate needed to fund the City's obligations by the estimated amount to be collected. There is no requirement for any of these funds to be held in reserve.

Wayne Johnson asked what the estimated amount of collected funds would be the first year. Mayor McDonald said, based on past history, \$500,000 to \$600,000 will be collected. Half will be for ad valorem tax reduction and half for economic development, or about \$250,000 to \$300,000 for each.

Debbie Waddell said when the Mayor spoke to Garden Club members at a recent meeting about the proposals, he indicated that if too much money was collected, a repeal of the tax would be required.



Mayor McDonald said it is his estimate that after three years, enough money should have been collected to do everything in the City with the economic development funds that can legally be done. At that point Council will have to call an election to repeal that 1/2% sales tax.

Wayne Johnson said he wanted to clarify something that he said at the last City Council meeting concerning the bond refunding proposal. He said he was appealing to citizens not to pass or fail the proposal but to ask where the money was going. When he tried to ask "How much will this cost the City?" he said he was called out of order. He said that at that meeting council approved a radio hook-up contract with the county for \$6.00, fifty percent higher than the \$4.00 contract with Missouri City they now have. Discussing the City's image at the same meeting, council referred to the new shade cover at the pool facility. Mr. Johnson went by to look at it and felt that it looked cheap. He said he was appealing to City Council not to put the City into the same position. He admonished them to spend the City's money wisely and prudently.

Alderman Little responded that everything that is said at a City Council meeting is public record. Mayor McDonald noted that at the last meeting it was consistently said that the net savings on the bond refund would be from \$150,000 to \$200,000. The ordinance authorizing the issuance of the bonds would be signed at a special meeting tomorrow night at 6:30 p.m. He explained the proposal is offered for a short period of time and the meeting must be held on a specified day within those time limits. The net savings to the City is expected to exceed the anticipated \$200,000.

Debbie Waddell asked if the City will publish how it expects to spend the funds it will receive if the 1/2% tax is passed for economic development. Mayor McDonald said a Board of Directors will be appointed by City council. They will prepare a budget and all income and expenditures will be audited. The City will do its best to keep the public informed on the Economic Development Council's actions. They will hold a monthly meeting and an agenda for each meeting will be posted ahead of time. Mrs. Waddell asked if residents, other than the Directors will have a chance to vote on how the funds will be spent. Mayor McDonald said no.

There were no further comments or questions from the audience or council and Alderman Hamilton moved to adjourn the public hearing. Alderman Piwonka seconded this motion and, with unanimous approval, the meeting was adjourned at 7:25 p.m.

  
Elaine Herit, 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, APRIL 27, 1993

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. Presentation of Arbor Day Drawing Contest elementary school winners sponsored by Meadows Home and Garden Club and City of Meadows Celebration of Trees Program by Garden Club President Margaret Sandlin and Meadows Mayor Jim McDonald.
3. Mayor's comments.
4. Comments from the audience.
5. Comments from council.
6. Consideration of and action on an ordinance amending City of Meadows Ordinance No. 93-003, as passed and approved on the 26th day of January, 1993, by rescinding that portion referring to housing of city prisoners in jail and adopting a new ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas to execute an interlocal agreement with Fort Bend County providing for the housing of city prisoners in a form as attached hereto and marked Exhibit "A".
7. Consideration of and action on a resolution of the City Council of the City of Meadows, Texas, to authorize the participation of the City of Meadows in purchasing programs of the General Services Commission of the State of Texas.
8. Presentation of bills:  
Contemporary Pools and Spas \$8,211.25
9. Ratification of expenditures:  
Null & Associates \$5,470.00



10. Comments from the audience.

11. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS  
POSTED AT MEADOWS CITY HALL ON THE 23RD DAY OF APRIL, 1993,  
BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING  
OF  
APRIL 27, 1993  
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 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 David Piwonka

and the following absent:

Alderman:	Richard Marshall
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thus constituting a quorum.

Mayor McDonald noted the agenda had been varied to accommodate the expected visitors from the Garden Club and Elementary School present to receive their awards for the Arbor Day Drawing Contest. He called upon Garden Club member Candy Gibson who explained that each year Garden Club sponsored this drawing contest. This year Alderman Clyde Little talked to the school children about Arbor Day and what it means to the earth. The children were told that each picture must have a tree in it. Winning pictures were displayed this year at City Hall. Meadows Principal and Vice Principal, Scotty Bass and Billy Shad were present to help present the awards. Winners were as follows: Kindergarten - Patricia Ann Combs, 1st grade - Kristine Lobo, 2nd grade - Tanna Houston, 3rd grade - Wes Carpenter, 4th grade - Emily Kassing and 5th grade - Behrooz Paizi. The students were congratulated and thanked for their participation and pictures were taken. Alderman Little thanked the Garden Club for the many things they do for the City throughout the year.

Mayor McDonald noted that an idea of Principal Bass was to have the school children send letters to Barbara Bush asking her to be the parade marshal for the City's 4th of July Parade. Mrs. Bush responded by saying she would not be available on that day but she included an autographed picture of herself for the children which Mayor McDonald will officially present to the school children at their May 28th school assembly.

During Mayor's comments, Mayor McDonald noted:

1. Saturday, May 15th will be a heavy trash pick up day in Meadows. It will be OK for residents to put heavy trash items out on their curbs as early as Thursday morning. (Alderman Hamilton noted this project has been very successful in the past as it goes a long way to cleaning up the City; and Alderman Henley noted that any thing will be picked up with the exception of hazardous or toxic materials.)

2. On Saturday, May 1st elections will be held in City Hall from 7:00 a.m. to 7:00 p.m. City, School and State elections will all be held in the same place.

3. The sidewalk project has been let for bids. There is orange paint on the sidewalks in the first half of Section 1 that will be repaired. Sealed bids will be opened tomorrow at 3:00 p.m. These same bid specifications, with minor modifications, should be able to be used in the future when we bid additional sidewalk sections for repair. Not everyone's cracked sidewalk will be fixed - only those with a drop of three inches or more. A survey was done by City maintenance personnel, during the winter months, when grounds maintenance was slow, at no additional cost to the City except personnel salary. City Engineer B. L. Abbott, aided by City Staff,



put the specifications together. They were sent to the City Attorney for legal approval. The only additional cost to the City was for printing the specifications and publishing the notice. After the bids are opened, it is hoped the numbers will be low enough to allow for a quick go ahead. Weather permitting, the first half of the repairs will be completed within sixty days. A resident requested bicycle ramps for the safety of school children be installed at the corner of Valencia and Dorrance. Mayor McDonald said he would look into the situation. Ramps are being installed into every corner when sidewalk repairs in those areas are done.

4. Right of way acquisition for widening U.S. Highway 59 is running way behind schedule. During the next three to four month period, the Fort Bend Mobility Committee, of which Mayor McDonald is a member, will begin asking property owners along the highway to take less than the appraised value for their land. The quicker the right of way is obtained, the quicker the expansion work will be done. An agreement has been reached with the Texas Department of Transportation to proceed with right of way purchase if the property owners agree to the above suggestion. The County has agreed to front the right of way purchase money if they will be paid back later.

During audience comments, Charles Jessup asked if they must go with the lowest bidder for the sidewalk repairs and if a safety modifier rate is being used. Mayor McDonald responded that, with any contract, the city must go with the lowest qualified bidder and that the bid requires a certificate of insurance must be provided to the City. Alderman Hamilton said he appreciated the comment regarding safety and asked the gentlemen to contact the City Attorney if he had any further suggestions to add to the specifications.

Darryl Davis asked if at a least a minimum amount of insurance would be required by the successful bidder. He was told yes, City ordinance specifies what that minimum amount is.

Wayne Johnson noted the calendar of events was missing from the last Newsletter and was told that was an unintentional omission and it would return with the next Newsletter. Mr. Johnson also applauded the Mayor and Alderman Hamilton for recognizing the safety concerns of children.

During audience comments, Alderman Hamilton said pictures of the City's logo on the new patrol cars have been submitted to a national magazine.

Alderman Little asked if it was a possibility for residents who wanted more sidewalk repairs to their properties that are specified in the current contract to negotiate with the contractor on their own. Mayor McDonald said he would check into the situation.

Alderman Henley asked if used tires would be picked on heavy trash day and was told yes. As Chairman of the Recycling Committee he noted that approximately 15,000 pounds of newspaper at \$15 per ton, 174 pounds of aluminum as well as 17,000 pounds of glass at forty dollars a ton are being picked up in the City weekly. While neighboring cities are charging their residents for this service, Mr. Purvis does it for free and is getting close to recovering his costs. Due to the closing of the Fort Bend County dump, he must dump the City's garbage on the other side of Houston at a cost of \$175 per load. He saves at least one load of dumping by recycling. Currently plastic is bringing in only one cent a pound and it still is not economically feasible to recycle plastic. Alderman Henley noted composting bins are available at City Hall for \$27.00.

Mayor McDonald reminded Council about the 6:30 meeting tomorrow evening to authorize the issuance of refunding bonds. He expects the savings to net in excess of \$200,000.

Mayor McDonald then read the caption to the following ordinance:



AN ORDINANCE AMENDING CITY OF MEADOWS ORDINANCE NO. 93-003, AS PASSED AND APPROVED ON THE 26TH DAY OF JANUARY, 1993, BY RESCINDING THAT PORTION REFERRING TO HOUSING OF CITY PRISONERS IN JAIL AND ADOPTING A NEW ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS TO EXECUTE AN INTERLOCAL AGREEMENT WITH FORT BEND COUNTY PROVIDING FOR THE HOUSING OF CITY PRISONERS IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

After a short discussion during which it was noted that this contract is a little higher in the daily cost to keep prisoners and it clarifies the rules on releasing prisoners from jail, Alderman Piwonka moved to adopt the ordinance, numbered 93-13, as presented. Alderman Henley seconded the motion which passed with unanimous approval.

Mayor McDonald read the caption to the following resolution:


A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, TO AUTHORIZE THE PARTICIPATION OF THE CITY OF MEADOWS IN PURCHASING PROGRAMS OF THE GENERAL SERVICES COMMISSION OF THE STATE OF TEXAS.

Mayor McDonald explained the General Services Commission is the purchasing authority of the State. By entering into this agreement, the City can purchase items without first going out for competitive bids, much the same as we do with the HGAC, because they have already done the competitive bidding. It is hoped we can get prices on capital equipment for budget purposes this way also. Alderman Hamilton moved to adopt the resolution, numbered 93-02, authorizing participation in purchasing programs of the General Services Commission as presented. Alderman Little seconded the motion which passed unanimously.

Bills were presented for Council's approval and ratification. The bill to Contemporary Pools is for pool chlorine tablets which should last for approximately the whole summer. Alderman Henley moved to pay and ratify the bills as presented on the agenda. Alderman Piwonka seconded the motion which carried unanimously.

During audience comments, Charles Jessup noted that the General Services Commission required we either purchase a microfiche reader or spend an additional \$150 for a printed catalog. He said if we purchase a reader we should get one with a printer.

There being no further business to discuss, Alderman Little made a motion to adjourn the meeting. Alderman Hamilton seconded the motion and with unanimous approval the meeting was adjourned at 8:37 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:

6:30 P.M., WEDNESDAY, APRIL 28, 1993  
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: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Consideration of and action on an ordinance authorizing the issuance of City of Meadows, Texas, Public Improvement Refunding Bonds, Series 1993; authorizing the redemption prior to maturity of certain outstanding bonds; authorizing the advance refunding of certain outstanding obligations and the execution and delivery of an escrow agreement and the subscription for and purchase of certain escrowed securities.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 23RD DAY OF APRIL, 1993, BY 7:00 P.M.

Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
APRIL 28, 1993  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 6:50 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

and the following absent:

Terry Henley

thus constituting a quorum.

Mayor McDonald read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE ISSUANCE OF CITY OF MEADOWS, TEXAS, PUBLIC IMPROVEMENT REFUNDING BONDS, SERIES 1993; AUTHORIZING THE ADVANCE REFUNDING OF CERTAIN OUTSTANDING OBLIGATIONS AND THE EXECUTION AND DELIVERY OF AN ESCROW AGREEMENT AND THE SUBSCRIPTION FOR AND PURCHASE OF CERTAIN ESCROWED SECURITIES.

Mr. Marvin Moreland of Masterson Moreland Sauer Whisman, Inc. explained the preliminary official statement dated April 28, 1993 to City Council. He said the bonds were being sold as AAA bonds because of their insurance and the low bid was \$14,000 under the next lowest bid. Page one of the statement shows a compilation of the total bonds that were refunded. Pages two and three show a breakdown of each of the series of bonds that were called. Page four shows sources and uses of the funds. \$3,053,860.74 in bonds were sold. Page five show how the refunding bonds were sold at a rate of 4.312% and page six shows how the bonds were priced. Page seven show the total savings to be over \$234,000. He said the underwriter's fee was 1.3% of the total. Insuring the bonds cost \$23,400 but saved \$152,000. Mr. Cliff Youngblood said the only formal action Council needs to take is to adopt the ordinance. Alderman Piwonka moved to adopt the ordinance, numbered 93-14, authorizing the issuance of City of Meadows, Texas, Public Improvement Refunding Bonds, Series 1993; authorizing the redemption prior to maturity of certain outstanding bonds; authorizing the advance refunding of certain outstanding obligations and the execution and delivery of an escrow agreement and the subscription for and purchase of certain escrowed securities. Alderman Marshall seconded the motion which passed with Aldermen Hamilton, Little, Marshall and Piwonka voting "aye" and Alderman Henley absent.

Council was informed they just saved the City a quarter of a million dollars.

There being no further business to discuss, Alderman Piwonka moved to adjourn the meeting. Alderman Hamilton seconded the motion and with unanimous consent the meeting 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:



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

7:30 P.M., TUESDAY, MAY 4, 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. Pivonka

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 1st day of May, 1993, in the City of Meadows, Texas, for the purpose of electing city officials, to-wit: Alderman, Place No. 4 and Alderman Place No. 5, and for the purpose of submitting to the electorate of the City of Meadows a proposition for the adoption of an additional sales and use tax within the City at the rate of one-half (1/2) of one percent (1%) to be used to reduce the property tax rate and a proposition for the adoption of an additional one-half (1/2) of one percent (1%) sales and use tax for the promotion and development of new and expanded business enterprises.
6. Consideration of and action on an ordinance authorizing the the Mayor and the City Secretary of the City of Meadows to execute a contract for repairs to city sidewalks with Contractors Consolidated in a form as attached hereto and marked Exhibit "A".
7. Consideration of and action on a resolution proclaiming the the week of May 22 - 28, 1993, as "Leadership 2000 Week" in the City of Meadows.
8. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 30TH DAY OF APRIL, 1993, BY 7:00 P.M.

A handwritten signature in cursive script, appearing to read "Elaine Herff".  
Elaine Herff, City Secretary

{SEAL}



MINUTES OF SPECIAL MEETING  
OF  
MAY 4, 1993  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:32 p.m. by Mayor Jim McDonald at Meadows City Hall, 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 Richard Marshall David Piwonka

and the following absent:

Alderman:	Harry Hamilton
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thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. A serious incident occurred today in front of Sam's Club. An armored car driver has held up and shot below his bullet proof vest. He is in serious condition. The suspect was also shot and is in the hospital in critical condition. It is miraculous that no innocent bystanders were hurt. An excellent job was done by all responding agencies including Meadows Police, Houston Police, the Fort Bend Sheriff's Department, Stafford Police, Stafford Fire Department and the Harris County Sheriff Department. Another suspect is in custody. Hopefully the case will be resolved very quickly.

2. At the April 28th special meeting of City Council, \$3,500,000 in refunding bonds were sold at an interest rate of 4.312%. The bonds carry a AAA rating. The City will realize approximately \$240,000 in savings over the next seven years. This will mean a two cent savings in the ad valorem tax rate.

3. In response to an inquiry as to why the crime report no longer appears in the City Newsletter, Mayor McDonald said he believes area realtors use the Newsletter as a selling tool for our City. A crime report could be a detriment. If any one is interested, they should call City Hall and a copy of the monthly crime report will be mailed to them.

4. Alderman Hamilton was attending his son's last Dulles varsity baseball game.

There were no comments from the audience.

During Council comments, Alderman Marshall said there was concern noted in the cost to refinance the M.U.D. bonds. A ten percent savings on the face of the bonds was realized resulting in a very good deal for the City. The cost to do this was fairly standard.

Alderman Little said he learned the City, in effect, had two financial advisors. Mayor McDonald said the City's financial advisors were Moroney, Beissner & Co., Inc. was the City's financial advisor. Marvin Moreland, financial advisor to the M.U.D., took the roll of bond underwriter in this case.

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 1ST DAY OF  
MAY, 1993, IN THE CITY OF MEADOWS, TEXAS, FOR THE  
PURPOSE OF ELECTING CITY OFFICIALS, TO-WIT:  
ALDERMAN, PLACE NO. 4 AND ALDERMAN PLACE NO. 5,  
AND FOR THE PURPOSE OF SUBMITTING TO THE



ELECTORATE OF THE CITY OF MEADOWS A PROPOSITION FOR THE ADOPTION OF AN ADDITIONAL SALES AND USE TAX WITHIN THE CITY AT THE RATE OF ONE-HALF (1/2) OF ONE PERCENT (1%) TO BE USED TO REDUCE THE PROPERTY TAX RATE AND A PROPOSITION FOR THE ADOPTION OF AN ADDITIONAL ONE-HALF (1/2) OF ONE PERCENT (1%) SALES AND USE TAX FOR THE PROMOTION AND DEVELOPMENT OF NEW AND EXPANDED BUSINESS ENTERPRISES;

At said election the following votes were cast for the office of Alderman, Place No. 4: Jesse Matthews - 383; Candy Gibson - 145; Terry J. Henley - 444; for the office of Alderman, Place No. 5: Craig A. Kress - 525; Harry D. Hamilton - 446; the proposition to adopt an additional 1/2 of 1% sales tax to be used to reduce the property tax rate - 795 votes for and 193 votes against; the proposition to adopt an additional 1/2 of 1% sales tax to be used for the promotion and development of new and expanded business enterprises - 616 votes for and 347 votes against. The following persons were declared to have been elected to office: Alderman, Place No. 4 - Terry J. Henley and Alderman, Place No. 5 - Craig A. Kress. Both propositions were lawfully adopted. Mayor McDonald said, to the best of his calculations, it will be December before money from the increased sales taxes will be seen as they will both go into effect on October 1st. Alderman Marshall moved to approve the ordinance, numbered 93-15, canvassing the returns and declaring the results of the May 1st election. Alderman Piwonka seconded the motion which passed unanimously. The newly elected aldermen will be sworn in at Council's regular meeting on May 25.

Mayor McDonald read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS TO EXECUTE A CONTRACT FOR REPAIRS TO CITY SIDEWALKS WITH CONTRACTORS CONSOLIDATED IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

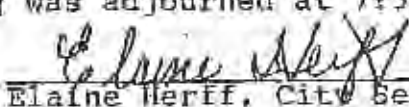
Mayor McDonald said that both he and the City Engineer are extremely pleased at the amount the bid came in for. It is about 60% of the original estimate. Approximately one half of Section I sidewalks will be repaired. Several people have asked if the construction crew could do work over and above the City's contract. Such an arrangement would have to be worked out between the homeowner and the contractor. Any extra work will have to be permitted and inspected by the City. Weather permitting, the work will be completed in less than thirty days. Work will be inspected by either Glen Dillender, Building Official; Bernard Harrington, Operations Manager or Bud Abbott, City Engineer. Mayor McDonald will check with legal council to see if additional work can be done with budgeted funds without going out for additional bids. Alderman Henley moved to approve the ordinance, numbered 93-16, authorizing the execution of a contract for repairs to city sidewalks with Contractors Consolidated. The motion was seconded by Alderman Piwonka and unanimously approved.

Mayor McDonald read the caption to the following resolution:

A RESOLUTION PROCLAIMING THE WEEK OF MAY 22 - 28, 1993, AS "LEADERSHIP 2000 WEEK" IN THE CITY OF MEADOWS.

Alderman Little moved to adopt the resolution proclaiming May 22 - 28, 1993, as "Leadership 2000 Week" in the City of Meadows. Alderman Marshall seconded the motion which carried unanimously.

There being no further business to discuss, Alderman Marshall moved to adjourn the meeting. Alderman Piwonka seconded the motion and with unanimous approval the meeting was adjourned at 7:53 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, MAY 25, 1993

MEADOWS CITY HALL

1 TROYAN DRIVE

MEADOWS, TEXAS

Mayor

Jim McDonald

Aldermen

Harry D. Hamilton

Terry J. Herley

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. Swearing in of city officials elected May 1, 1993.
3. Mayor's comments.
4. Comments from the audience.
5. Comments from council.
6. Presentation of letter of appreciation to Meadows Police Department by Mr. Koty Kothmann of Armored Transport Texas, Inc.
7. Comments from outgoing Councilman Harry Hamilton.
8. Presentation of Garden Club Scholarship by President Pam Raymond.
9. Consideration of and action on an a resolution by the City of Meadows, Texas, authorizing the City's participation in the submission of a grant request to the Governor's Criminal Justice Division for funding to the City of Meadows, Texas and the County of Fort Bend for a program known as "Fort Bend Vehicle Theft Task Force."
10. 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.

11. Consideration of and action on an Ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas to execute a contract for the collection of delinquent taxes with Jones/Roseman & Wiseman, P.C.
12. Consideration of and action on an Ordinance providing for an additional penalty of 15% on taxes remaining delinquent on July 1st of the year in which they become delinquent, pursuant to V.T.C.A. Tax Section 33.07.
13. Discussion of sidewalk rehabilitation bid.
14. Approval of minutes of December 22, 1992 regular meeting, January 12, 1993 special meeting, January 26, 1993 regular meeting, February 11, 1993 special meeting, February 23, 1993 regular meeting, March 15, 1993 special meeting, March 23, 1993 public hearing and March 23, 1993 regular meeting.
15. Recognition of city employees for years of service as follows: Debbie Wood - 8 years (5 years full time.)
16. Consideration and discussion of organization of Economic Development Corporation, its purpose and organization.
17. Presentation of bills:

Do <sup>2</sup> Plant Maintenance	\$6,346.26
Sedgwick James of Houston	7,178.00

18. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 21ST DAY OF MAY 1993, BY 7:00 P.M.

  
Debbie Wood, Assistant City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
MAY 25, 1993  
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:	Terry Henley Clyde Little Richard Marshall David Piwonka

thus constituting a quorum.

Mayor McDonald administered the Oath of Office to Aldermen Terry J. Henley and Craig A. Kress who were elected on May 1, 1993.

During Mayor's comments, Mayor McDonald noted:

1. Last Friday he spoke at the DARE program graduation at Meadows Elementary School. The graduating students indicated they would like to have Officer Ken continue the drug prevention program with them at Dulles Middle School. Dulles Middle School does not lie within any city since it was de-annexed from the City of Stafford when they formed their Municipal School District. Mayor McDonald will speak with Officer Ken and Dr. Chopra, FBISD Superintendent, to see if a drug prevention program can be initiated at Dulles Middle School with perhaps Sugar Land and/or Missouri City sharing in some of the costs.
2. Meadows Splash Day will be June 5th. Alternate plans in case of rain will be published in the June Newsletter.
3. The Fort Bend Mobility Committee is working hard to expedite the widening of U.S. 59 by helping to get right of way funding for the project. In a recent twenty-four hour period, 87,720 cars were counted traveling the highway between the Ft. Bend County Line and Highway 6.

During audience comments, John Whiteman addressed council. He said he was an original supporter of the formation of the City of Meadows and currently serves on the Board of Adjustment. He had been involved in the campaign to reelect Alderman Harry Hamilton. He congratulated Craig Kress on winning the election, saying Mr. Kress had conducted an effective campaign and that Mr. Kress' service as a member of the Planning and Zoning Commission should serve him well. Mr. Whiteman said he was distressed in the campaign run by Mr. Kress which he feels has split the community with its negative behavior and innuendos and did not offer any practicable ideas. He hopes Mr. Kress will not succumb to the practices of the Meadows Good Government Group who supported his election. He hopes Mr. Kress will investigate and find the facts about the allegations that \$10,000 was spent on a sidewalk repair survey and that the sidewalk repairs were commenced for political purposes. He believes everyone should work together for good government.

Mr. Hugh Siler said that as of May 31 he will be a nineteen year resident of the City. He was not in favor of forming a city and when incorporation happened he sat back expecting to see the effort fail. He has been surprised and happy to see the City's success. News comments on Meadows Police Department regarding the recent Sam's hijacking have brought only credit to the City. He congratulated Terry Henley for his reelection and for his past service to the City. He congratulated Craig Kress on his election and challenged him to maintain the conservative, fiscal responsibility council is known for. He thanked Harry Hamilton for his past years of service. He said he feels Meadows City Council has spent its tax dollars wisely and hopes they will continue in this style.



During Council Comments, Alderman Little congratulated Alderman Kress for his successful bid for a council seat. He asked if the City has investigated the request for a bicycle ramp at the school crossing. He asked about the request from Bloomington residents regarding the removal of the dead photenia hedges where Bloomington dead-ends unto City Hall property and when signs prohibiting glass containers and dogs not on a leash will be posted at the playing fields/jogging trail. Mayor McDonald said he would look into both matters. Alderman Little noted Mr. Darryl Davis has volunteered his time to serve on a city committee or as an administrative helper. Alderman Little also thanked the Meadows Home and Garden Club for offering to maintain the area around the Recreation Center/pool as their exclusive project. Photenias and ligustrums will be planted on the Amblewood side of the pool this week.

Alderman Henley congratulated Alderman Kress on his election. He also thanked Mr. DeMangin for the informative article in the Chronicle and said he would be picking up more composting bins this weekend which would be available for sale at the City's cost of \$27.00.

Alderman Kress thanked Aldermen Little and Henley and Mr. Siler and Mr. Whiteman for their good wishes. He said he was happy to be on Council. He knew it was a complex job to manage a city and that it would take awhile to learn the ropes. He said he was proud to be here and was ready to go to work.

Mr. Koty Kothmann of Armored Transport Texas, Inc. then addressed Council. He presented a letter of appreciation to Police Chief Mike Pickett from R.W. Fegen, General Manager, noting the Department's quick action responding to a 9-1-1 call on a May 4th attempted robbery of Sam's Club may have resulted in saving the life of one of their officers. The officer, David Little, was also present and said he too was grateful to the Meadows Police Department. Mr. Kothmann said he was submitting a request to his corporate officer for a possible donation to Meadows Police Department. Police Chief Pickett thanked Mr. Kothmann and said Mr. Little acted professionally in the situation and was a credit to his company.

Outgoing Alderman Harry Hamilton then addressed Council. He thanked Council for giving him this opportunity. He said our City has been extremely successful but long time council members tend to take for granted much of the work done in the past that has made it so successful. He does not believe the community at large understands the origin, development and complex day-to-day efficiency required to achieve the monumental accomplishment of Meadows. In the nine years of his tenure he has witnessed the structural growth of City Government from a room in the MUD building, to a trailer, to a free lease space in the mall to the current facility of which we call all be proud of today. He has seen a police department that began patrolling with used DPS vehicles to one that serves with pride and yields the best security that can be found in a suburban department in this state. He has seen commercial development beyond expectation. He has seen the evolution of a city with a respected image with a Logo and Newsletter. He has seen city services evolve from a myriad of volunteer services to fully staffed departments of Parks & Recreation, Maintenance and Public Utilities. The City has had an enviable evolution but the people who have caused this evolution have all shared the same honorable characteristics. Many residents, even those who were originally staunchly against incorporation, have become involved. Council members, both past and present, have spent endless hours in the City's service. Mr. Hamilton congratulated incoming Alderman Craig Kress on his tireless, energetic campaign noting Mr. Kress' energy and talent will be beneficial to council and challenged him to divorce himself from the influence of a small group which Mr. Hamilton described as "a small narrowly focused, self serving, special interest group" which is "negative, destructive and spreading slowly like a bad fungus." He also urged Mr. Kress "to strive to achieve the level of integrity of those you serve with tonight." Mr. Hamilton closed his remarks



saying the time served on City Council was a pleasure and he thanked Meadows residents for their support, employees for making him proud of them and Council for "the unending support and the pleasure of their company." He said he was at their disposal and wanted to stay involved as a citizen.

Alderman Little said he was overwhelmed by Mr. Hamilton's oratory and noted he "should have been a politician." Alderman Little felt he was speaking for a majority of residents when he said thank you to Mr. Hamilton for his commitment to the City which meant time and money taken away from his personal business. His commitment enabled the City to realize many positive gains.

Meadows Home and Garden Club President Pam Raymond then invited all Garden Club members to join her in presenting a scholarship for \$500.00 to Maryanne Page. Ms. Page is a Meadows resident who will be attending the University of Texas, Austin in the fall. She will major in architecture. Mrs. Raymond said this is the first year for the Club to present the scholarship, noting it was difficult to raise the funds and to choose just the right person to award the gift to. She thanked the city residents and merchants for their donations of time and money, to make this event possible.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION BY THE CITY OF MEADOWS, TEXAS, AUTHORIZING THE CITY'S PARTICIPATION IN THE SUBMISSION OF A GRANT REQUEST TO THE GOVERNOR'S CRIMINAL JUSTICE DIVISION FOR FUNDING TO THE CITY OF MEADOWS, TEXAS AND THE COUNTY OF FORT BEND FOR A PROGRAM KNOWN AS "FORT BEND VEHICLE THEFT TASK FORCE."

Police Chief Mike Pickett explained that auto theft was a large problem in Houston and her surrounding cities. This program requests a five year grant which, if approved, would fund the salary, benefits and a vehicle of one man, fully for two years, eighty percent for the third and fourth years and sixty percent for the fifth (and subsequent if extended) years. The officer will be a full time member of the Meadows Police Department who will be part of a task force under the direction of the County Sheriff and the Department of Public Safety. The only cost to the city will be for vehicle maintenance and fuel. The program, if funded, will start in September. Alderman Henley moved to approve the resolution, numbered 93-03, authorizing the City's participation in the submission of a grant request to the Governor's Criminal Justice Division for funding to the City and County for a program known as "Fort Bend Vehicle Theft Task Force." Alderman Little seconded the motion which carried unanimously.

Mayor McDonald 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.

Mayor McDonald said the traditional policy was for the most senior member of council to be named as Mayor Pro Tempore. This is not just a title. Obligations and responsibilities go along with the designation. Although Alderman Piwonka is the most senior member of council, he has respectfully declined the roll due to his other commitments. Alderman Henley, the next most senior council member has agreed to serve if nominated. Alderman Piwonka made a motion to confirm the election of Terry Henley as Mayor Pro Tempore of the City of Meadows, Texas, to serve in such office until the next regular City election. Alderman Little seconded the motion which was unanimously passed. Alderman Henley said he appreciated the vote of confidence from his fellow council members.

Mayor McDonald then read the caption to the following ordinance:



AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS TO EXECUTE A CONTRACT FOR THE COLLECTION OF DELINQUENT TAXES WITH JONES/ROSEMAN AND WISEMAN, P.C.

Mayor McDonald explained that, although the collection of delinquent taxes has not been a problem in the past (currently there are only three delinquent properties), Tax Assessor/Collector Judy Forrest has recommended Council enter into such a contract. City Attorney Firmin Hickey does not do delinquent tax collections and recommends this company as they do this work extensively in Fort Bend County. Alderman Piwonka said he knows Terry Wise and Mayor McDonald said he knows Russell Jones, both partners in the company and both upstanding citizens of the County. Mayor McDonald noted there is no cost to the City as State Law allows a 15% penalty to be added to the delinquent tax and penalty and interest already due. Alderman Little thought it interesting there did not seem to be much competition between companies for the collection of delinquent taxes and asked why the City did not do the collection itself and keep the 15%. Mayor McDonald said it was expensive and time consuming since the only recourse to the City was to take the property owner to court and/or foreclose on their property. Alderman Piwonka made a motion to authorize the Mayor and City Secretary to execute the contract for collection of delinquent taxes with Jones/Roseman and Wiseman, P.C. Alderman Marshall seconded the motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE PROVIDING FOR AN ADDITIONAL PENALTY OF 15% ON TAXES REMAINING DELINQUENT ON JULY 1ST OF THE YEAR IN WHICH THEY BECOME DELINQUENT, PURSUANT TO V.T.C.A. TAX SECTION 33.07.

This ordinance will, in essence, add a penalty of 15% onto the already existing penalty. The additional penalty will be used to pay the costs of collection of the delinquent taxes. Alderman Little moved to approve the ordinance, numbered 93-19, adding an additional penalty of 15% on taxes remaining delinquent on July 1st of the year in which they become delinquent, pursuant to V.T.C.A. Tax Section 33.07. Alderman Henley seconded the motion which passed with unanimous consent.

Council then discussed the sidewalk bid which was awarded at the last meeting. State Law allows cities to approve additional work in the amount of up to 25% of an existing contract bid if such becomes necessary. Because the original bid came in at an amount below what was budgeted, additional funds are available for more sidewalks to be repaired. Mayor McDonald, with Council's approval, intends to ask the city engineer to determine the maximum amount of sidewalk that can be repaired with the remaining funds. He is proposing the original contract be increased by a maximum amount of twenty-five percent. Alderman Little noted that the original sidewalks scheduled for repair were, in many instances, deeper by up to four inches and the contractor is having to haul off more broken cement than he originally planned for. He asked if the contractor might try to make up some of his additional costs with the additional 25% work. Mayor McDonald said this was possible but he respects City Engineer Bud Abbott's judgement and ability to deal with the matter if it should arise. Future bids will have new specifications which will contain wording to allow for a minimum and maximum amount of linear feet of walk to be repaired for a set amount of money. This wording should eliminate the necessity of adding to a contract. Alderman Piwonka agreed that the City Engineer should deal with the contractor. If he feels the costs for additional work are too high, he can go out for additional bids. Mayor McDonald said the City would proceed with changing the specifications within a month.

Alderman Little then made a motion to approve the minutes of the December 22, 1992 regular meeting; January 12, 1993 special meeting; January 25, 1993 regular meeting; February 11, 1993 special meeting;



February 23, 1993 regular meeting; March 15, 1993 special meeting; March 23, 1993 public hearing and March 23, 1993 regular meeting as written. Alderman Henley seconded the motion which passed with unanimous approval.

Mayor McDonald then recognized Debbie Wood for her eight years of service with the City. He applauded Mrs. Wood for her hard work, in particular, as editor of the City Newsletter.

Council then discussed the Economic Development Corporation, its purpose and organization. Mayor McDonald referred to a memo with recommendations and by-laws received from City Attorney Firmin Hickey. An Economic Development Corporation (EDC) is required to be formed after an election is held and voters approve a special tax (in Meadows' case 1/2%). Articles of Incorporation and By-Laws must be filed with the State. Discussing the proposed Articles of Incorporation as presented by Attorney Hickey, Mayor McDonald said he would like to see the word "commercial" inserted in Article 4 (a) which explains the purpose of the Corporation. In Article 8, which states who will manage the affairs of the Corporation, Mayor McDonald recommended staying with five members, appointed for two year terms by City Council. Any appointment can be withdrawn at any time "at will". Alderman Piwonka asked if it would help to stagger the terms but Mayor McDonald did not feel this was necessary since no term will exceed two years. Alderman Little noted the Corporation will have the power to issue bonds, etc. and asked if it would operate on bonds paid by the 1/2% sales tax or if it would use only the 1/2% sales tax to operate. Mayor McDonald said that would be up to the Corporation and yes, they would have the power to issue bonds. Alderman Kress said since all the remaining land in the City was zoned commercial, could we replace the words industrial and manufacturing (in the purpose statement) with just the word commercial. Mayor McDonald said he would check with the City Attorney. Alderman Henley noted the Corporation could only use funds on behalf of the City and for its benefit and to accomplish its public purposes as its duly constituted authority and public instrumentality pursuant to the Act and under and within the meaning of, the applicable regulations of the United States Treasury Department and the rulings of the Internal Revenue Service of the United States. All expenditures must, therefore, be in the best interest of the City. Alderman Marshall noted Article II Section 3, on page 2 of the proposed By Laws of the Corporation mentioned that regular meetings would be held without the necessity of notice and wondered if the agenda would not need to be posted if at least three members of Council were on the Board. It was thought that if three or more members of Council were on the Board the Open Meetings Laws would be followed. Alderman Little said that could be a problem if some of the activities of the Board were held outside of the City. Alderman Kress said he would like to see inserted into Article V Section 7 (b) the word "reasonable" actual expenses and wondered if negligent actions or omissions would be covered in the indemnification clause.

Mayor McDonald said he would have the final draft of the Charter ready for the June regular Council meeting. There is no rush to form the Committee since no funds will be available before December.

Bills were presented for Council's approval. It was noted both bills, one for plant maintenance and one for insurance, were sewer plant expenditures. Alderman Henley moved to pay the bills as presented on the agenda. Alderman Piwonka seconded the motion which passed unanimously.

There being no further business to discuss, Alderman Little moved to adjourn the meeting. Alderman Henley seconded the motion and, with unanimous approval, the meeting was adjourned at 9:06 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., THURSDAY, JUNE 6, 1991  
MEADOWS CITY HALL  
12002 SOUTHWEST FREEWAY, SUITE 3225  
MEADOWS, TEXAS

**Mayor**

Jim McDonald

**Aldermen**

Harry D. Hamilton

James J. Hendrix

Charles E. Linder

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. Comments from the audience.
4. Comments from council.
5. Consideration and discussion of bids for field restoration.
6. 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 the lowest and best bidder as determined by the bid opening at 4:00 p.m., Thursday, June 6, 1991, for restoration of the playing fields at Meadows Community Park.
7. Presentation of bills:  
Kustom Signals, Inc.      \$2,690.00
8. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 3RD DAY OF JUNE, 1991, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



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, JUNE 22, 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. A presentation by Pam Thorne or Laura Jordan of Warner Cable to encourage the recognition of volunteers who have made a positive impact on the lives of children in the community by nominating them as a Hometown Hero.
4. Comments from resident Hugh Waddell to address Council regarding comments made by former Alderman Harry Hamilton and Mayor's comments in the June Newsletter.
5. Comments from the audience.
6. Comments from council.
7. Approval of minutes of minutes of special meeting/public hearing April 27, 1993; regular meeting April 27, 1993; special meeting April 28, 1993; special meeting May 4, 1993.
8. A discussion with J. Pat Sears, Landscape Architect, regarding specifications for concrete on City right of way.
9. Consideration of and action on an ordinance authorizing the Mayor and City Secretary of the City of Meadows to execute a depository contract with Nations Bank, a banking organization authorized to do business in the State of Texas, and such other documents as shall be necessary in order to carry into effect the contract attached hereto and marked Exhibit "A."
10. Consideration of and action on an ordinance authorizing the Mayor and City Secretary of the City of Meadows, Texas to execute in interlocal agreement between Fort Bend County and the City of Meadows for the contributions of approximately one (1%) percent of the total entity cost for U.S. Highway 59 right of way



acquisition as determined by Texas Department of Transportation estimates in a form as attached hereto and marked Exhibit "A".

11. Consideration of and action on an ordinance calling a 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 \_\_\_\_\_, 1993, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M. to be held at Meadows City Hall, One Troyan Drive, Meadows, Texas, concerning a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows, 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) relating to truck and automobile accessories; and directing that notice of such hearing be published in the official newspaper of the City of Meadows, Texas.
12. Consideration of and action on an ordinance amending the Code of Ordinances of the City of Meadows by adding thereto a new Chapter 17 which shall be entitled "Economic Development," and several sections thereunder providing for the creation of an Economic Development Corporation, and providing for Articles of Incorporation, Bylaws and procedures for the conduct of the affairs of said Corporation.
15. Consideration and discussion of the Board of Directors of Meadows Economic Development Corporation.
16. Consideration of and action on an ordinance appointing member(s) of the Planning Commission of the City of Meadows, Texas, (City Planning and Zoning Commission) for a term beginning on the date of adoption of this ordinance and ending on the 1st day of February, 1995, pursuant to the terms and provisions of Chapter 24 of the Code of Ordinances of the City of Meadows.
17. Audience comments
18. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 18TH DAY OF JUNE, 1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
JUNE 22, 1993  
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 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 Craig Kress Clyde Little Richard Marshall David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. The annual July 4th parade will begin at noon on Sunday with assembly at the Garden Ridge Pottery additional parking lot on the north side of Dorrance.
2. The City is in the process of planning a 10 year anniversary party. Check your August Newsletter for a date.
3. The sidewalk repair project is moving along. The original contracted work is just about finished and we are in the process of expanding the work ten percent. We are also in the process of redoing some of the specs for a new bid.
4. Sales tax receipts are down \$15,000 this year from last year. We are watching the trend on a monthly basis.
5. At a recent department head meeting, forms for capital and equipment requests were handed out. Some of the requests will be paid for with Economic Development Commission funds and some with funds from the City's budget. All requests are due in by July 15th. Work on next years budget will commence about the third week of July.
6. At a recent meeting with Billy Burge and Rick Irwin of Ayrshire/Meca Corporation, it was determined that a sixty or ninety day option on property along West Airport, between Kirkwood and the S.W. Freeway was obtained. A builder is also interested in constructing residential homes on West Airport at Dairy Ashford. The latter development is still in the talking stage. The company hopes to sell homes by the end of December.

Due to illness, Laura Jordan of Warner Cable was unable to make her presentation to encourage the recognition of volunteers who have made a positive impact on the lives of children in the community by nominating them as a Hometown Hero. Mayor McDonald said a Hometown Hero is a volunteer who is deeply involved in helping the children of the community resulting in a positive change to the welfare of those children. All city organization heads received a letter requesting suggested names for a Hometown Hero to be turned in by July 15th.

Council then heard comments from resident Hugh Waddell regarding comments that were made by former Alderman Harry Hamilton and the Mayor's comments in the June Newsletter. Mr. Waddell thanked Council for the opportunity to respond to the previous comments. He said the Meadows Good Government Group referred to the \$10,000 spent for a sidewalk survey because in both the 1990-91 and the 1991-92 budgets, this was the exact amount that was budgeted for such a survey. In his opinion, this implied that Meadows City Council was willing to spend the funds for this survey as no alderman was on record as having opposed any part of the budgets. He said the key to good government is communication and hopes the new budget does not confuse or mislead the residents.

The group's request to have parks accessible to all residents was answered by the Mayor with the statement that all city parks are



open to everyone and to the best of his knowledge no one has every been denied accessibility to any city park. Mr. Waddell said that parents of small children who live east of Kirkwood feel that it is unsafe for their children to cross Kirkwood on their way to the parks. He would like to see some of the Economic Development Council's funds spent to purchase land adjacent to City Hall for park use. This move would also prevent City Hall from being hidden by new construction.

Mr. Waddell noted that when Harry Hamilton was defeated he made the statement that his opponent worked harder, was well qualified and deserved to win. Mr. Hamilton did, however file a complaint on May 12, 1993 with the Texas Ethics Commission stating that the Meadows Good Government Group had violated Title 15 of the Election Code. Mr. Waddell stated that the group is simply composed of residents afraid to complain to Council. He said Mr. Hamilton had slandered the character of the group stating that they are a virus in the community. Mr. Waddell noted the group has such goals as a positive image, encouraging improvement in the city's government, increasing property values, enforcing planning and zoning and building and maintaining pride, peace and safety in the community. He believes Mr. Hamilton should apologize to Meadows Good Government Group, to the Mayor and to City Council.

Mayor McDonald thanked Mr. Waddell and noted that it is his intention to keep politics out of City Council. He said that although \$10,000 had been in the budget for a sidewalk survey, if Mr. Waddell had called City Hall and studied the financial reports, he would have known that the funds were not spent. The survey was done by City employees during months when normal outside maintenance chores were not heavy or when they were completed and there was extra time to do the survey. In September of 1992 a list was compiled for all residents to examine. It is not uncommon for funds to be budgeted but not spent. For years a \$25,000 contingency amount has been budgeted to clean up the City should it be struck by a hurricane or some other natural disaster but those funds have not been spent either. Mayor McDonald noted that the City's parks are accessible to all Meadows Residents. If the intent of the Meadows Good Government Group was that the parks were not easily accessible to those residents living east of Kirkwood, why did their literature not state this fact. If any group distributes literature that is either confusing or not true, a response will be noted in the City's Newsletter providing correct information to the City's residents.

During audience comments, John Whitemen of 11419 Brook Meadows said he had a problem with Meadows Good Government Group's statement that \$10,000 was spent on a sidewalk survey and that they wanted their tax dollars to repair sidewalks and not just pay for a survey. He said most Meadows citizens want to see a good City that is a safe place to raise their children and families but the group either got their facts wrong or choose to ignore them. Regarding their comments about the parks and pool, he said he understands that public facilities must be available for use by all. Meadows, being a General Law City, is governed by the laws of the State of Texas. He admonished the Meadows Good Government Group to deal with truth and facts.

Resident Ron Floyd said he is raising three children in Meadows. He and his wife worked to incorporate the city in 1981. He feels the City is fortunate to have a good commercial base along the Southwest Freeway and has benefited with good management by City Council. He believes Meadows could do better and joined the Meadows Good Government Group because he does not like to see unopposed candidates on the ballot. He wants elected officials who will work to improve the City by managing it in a sound, prudent manner. All members of the group are neighbors who are working to improve the City. Their goal to provide choices to Meadows residents.

Resident Bill Bomberger said he would like to address employee safety concerns. He was pleased to note that utility trucks have been driving slower since being taken over by the City. He noticed



that no City workers are wearing seat belts when driving or riding in City vehicles or using hearing or eye protection while operating City machinery. As the City grows and adds more employees this could present a large potential liability.

Resident Joyce Janicek said she missed the crime report being in the City Newsletter. She thought since it was not included that there was not any crime and then found out that on June 3rd a car was stolen from her neighborhood. She thought perhaps she might have acquired a false sense of security. Mayor McDonald responded it was an experiment to omit the crime report from the Newsletter. Since the Newsletter is used as an advertisement for the City by area realtors, the crime report would act as a negative inducement for moving here. Other cities do not include this report in their newsletters. Alderman Little said they have many requests for many different items to be included in the Newsletter and a decision must be made as to which to include or the Newsletter would be too long.

Resident Harry Hamilton said he agreed with Mrs. Janicek about wanting the crime report included in the Newsletter - but only the more serious crimes so that residents can be alerted as to what to look out for. He said, in reference to Mr. Waddell's statement, he never used the work virus in his address to council in May. He said he referred to the Meadows Good Government Group as a movement (not people) spreading like a fungus. He reiterated that Alderman Kress would make a great councilman who worked hard and walked door to door in his creative campaign. Mr. Hamilton said he would not apologize for his words. He feels there is a natural political "immoralization" in this country with the current president making many speeches and promises that cannot be fulfilled. He is dismayed to see the same thing happening in this city. Regarding the expenditure of city funds, he said there are over 100 line items in the budget and it is public record on how the budget funds are spent.

During Council comments, Alderman Little asked if any follow up has been done regarding the installation of a ramp at Dorrance and Valencia for use by school children, if the dead red tipped photenea bushes along Bloomington are going to be replaced and if any action has been taken to put up signs regarding rules to be followed in the Park. Mayor McDonald said the ramps put in by the City are for wheelchairs not bicycles and if one were put in the the requested area it would dump the riders directly onto Dorrance which would be dangerous. The situation will be studied further to see if a ramp feeding into the side street might help. He also said the dead photenea bushes would not be replaced and no final decision has been made yet on whether or not to put in a different hedge. Also, the parks directors are working on signs but funds are running short in the budget.

Alderman Little said he was really disturbed with what was happening in the City. He hopes that both sides can get together, put their heads together and determine what residents want and can afford. Meadows is a small area of 640 acres. All residents should be neighbors and friends who work together with a limited budget. Council must realize the need to listen to citizens and must act in the best behalf of all citizens. Hopefully a satisfactory way to circulate the budget will come up.

Alderman Henley said he appreciated the residents' comments, particularly the ones regarding safety and will look into this matter. He would like to portray a positive image of the City and is not sure including the crime report in the Newsletter would accomplish this task. He supports the mayor's comments and feels if false or misleading statements are made they must be responded to.

Alderman Marshall said he is put off by all the political speeches that have been made. He would like to see people forget the past and get on with the future.



Council examined minutes presented to them. Alderman Henley noted changes in the April 27th meeting to read 17,000 pounds of glass was collected with the vendor receiving \$40 a ton and only one cent per pound is received on recycled plastic. Also the estimated tax mentioned in the April 27 special meeting was \$250,000 - \$300,000 and not \$125,000 - \$150,000. And, the interest rate, as stated in the May 4th special meeting minutes is 4.312% and not 14.22%. Alderman Henley then made a motion to approve, as amended, the minutes of the special meeting/public hearing April 27, 1993; the special meeting of April 28, 1993; and the special meeting of May 4, 1993. Alderman Little seconded the motion which carried unanimously.

Council then had a discussion with J. Pat Sears, Landscape Architect, regarding specifications for concrete on City right of way. He thanked Council for the opportunity to address them. He said he was requesting permission to replace the sidewalk (both private and public areas) with pea gravel. He cited several instances where pea gravel was already on public land, such as the pool and the park. Mayor McDonald said a property owner may put down any surface he wants on his own property as long as it does not violate the building code but there could be problems if the City should ever need to replace the pea gravel on public property. He said the City's sidewalk specifications call for brushed cement. Council members could not agree on allowing the specification changes and thought a special meeting should be called for them to further study the problem and come up with a decision.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS TO EXECUTE A DEPOSITORY CONTRACT WITH NATIONS BANK, A BANKING ORGANIZATION AUTHORIZED TO DO BUSINESS IN THE STATE OF TEXAS, AND SUCH OTHER DOCUMENTS AS SHALL BE NECESSARY IN ORDER TO CARRY INTO EFFECT THE CONTRACT ATTACHED HERETO AND MARKED EXHIBIT "A."

Mayor McDonald said this is essentially a three year extension on the banking contract we currently have with Nations Bank. The City would be obligated to use a banking institution within the City if one existed, but since there are none, the City contacted several banks three years ago and determined Nations Bank to be the one best able to meet the City's needs. In the past three years they have done a good job. They are also the paying agent on all of the City bonds and they are large enough to put up all of the collateral required on public funds. Alderman Marshall made a motion to adopt the ordinance, numbered 93-20, authorizing the execution of a depository contract with Nations Bank, as presented. 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 AN INTERLOCAL AGREEMENT BETWEEN FORT BEND COUNTY AND THE CITY OF MEADOWS FOR THE CONTRIBUTION OF APPROXIMATELY ONE (1%) PERCENT OF THE TOTAL ENTITY COST FOR U.S. HIGHWAY 59 RIGHT OF WAY ACQUISITION AS DETERMINED BY TEXAS DEPARTMENT OF TRANSPORTATION ESTIMATES IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald said this was the same item discussed at the last City Council meeting. The Fort Bend Mobility Committee has recommended that one agency (instead of the current four that are now involved) be appointed to deal with the Texas Department of Transportation on the widening of U.S. Highway 59 from the Harris County line to State Highway 6. The County has agreed to be this agency. The county will negotiate for the right of way in our city. Each city and the county will put up 1% of the cost of obtaining their right of way. Meadows' cost is \$15,421.52. It is hoped that this method will expedite the



construction start time for the project. Alderman Henley said the expanded freeway will enhance any potential development in Meadows and moved to adopt the ordinance, numbered 93-21, as presented. Alderman Marshall seconded the motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CALLING A 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 \_\_\_\_\_, 1993, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. TO BE HELD AT MEADOWS CITY HALL, ONE TROYAN DRIVE, MEADOWS, TEXAS, CONCERNING A PROPOSAL TO AMEND CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, 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) RELATING TO TRUCK AND AUTOMOBILE ACCESSORIES: AND DIRECTING THAT NOTICE OF SUCH HEARING BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE CITY OF MEADOWS, TEXAS.

After a short discussion, Alderman Little moved to approve the ordinance, numbered 93-22, calling the joint public hearing for Tuesday, July 27, 1993, at 7:00 p.m. - just before the City's next regular City Council meeting. Alderman Piwonka seconded this motion which passed with unanimously approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MEADOWS BY ADDING THERETO A NEW CHAPTER 17 WHICH SHALL BE ENTITLED "ECONOMIC DEVELOPMENT," AND SEVERAL SECTIONS THEREUNDER PROVIDING FOR THE CREATION OF AN ECONOMIC DEVELOPMENT CORPORATION, AND PROVIDING FOR ARTICLES OF INCORPORATION, BYLAWS AND PROCEDURES FOR THE CONDUCT OF THE AFFAIRS OF SAID CORPORATION.

Mayor McDonald said this ordinance would establish the Economic Development Corporation which was approved by the voters in the May 1st election. The Bylaws and Articles of Incorporation will be presented for Council's approval at the July City Council meeting. Alderman Piwonka moved to adopt the ordinance, numbered 93-23, amending Meadows Code of Ordinances by adding a new Chapter 17 entitled "Economic Development." Alderman Henley seconded the motion which was passed unanimously.

Council then discussed the Board of Directors of the Economic Development Corporation. Mayor McDonald said they will be appointed in July at the regular City Council meeting. Herb Appel with the Fort Bend Economic Development Corporation and the principals of the Ayrshire Corporation have agreed to speak at one of the Corporations Board meetings to discuss items the County and the land developers would like Meadows E.D.C. to consider. Mayor McDonald said he thought long and hard about potential Board Members trying to come up with an assorted mixture having varied experience in the community. He will suggest the following residents be considered for appointment: Terry Henley, Mike Read, Margaret Sandlin, Bob Graf and Harry Hamilton. Terry Henley, currently mayor pro-tem of the council, is aware of issues being considered by City Council and can act as liaison between Council and the Corporation. Mike Read was elected to and served on the Meadows Municipal District Board of Directors for several years. He is very aware of the community's water and sewer needs. Margaret Sandlin has served two terms as Garden Club president and currently has a retail business in Richmond. She has



proven her interest in the City. Bob Graf is employed in commercial real estate. He is a twenty-one year resident of the City and has served on the Swim Team Board of Directors. Harry Hamilton is a past City Councilman and still active on the City's image committee. His knowledge of computer graphics will help when generating advertising for the City - one of the permitted uses of E.D.C. funds. E.D.C. projects must ultimately be approved by City Council. Alderman Marshall said he was impressed with the Mayor's nominees. Alderman Little said he would also like to nominate Hugh Siler to the Council. Mayor McDonald said he was going for the best representation of resident businessmen. Alderman Henley said the Houston Galveston Area Council also has information to help the E.D.C. get started.

Mayor McDonald then said that Leen Zellers, Chairman of the Planning and Zoning Commission had called him to request that Council table agenda item 16, the appointing of member(s) of Meadows' Planning Commission to see if more candidates could be found that would be interested in serving on the Commission, primarily in the alternate positions. Alderman Marshall made a motion to table this agenda item. Alderman Little seconded this motion which carried unanimously.

There were no further comments from the audience. Alderman Piwonka said he would like to agree with Alderman Little's earlier statement stating that City Council should get all politics behind it.

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

  
Elaine Herff, City Secretary





One Trojan Drive  
Stafford, Texas 77477  
Tel (713) 983-3950  
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. THURSDAY, JULY 8, 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. 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 a request from J. Pat Sears, Landscape Architect to allow construction of concrete on City right of way that does not meet City specifications.
6. Workshop to discuss items of general interest to Council.
7. Presentation of bills:

Houston Galveston Area Council	\$13,541.00
R.L. Utilities, Inc.	10,000.00
8. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 2ND DAY OF JULY, 1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

PLEASE SIGN if 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.

June 22, 1993

[illegible]



MINUTES OF SPECIAL MEETING  
OF  
JULY 8, 1993  
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:	Terry Henley Craig Kress Clyde Little Richard Marshall David Piwonka

thus constituting a quorum.

Also present were City Attorney Firmin A. Rickey, Jr., Consulting Building Official Joe Edwards, City Engineer B.L. Abbott, J. Pat Sears and Herbert McCright.

During Mayor's comments, Mayor McDonald noted:

1. On Friday, July 9 at 10:00 a.m., West Airport will be closed for repairs in the area of the catch basin between Mulholland and Dairy Ashford. The work should take about eighteen hours and the road should be reopened to traffic by Monday morning.

There were no comments from the audience.

During council comments, Alderman Little asked what would be discussed during agenda item #6 - Workshop to discuss items of general interest to Council. Mayor McDonald said this was Council's opportunity to discuss with the City Attorney and the Consulting Building Official any items they wished.

Council then considered a request from J. Pat Sears, Landscape Architect to allow construction of concrete on City right of way that does not meet City specifications. Mr. McCright said he would like to address council since the property in question was his. He said he was there to request Council grant him a permit to install washed gravel on the public walk between his property line and the street. He said he had acquired the property approximately one year ago. At the time the house was one of excellent quality. He has made a significant investment in the neighborhood and desires to maintain the excellent quality of the residence. The sidewalk texture is an important aspect of his landscape pattern. It is the first phase of a two phase project. A city permit was granted for washed pea gravel to be installed on his private walkway. The City Engineer noticed he had also torn up his public walkway and said that since washed gravel was slippery, he would have to sign a release to replace the brushed cement in that area. One Councilman told him things should be kept as they were originally built. Mr. McCright could not find a formally adopted policy on the matter. In the second phase of his project he would like to replace his driveway with washed gravel. He would like Council to consider granting him a permit to install the washed gravel all the way to the street and not just to where the drive meets the public walkway.

Mayor McDonald noted that City Attorney Firmin Rickey and Consulting Building Official Joe Edwards were there to answer legal and building code questions respectively. He said that while it is true that there is no formal written legal policy on the subject, his intent is to make sure that all sidewalks follow the specifications recently implemented on City sidewalk repairs, that is to allow only concrete with a broom (brushed) finish.



City Attorney Firmin Hickey said the legal authority for any decision in the City of Meadows, a Type A General Law City in Texas, is granted by the State of Texas to the Mayor who is the Chief Executive and Administrative Officer of the City. It is his job, therefore, to interpret policy and apply his interpretation to City documents. Policy is frequently not reduced to writing. In the case of what materials are permissible for City right of way property, the Mayor must examine many questions. A final decision can be reached by the Mayor through his discussions with City Council, his desire to achieve uniformity throughout the City, and his attention to the health, safety and well being of the community.

Alderman Little asked if City Council made a decision to deviate from City specifications in this one instance, would that decision establish policy or would it hold true for just this one instance? Mr. Hickey said if Council over rides the Mayor's decision, they must be very specific because that decision will hold for everyone.

Alderman Marshall questioned what was more important, uniformity or meeting minimum standards in construction. If minimum standards call for a four and a half inch pour of cement and a homeowner wants to pour six inches, then will he have to get permission for that? Mayor McDonald said he would ask for the recommendation of the City Engineer who would probably allow a project that was better than minimum standards. For right now, the City's policy on sidewalks is that it must be composed of brushed concrete from the owner's property line on out. What the property owner chooses to do on his own property is OK as long as the work meets minimum standards. This holds for sidewalks and driveways. Alderman Marshall said he understands that minimum standards must be met but still felt if a project is aesthetically as pleasing or more pleasing than City specifications, it should be allowed. The only down side would be if the City would need to repair something other than a brushed concrete finish. Mayor McDonald said the City will not repair a public sidewalk with any material other than brushed cement. He then asked Consulting Building Official Joe Edwards for his opinion.

Mr. Edwards noted that there are many walkway finishes on the market. If a finish other than what the City specifies is allowed, then all other finishes will have to be considered if someone asks. The City sets minimum standards of strength, wire mesh, thickness, etc. If other standards are to be allowed, they must be listed. In this instance, Mr. Edwards said he would recommend denial of the request because it is not according to unwritten policy. If an administrative change is made, then that change must be written down as policy. Cities make administrative decisions all the time, so long as general policy is not deviated from.

Alderman Kress asked if another material was added to concrete for its decorative effect, would safety be affected and if someone were hurt on it, would the City be liable because it deviated from its approved specifications. Mr. Edwards said that would depend on the type of material used. A plain concrete surface is the easiest surface to maintain. Pea gravel is found all over, particularly around pools. It is repairable but an exact match is hard to achieve. Mr. Hickey said the City can always be sued if someone is hurt on a public walkway.

Alderman Henley asked if different types of walkway finishes were allowed in Bellaire to add to the value of property. Mr. Edwards said the trend to landscape in Bellaire causes all sorts of finishes to be used including stamped concrete, patterned concrete, etc. These finishes are used only on the owner's property, however, and not on City property. In most cases the decorative materials stop at the expansion joint nearest to the public right of way.

Mayor McDonald said as he sees the issue, it is one that is based on being aesthetically pleasing. If it is approved and then other requests for different materials are made, would they have to be approved also?



Alderman Marshall said he wanted to reiterate the fact that this is the first instance for such a request. Therefore, there is no policy so, if someone disagrees with the administration, they must come to City Council. Mayor McDonald said there is a policy which is - brushed concrete. Alderman Marshall said his understanding is there was no policy except intuitiveness. Alderman Kress said the City cannot legislate everything. Mr. Hickey said it is customary in many cities to allow the administrator to interpret codes, etc. but if Council does overrule the Mayor, the new policy must be delineated. In this case the new policy would become a part of the minutes of the meeting. Mayor McDonald said if Council allows one overrule, then other requests will have to be allowed on an individual basis also.

Alderman Kress said his firm, which specializes in designing hospitals, etc. feels that a brushed surface is safer. Architects no longer put pea gravel in commercial buildings because it is slippery on wet leather soled shoes. Alderman Marshall said we have pea gravel at our pool. Alderman Craig said new pools use cool deck.

Mayor McDonald said it is the City's policy that no permit will be issued for pea gravel on the City's right of way. He asked for a vote on if anyone was interested in over riding the Mayor's decision. Alderman Marshall voted "aye". Alderman Henley, Kress, Little and Piwonka voted "nay". The City's policy stands.

Alderman Little said he came to the meeting with the opinion that he would allow the pea gravel but, after hearing the experts and realizing we could lose control over the situation (although he does not feel many additional requests will be received) he would not want to put the City in the position of having to accept something that was of a lesser quality. Alderman Henley said he had the same original opinion as Alderman Little, but he now feels that the Mayor is right.

Council thanked Mr. McCright for his effort to make his property attractive.

Council then discussed several items with the City Attorney. Mayor McDonald said there were various things not specifically prohibited in our ordinances that are not permitted either. Mr. Hickey noted that before the 1920's and 1930's, ordinances were written with a laundry lists approach of permitted and prohibited policies. Since that time it has been determined that general areas of guidance that address a particular need are better.

Alderman Little asked what could be done to require residents to correct falling down garage doors and/or brick arches in the City. Mr. Edwards said these were aesthetic or code nuisances which a trained building official should look at on a case by case basis. A substandard housing ordinance might be of help.

Alderman Kress asked if parents of children who are caught painting graffiti on business and public structures can be held liable for the cost to clean it up. Mr. Hickey said this was a civil matter and we can require parents to pay restitution through a small claims court. Alderman Kress asked if the owner of a commercial public building can be required to paint the graffiti out. Mr. Hickey said this is a case of aesthetics and if the business owner decided to tolerate the graffiti, it would be difficult for the city to prosecute him. This sort of matter is best handled through informal pressure.

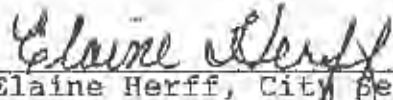
Mayor McDonald requested Mr. Edwards to take a look at Meadows' code regarding roofing requirements and to make recommendations for changes if necessary.

Council thanked Mr. Hickey and Mr. Edwards for their time.



Bills were presented for their approval. The expenditure to HGAC was for a new car for the Police Chief. The expenditure to R.L. Utilities resulted from a bad sewer line in front of several homes adjacent to the HL&P easement which was deeper than expected and had to be shored up, etc. Alderman Henley moved to approve payment of the bills as presented. Alderman Marshall seconded the motion which passed unanimously.

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

  
Elaine Herff, City Secretary





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, JULY 27, 1993  
MEADOWS CITY HALL  
ONE TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

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

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, 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), relating to truck and automobile accessories.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 23RD DAY OF JULY, 1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF JOINT PUBLIC HEARING  
OF  
JULY 27, 1993  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
OF THE CITY OF MEADOWS, TEXAS

The joint public hearing of the Meadows City Council and Meadows Planning and Zoning Commission was called to order at 7:00 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: Terry Henley  
Clyde Little  
Richard Marshall  
David Piwonka

and the following member absent:

Craig Kress

thus constituting a quorum.

Also present from the Planning and Zoning Commission were Leen Zellers and Mark McGrath.

Mayor McDonald stated that 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 concerning a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows, 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), relating to truck and automobile accessories.

Mayor McDonald said this issue has been extensively discussed by the Planning and Zoning Commission and has been referred back to Council for the public hearing. A quorum of Planning Commissioners is not available this evening. The issue will be deliberated at their August 12 meeting. The rush to amend the ordinance has been eased as the people who created the problem by storing a camper shell in their drive way in full view of the street have corrected the problem after being asked to do so by the Police Department.

Alderman Piwonka asked what is done on a temporary basis if someone needs to park a trailer, etc. in their drive way or on the street. Mayor McDonald said any citizen can ask the Police Chief for permission to do this on a temporary basis but this ordinance would not allow them to leave mechanical parts out while they work on the vehicle. What is allowed will be at the discretion of a Police Officer or the City Building Official.

There was no audience to make comments for or against the proposal. Alderman Piwonka made a motion to recess the meeting for fifteen minutes. If anyone comes in to discuss the proposed ordinance change, they can make their comments when the meeting is resumed. Alderman Henley seconded this motion which passed with unanimous approval and the meeting was recessed at 7:10 p.m.

The meeting was called back to order after a recess at 7:36 p.m. There were no comments from the audience and Mayor McDonald said he would turn the matter over to the Planning and Zoning Commission for their recommendation.

Alderman Marshall moved to adjourn the meeting. Alderman Little seconded the motion and, with unanimous approval the meeting was adjourned at 7:37 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, JULY 27, 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. 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. Approval of minutes of May 25, 1993 regular meeting.
6. Consideration of and action on an ordinance approving and adopting the bylaws of Meadows Economic Development Corporation, in a form as attached hereto and marked Exhibit "A".
7. Consideration of and action on an ordinance appointing five (5) members of the Meadows Economic Development Council and Directors of Meadows Economic Development Corporation for a term to end on the 31st day of December, 1994.
8. 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 a recreation vehicle, trailer, boat, motor home or mobile home, which may be owned by the property owner and lawfully within the City of Meadows.

9. Consideration of and action on an ordinance appointing a member of the Planning Commission of the City of Meadows, Texas (City Planning and Zoning Commission) for a term beginning on the date of adoption of this ordinance and ending on the 1st day of February, 1995, pursuant to the terms and provisions of Chapter 24 of the Code of Ordinances of the City of Meadows.
10. Consideration of and action on an ordinance confirming the appointment of members and alternate members of the City of Meadows Building Standards Commission for a term commencing on the 23rd day of June, 1993, and ending on the 23rd day of June, 1995, or until their successors are appointed, pursuant to the provisions of Chapter 9, Article III, of the Code of Ordinances of the City of Meadows.
11. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows to enter into a revised Interlocal Agreement with the Texas Municipal League Group Benefits Risk Pool Board of Trustees to obtain the coverages provided in the selected benefits plan.
12. Discussion of petition received regarding the closing of Brighton Land at Dairy Ashford Blvd.
13. Discussion of cable television rate regulations.
14. Comments from the audience.
15. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 23RD DAY OF JULY, 1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
JULY 27, 1993  
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  
Richard Marshall  
David Piwonka

and the following absent:

Craig Kress

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. Thanked the Boy Scouts for their hospitality at last night's meeting.
2. Noted that sales tax receipts for this fiscal year are down by approximately \$20,000.
3. Congratulated Alderman Little for completing four years of service as a council member.
4. The Warner Cable franchise is up for renewal next year. Missouri City and Stafford have hired a consultant to negotiate their franchise and have agreed to allow Meadows to join with them if we choose.
5. Preparation of next year's budget is running approximately one to two weeks later this year than last. It is estimated that department budget requests will be turned in on August 13 and a council workshop for preliminary review of the budget will be held on August 15.
6. An announcement that the City will be celebrating its ten year anniversary will appear in September's Newsletter along with dates for the public hearing on the budget.
7. Police Chief Mike Pickett will complete the requirements for his Master's Degree in Criminology this weekend.
8. Welcomed Boy Scouts in the audience who were working on the communications merit badges.

There were no comments from the audience.

During council comments, Alderman Little noted that the budget workshop meetings would be open to the public. He also informed council that the Police Chief from Simonton told him that Chief Pickett was graduating as the top student of his class.

Minutes of the May 25, 1993 regular meeting were presented for approval. Alderman Marshall made a motion to approve the minutes as presented. Alderman Piwonka seconded the motion which carried unanimously.

Mayor McDonald read the caption to the following ordinance:

AN ORDINANCE APPROVING THE ADOPTION OF THE BYLAWS  
OF MEADOWS ECONOMIC DEVELOPMENT CORPORATION, IN A  
FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald said these were the same bylaws Council has studied at the last several meetings, with no changes. Alderman Henley moved to adopt the ordinance, numbered 93-24, as presented. Alderman Piwonka seconded the motion which passed unanimously.

Mayor McDonald read the caption to the following ordinance:



AN ORDINANCE APPOINTING FIVE (5) MEMBERS OF THE MEADOWS ECONOMIC DEVELOPMENT COUNCIL AND DIRECTORS OF MEADOWS ECONOMIC DEVELOPMENT CORPORATION FOR A TERM TO END ON THE 31ST DAY OF DECEMBER, 1994.

Mayor McDonald said the five members he was proposing are: Margaret Sandlin, Bob Graf, Mike Read, Harry Hamilton and Terry Henley. Alderman Piwonka moved to adopt the ordinance, numbered 93-25, appointing Margaret Sandlin, Bob Graf, Mike Read, Harry Hamilton and Terry Henley to the Meadows Economic Development Council and Members of Meadows Economic Development Corporation as presented. Alderman Marshall seconded the motion which carried with unanimous approval. Alderman Little thanked the new Board Members for volunteering to run the Corporation. He said the community was lucky to have them as members of the Corporation. The first meeting of the Council will be Tuesday, August 10 at 7:30 p.m.

Alderman Little moved to postpone action until the next regular council meeting on agenda item eight, action on an ordinance amending the Zoning Ordinance since the Zoning Commission was unable to meet and make its recommendations to Council due to the lack of a quorum. Alderman Marshall seconded this motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPOINTING A MEMBER OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS, TEXAS (CITY PLANNING AND ZONING COMMISSION) FOR A TERM BEGINNING ON THE DATE OF THE ADOPTION OF THIS ORDINANCE AND ENDING ON THE 1ST DAY OF FEBRUARY, 1995, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS.

Mayor McDonald said it was apparent that the Planning Commission is in need of new members so that they can more easily achieve a quorum of members at their meetings. Myra McMillan has volunteered to serve on this Commission and Mayor McDonald said he was recommending her approval by council. Alderman Henley moved to adopt the ordinance, numbered 93-26, appointing Myra McMillan as a member of the Planning Commission. Alderman Piwonka seconded the motion which passed with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CONFIRMING THE APPOINTMENT OF MEMBERS AND ALTERNATE MEMBERS OF THE CITY OF MEADOWS BUILDING STANDARDS COMMISSION FOR A TERM COMMENCING ON THE 23RD DAY OF JUNE, 1993, AND ENDING ON THE 23RD DAY OF JUNE, 1995, OR UNTIL THEIR SUCCESSORS ARE APPOINTED, PURSUANT TO THE PROVISIONS OF CHAPTER 9, ARTICLE III, OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS.

Mayor McDonald said the purpose of this Board is to make the final determination on whether or not a building is substandard or unsafe. Mayor McDonald proposed that Council reappoint the same members who are currently serving on the Board. Alderman Little moved to approve the ordinance, numbered 93-27, confirming the appointment of Ken Wright, Jon Bergeron, John Joyner, William Bomberger and Dr. Carl Meisner as members and Richard Spade as an alternate member of the City's Building Standards Commission for a two year term ending on the 23rd day of June, 1995. Alderman Piwonka seconded this motion which passed with unanimous consent.

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 ENTER INTO A REVISED INTERLOCAL AGREEMENT WITH THE TEXAS MUNICIPAL LEAGUE GROUP BENEFITS RISK POOL BOARD OF TRUSTEES TO OBTAIN THE COVERAGES PROVIDED IN THE SELECTED BENEFITS PLAN.

Mayor McDonald noted that authorizing this agreement would allow the City to purchase insurance through the Texas Municipal League after they go through the competitive bidding process. Alderman Piwonka moved to adopt the ordinance, numbered 93-28, approving the ordinance as presented. Alderman Henley seconded the motion which carried unanimously. Council then discussed a petition received requesting the closing of Brighton Lane at Dairy Ashford Boulevard. Mayor McDonald said the petition was signed by residents from seventy-three of the seventy-nine homes involved. They hope to stop vehicles from turning off of Dairy Ashford onto Brighton and cutting through the City, either on Brighton or the side street - Cedar Form, Brook Meadows, Blair Meadows - on their way to and from West Airport. Mayor McDonald is concerned that if Brighton is closed, motorists will use Dorrance and/or Monticeto to cut through from Dairy Ashford to West Airport. He said there have been funds budgeted for a stop light at Dairy Ashford and West Airport for several years but because there are two municipalities involved, Meadows and Sugar Land, the lights have not yet been installed. It is hoped they will be installed before the end of this year and, hopefully then, less motorists will be inclined to cut through the City.

Resident Ann Brand said that the residents had originally planned to ask for the closure of Blair Meadow at West Airport but as the petition was circulating, residents on Brighton (between Dairy Ashford and Mulholland) asked to be included in on it also.

Resident Kathleen Woods said she feels the safety of the children on that street is being hampered. The excessive speed of motorists trying to pass parked and slow moving cars is most dangerous to elementary school students who must walk to school and to Junior High students who congregate on Brighton and Brook Meadows to wait for their school bus.

Alderman Little said he believes it (Brighton at Dairy Ashford) is an exit/entrance the City doesn't need. Closing it would add to the security of the neighborhood but Council must be extremely careful to ensure that this closing would not interfere with the traffic pattern within the rest of the city. Meadows residents would have to be informed that closing this particular street is an extreme case.

Alderman Piwonka asked what time of the day did most of the traffic occur? He was informed that in the morning motorists tend to turn eastbound onto Brighton off of Dairy Ashford and in the evening they turn northbound on Blair Meadow off of West Airport. Several motorists use Brighton at night to speed from Dairy Ashford to the City park.

Mayor McDonald said he is concerned about emergency safety complications that could result from the closing of the street. The petition was not unanimous, although there was only one objection (from a police officer who works for another entity) and several empty homes. He said the City would begin the process of looking into the possibility of closing the street. Traffic counts and reports from the City Engineer, Fire Marshal, Police Chief and City Attorney will be requested. If the City seriously considers the possibility, a public hearing will be held. A report will be made on the issue's progress at the next Council meeting.

Council then discussed cable television rate regulations. Mayor McDonald said cities have until some time in October to determine if they want to regulate the basic cable service within their boundaries. Stafford and Missouri City have contracted with a consultant to help them decide about regulating the rates in those



cities. They have agreed to include Meadows if Council decides this is what they want. There is also a law firm in Austin that will put together a package for \$450. When the information on the Stafford/Missouri City consultant is received, it will be distributed to Council. Warner Cable is interested in renewing its franchise in Meadows.

During additional comments from the audience, Mr. Keith Hammons said he represents a group of people who would like to see Dorrance Lane closed at the mall to prevent through traffic and speeders on Dorrance between the mall and Kirkwood. He said the traffic in this area was becoming very hazardous. He said police protection has been slackening up and recently a car was stolen and a child was almost hit. Mayor McDonald said he will speak with the Police Chief about the possibility of providing more police protection on Dorrance between Bloomington and Kirkwood.

Ann Brand thanked Alderman Little for his positive encouragement to the residents regarding their street closing petition.

There being no further business to discuss, Alderman Henley made a motion to adjourn the meeting. Alderman Marshall seconded the motion and with unanimous approval the meeting was adjourned at 8:39 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 27, 1993

[illegible]



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Ann Brand thanked Alderman Little for his positive encouragement to the residents regarding their street closing petition.

There being no further business to discuss, Alderman Henley made a motion to adjourn the meeting. Alderman Marshall seconded the motion and with unanimous approval the meeting was adjourned at 8:39 p.m.

  
Elaine Herff, City Secretary

PLEASE SIGN if 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.

*July 27, 1993*

NAME	ADDRESS	NUMBER (AS LISTED ON AGENDA) OF AGENDA ITEM(S) TO BE ADDRESSED
<i>H. Keith Hammons</i>	<i>11323 DORRANCE</i>	<i>12 - Closure of Brighton Lane</i>
<i>Kathleen Woods</i>	<i>12506 Brook Meadows Ln.</i>	<i>12 - Closure of Brighton Lane</i>



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:

7:30 P.M., TUESDAY, AUGUST 17, 1993  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

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

City Secretary  
Elaine Herff

## PURPOSE: WORKSHOP, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Workshop to discuss the following items:
  - a. Review of proposed five year capital projects plan.
  - b. City's participation in the widening of Dairy Ashford in conjunction with proposed development.
  - c. Other matters.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 13TH DAY OF AUGUST, 1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF WORKSHOP MEETING  
OF  
AUGUST 17, 1993  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The workshop meeting of the Meadows City Council was called to order at 7:34 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. The workshop would consist of discussion on two items: the proposed Capital Project Budget and widening of Dairy Ashford.

Discussing the proposed Capital Project Budget, Mayor McDonald gave each council member a two sheet proposed Capital Project program containing item requests from each department head. He said some of the requests will be moved to the regular city budget. He hopes as many of the requests as possible can be put in the Economic Development Corporation budget to be paid by EDC funds. Requests for the next five years total \$3,700,000. The largest request is for a sludge digester for \$780,000. It is anticipated this digester will be required by EPA regulations soon. Several of the requested items can be put off to a later budget year but all will ultimately need to be considered. Some of the items can be improved upon. For instance, there is a total request of \$96,128 over a five year period to convert a second tank at the sewage treatment center into a storage tank. Storage area is badly needed but a metal building put behind the office building on Kirkwood would probably suffice and be cheaper. This budget will be presented to the City Secretary next week with any changes in it noted to Council.

The widening of Dairy Ashford was then discussed. Dairy Ashford is currently in very bad shape. To redo the street, making it four lanes with concrete curbs and gutters will cost 14.2 million dollars. Federal assistance funds are now being handled through the Houston Galveston Area Council. Funds for the next fiscal year have just been awarded. The request for widening Dairy Ashford ranked 18th among all requests received. The first ten ranking projects were funded. It is believed that there is a good chance that the Dairy Ashford request will be funded within the next two years. In the mean time, repairs must be made for safety reasons. The existing road bed is washing out from under the thick asphalt topping. Four entities - Meadows, Stafford, Sugar Land and Fort Bend County - are involved in this project. Sugar Land has come up with an innovative way of doing the repairs. They are proposing that six inches of the asphalt be dug up, crumbled and sold back to the asphalt company for a \$104,000 credit. Using county labor, the cost for materials will be \$60,000. Meadows share will be \$13,000. Sugar Land has agreed to be the project manager for this project. It is important to do these repairs now, not only for safety reasons but also because the state looks to see if the entities have done anything to help solve the problem when they are deciding to award funds. Meadows cost of the total \$4.2 million project will be 21% of the total cost or approximately \$73,800.

A signal light at Dairy Ashford and West Airport is set to be installed soon. This is another joint venture between Sugar Land and Meadows and Sugar Land will again manage the project. \$35,000 has



been set aside in Meadows Capital Budget fund toward this project. HGAC will fund some of the cost also. It is hoped this light will alleviate some of the problems with the cut through traffic from Dairy Ashford to West Airport on Brighton.

Mayor McDonald said a developer is interested in developing twenty-two acres at Dairy Ashford and West Airport into 115 residential lots. Traditionally, Meadows M.U.D. has charged developers 30% of their cost for utility installation. Council discussed continuing with the 70 - 30 split now that the Utility Department is part of the City. West Airport will eventually need to be extended from two lanes to four from Kirkwood to Dairy Ashford for a total cost of approximately \$450,000. The cost to complete this road way to the existing bridge west of Amblerwood should be about \$225,000 to \$250,000. Developers want to know what portion of this cost they will be required to assume. Council discussed proposing a 50 - 50 split with no higher than a 70 (City) - 30 (developer) split.

Council discussed how to do the accounting for the recently acquired Utility Department. Many small cities handle their utility departments as separate profit centers making them an enterprise or proprietary fund. Another method is to make it a department of the City, operating out of the General Fund without worrying about depreciation. Existing water and sewer rates of our Utility Department do not cover the total operating costs of the department. From an audit fee standpoint, it would be less expensive to make the Utility Department a functioning department of the City. Internal records will be kept to determine the City's cost to subsidize the Department. Our Utility Department is unique from other cities' departments as our system will not get any larger than it already is.

Discussing the request to close Brighton Lane at Dairy Ashford, Mayor McDonald requested we wait to see if the traffic light at Dairy Ashford and West Airport will alleviate the problem. Alderman Little disagreed, feeling Blair Meadow should be closed at West Airport. Alderman Marshall said Council should study the problem after an accurate traffic count is completed in September.

Noting that employee medical insurance was a large budgeted item, Mayor McDonald asked Alderman Marshall to chair a committee composed of himself, Elaine Herff, Mike Pickett and Bernard Harrington to make recommendations to City Council.

The City's garbage contract with Purvis Disposal Company expires on July 1, 1994. Council could find no major problems with the company, feel they are giving excellent service and noted their rates are \$2 to \$3 cheaper than other companies. Bids received from other companies in the past have traditionally been 40% - 60% higher than Purvis. Negotiations with Purvis should be made before their contract expires.

The cable franchise with Warner Cable Company is up for renewal in January. Stafford and Missouri City have joined together and hired a consultant to negotiate a new franchise with Warner Cable at an estimated cost of \$21,000. They have agreed to allow Meadows to join with them at an estimated cost of \$1,600 - \$2,000 if council so chooses.

Alderman Little presented a proposal from Southwestern Bell for a message director for the City. He will look into the matter and provide more information at a later date.

Mayor McDonald said Planning and Zoning Chairman Leen Zellers has requested that Hank Mann and Jerry Sides be appointed to serve as alternates on the Planning and Zoning Commission. Mr. Mann is a real estate agent with Coldwell Banker and Mr. Sides is a long time city resident. Mayor McDonald will recommend their appointment at the next City Council meeting.



Alderman Little asked Council to seriously consider extending the employee covered parking area at a cost of \$2,900 noting it would be a well appreciated perk for employees.

There being no further items to discuss, Alderman Henley made a motion to adjourn the workshop meeting. Alderman Kress seconded the motion and with unanimous approval the meeting was adjourned at 9:30 p.m.

  
Elaine Herff, City Secretary

Alderman Little asked Council to seriously consider extending the employee covered parking area at a cost of \$2,900 noting it would be a well appreciated perk for employees.

There being no further items to discuss, Alderman Henley made a motion to adjourn the workshop meeting. Alderman Kress seconded the motion and with unanimous approval the meeting was adjourned at 9:30 p.m.

  
Elaine Herff, City Secretary

City of  
**Meadows**

One Trojan Drive  
Stafford, Texas 77477  
Tel (713) 983-2930  
Fax (713) 983-2040

#### 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. 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. 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.





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

\*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 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:

7:30 P.M., TUESDAY, SEPTEMBER 7, 1993  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayer  
Jim McDonald

Aldermen  
Terry J. Henley  
Craig A. Kress  
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. Workshop to review and discuss fiscal year 1993 - 1994 City budget.
3. Executive session as authorized by V.T.C.S., Article 6252-17, Section 2, (g) to discuss city employees.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 3RD DAY OF SEPTEMBER, 1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF WORKSHOP MEETING  
OF  
SEPTEMBER 7, 1993  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The workshop meeting of the Meadows City Council was called to order at 7:30 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: Craig Kress  
Clyde Little  
Richard Marshall  
David Piwonka

and the following absent:

Alderman: Terry Henley

thus constituting a quorum.

Also present were Public Utilities Director B.L. Abbott and Police Chief G. Michael Pickett.

Mayor McDonald noted that Alderman Henley was attending a funeral in Arkansas but would be back in time to chair the Thursday evening Economic Development Council board meeting. Mr. Herb Appel, Chairman of the Fort Bend Economic Development Council and a representative from the Ayrshire Corporation will also be present on Thursday to address the Board.

Police Chief Pickett notified Council of a problem in our court system serving warrants on defendants who fail to appear in court on their appointed dates. We currently have no police officers who have the time to devote to serving these warrants. There is currently over \$44,000 in outstanding fees due to the court. If 25% of these are collected, the city would stand to receive approximately \$10,000. Some entities have non-paid reserve officers serving these warrants and pay them the warrant fee for serving them. Another possibility would be for our detective, Joe MacDonough who currently works CID cases three days a week and patrol duty two days, to spend two days a week pursuing active warrants. A part time officer could be hired to take over his two days of patrol duty at a cost of about \$8,300 per year. It may also be possible to enter our active warrants in the SETSIC system (not TELETS) and Chief Pickett is going to look into this possibility. Chief Pickett also requested permission to hire a new full time officer at a net cost of \$29,000.

Council then reviewed and discussed the proposed City budget for fiscal year 1993 - 1994. Questions about revenues, individual departments, cash balances, some proposed additions to the budget and the new utility department were answered.

Alderman Piwonka then made a motion to take a five to ten minute break in the meeting before going into executive session as authorized by V.T.C.S., Article 6252-17, Section 2, (g) to discuss city employees. Alderman Marshall seconded this motion and with unanimous approval council broke for a short recess at 8:55 p.m.

Council returned to open session at 9:30 p.m. There was no further business to discuss and Alderman Marshall made a motion, seconded by Alderman Kress, to adjourn the meeting. With unanimous approval the meeting was adjourned at 9:31 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:

7:30 P.M., TUESDAY, SEPTEMBER 21, 1993  
MEADOWS CITY HALL  
ONE TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

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

City Secretary  
Elaine Herff

PURPOSE: PUBLIC HEARING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Public Hearing on the proposed City budget for fiscal year 1993-1994.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 17TH DAY OF SEPTEMBER, 1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF PUBLIC HEARING  
OF  
SEPTEMBER 21, 1993  
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, 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: Craig Kress  
Clyde Little  
Richard Marshall  
David Piwonka

and the following absent:

Aldermen: Terry Henley

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. Tomorrow evening council members were invited to join him in presenting a check for fire fighting services to Stafford at their 7:30 p.m. City Council meeting at Stafford City Hall.

Mayor McDonald then stated that the purpose of tonight's meeting was to hear from the public comments, both pro and con, on the city's proposed '93-'94 fiscal budget. At a workshop held two weeks ago, it was council's consensus to hire one more part time police officer, a new maintenance worker and give present city employees a 3% pay raise. The proposed tax rate of .76 per \$100 valuation includes a .21 reduction in the ad valorem tax rate to compensate for the additional revenue expected from the 1/2 cent increase in city sales tax. Page four of the proposed budget includes a proposed five year capital program which is not yet finalized. The five year plan is constantly being worked on. Department directors are asking for \$118,740 in capital improvements during the '93-'94 budget year which is not accounted for in this budget. It is hoped that some funds will become available for these items during the year. The budget includes \$40,000 for sidewalk repairs. \$13,000 from the '92-'93 budget for sidewalk repairs has not been spent and will be moved into the new budget making over \$50,000 available for sidewalk repairs in the '93-'94 budget year. \$40,000 is budgeted for street repairs to fix a major problem on Kirkwood near the Kirkwood office as well as begin repairs to Dairy Ashford. It is hoped that about \$10,000 can be moved into this account from the '92-'93 budget year also. Previous figures for the Utility Department were not brought forward as they were not meaningful.

Resident Judy Doherty noted there were no funds in the parks budget for a City Ten Year Anniversary celebration. Mayor McDonald said \$3,000 was set aside in discretionary funds in the administration budget for this purpose. He noted the event would be planned and run by volunteers and not the Parks Dept.

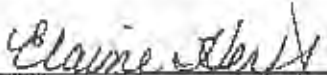
Alderman Piwonka thanked the Mayor and city staff for the amount of time they put into compiling this budget. He said it shows the city is trying to "hold the line" with a net decrease in taxes even when the decrease for the increased sales tax is taken into consideration.

Alderman Little echoed Alderman Piwonka's comments and said he liked the way the administration was keeping the cost of running the city down. He noted that over the last five years revenues have risen by 19% while administrative and court costs only rose 9% each, police costs rose 6% and parks costs rose 21%. These costs reflect the city's interest in creating more recreational activities for its citizens.



A comment was made for the Parks Department to consider expanding their basketball courts as he notes more basketball goals are being put up in resident's drive ways. Mayor McDonald said this possibility was discussed several times but there just is not enough room for expansion of the present basketball courts. Perhaps renting out the school gym would be a possibility or some other solution can be reached.

There being no further business to discuss, Alderman Marshall moved to adjourn the meeting. Alderman Piwonka seconded the motion and with unanimous consent the meeting was adjourned at 7:50 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 28, 1993  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldeermen  
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. Presentation of plaque to Council by Fort Bend Chamber of Commerce representative to encourage "Buy Fort Bend First" program.
3. Mayor's comments.
4. Comments from the audience.
5. Comments from council.
6. Approval of minutes of July 8, 1993 special meeting; July 27, 1993 public hearing; July 27, 1993 regular meeting; August 17, 1993 workshop meeting; August 24, 1993, regular meeting; September 7, 1993 workshop meeting.
7. Consideration of and action on a resolution proclaiming the week of October 23 - 29, 1993 as: RED RIBBON WEEK in the City of Meadows, Texas.
8. Recognition of employees for years of service to city as follows: Penny Dewey - 7 years.
9. Consideration of and action on an ordinance amending Ordinance No. 92-33, 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.
10. Consideration of and action on an ordinance adopting the fiscal 1993-1994 budget for the City of Meadows, Texas, and appropriating the several sums set up therein to the objects and purposes therein named.



11. Consideration of and action on an ordinance levying a tax rate for the City of Meadows, Texas for the tax year 1993.
12. 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 a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "Planning and Zoning Regulations," by specifically amending Article IV, "Planning Documents and Official Map," Section 24-D-1, "Official Zoning District Map," to rezone a certain parcel and tract of property being that portion of property that lies east of Dairy Ashford, south of West Airport, west of the Houston Lighting and Power easement and North of the city limits in the City of Meadows, Texas, from a C-1 light commercial district and a C-M commercial-residential mixed use district to an R-1 residential district and/or an R-2 residential district; 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.
13. Discussion of cable TV regulations.
14. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 24TH DAY OF SEPTEMBER, 1993, BY 7:00 P.M.

*Elaine Herff*

Elaine Herff, City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
SEPTEMBER 28, 1993  
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 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 Craig Kress Clyde Little David Piwonka

and the following absent:

Alderman:	Richard Marshall
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thus constituting a quorum.

Mayor McDonald introduced Tonie Nelson and Lewis Garvin, representatives of the Fort Bend Chamber of Commerce. Ms. Nelson and Mr. Garvin presented a plaque to City Council from the Fort Bend Chamber encouraging the "Buy Fort Bend First" program in Meadows. They said they were enlisting the support of local governments in the program by encouraging the governments to award contracts locally and purchase supplies and equipment (both business and personal) in Fort Bend. It is hoped an increased awareness in Buying Fort Bend First will impact the area by creating additional jobs, thereby increasing in the tax base.

During Mayor's comments, Mayor McDonald noted:

1. In conjunction with "Red Ribbon Week", Officer Ken Jackson and Meadows Elementary School Principal Scotty Bass are planning a "Red Ribbon Parade", scheduled for Saturday, October 23 beginning at 8:30 a.m. from Meadows Elementary School and ending at City Hall where refreshments will be served.

2. Meadows has purchased a device aid in the study of the city's traffic problems. The device can determine the number of vehicles, the number and size of trucks, the speed at which the vehicles are traveling and the time and date of travel on city streets. The device will develop traffic patterns and enable the Police Department to enforce speeding and stop sign laws.

3. The report from the Fire Marshal on closing Brighton is not favorable. It is very important to get accurate test results from the new traffic device so that impact studies can be completed. Studies will begin within the next two to three days on Brighton as well as Dorrance and Monticeto to see what the impact of closing one street could be. The studies should be completed within three to four weeks. A signal light at Dairy Ashford and Brighton will be installed as a joint project with Sugar Land and it is hoped this light will help with the traffic problems in this area.

4. Two tests have been completed on Dorrance at or near Bloomington. Very few speeders were observed during the time of the tests. The new traffic counter will allow the City to obtain information over a two to three day period.

Audience comments were next on the agenda. Mr. Champak Sadhu of 12102 Blair Meadow Drive said he was at first excited about the possibility of either Blair Meadow or Brighton being closed off to alleviate the speeding traffic problem on his street. After further thought he became concerned about fire and ambulance access and street repair problems. He requests that council study the problem thoroughly before implementing any changes.



Myra McMillan suggested the safety concerns on Dorrance be addressed with raised bumps being installed in the street east of Kirkwood and near where the Garden Ridge store is. She also would like to see any future commercial buildings that are built to be required to have fire sprinklers in them. She said she asked area newspapers why Meadows crime reports were not included in their weekly reports and was told that Meadows was a low crime area and the report would be included only every three to four weeks. She is concerned with bicycle safety after noticing many bicycle riders running stop signs. She inquired when signs announcing no pets, glass containers or alcoholic beverages allowed in City parks would be installed hoping they were budgeted for in the new fiscal year. She suggested alcoholic beverages be banned on any city property and would like to see a recycling container for aluminum beverage cans installed in the park areas. She requests the electorate be kept informed not only in the City Newsletter but also in local paper press releases and would like to see minutes from past council meetings posted at City Hall and the Recreation Center.

Kathy Woods, a resident of the "S" street (Cedar Form, Brighton, Blair Meadows) thanked Mayor McDonald for his earlier comments on the street. She appreciates the tests conducted to obtain accurate counts and Alderman Little's support in the matter. She is concerned that closing Blair Meadow at West Airport will result in a "party" dead end street for area gangs. She feels a traffic light installed at Dairy Ashford and West Airport could make matters worse, particularly if it is installed before the streets are widened as it will increase the traffic cutting through on Dorrance and Brighton. She feels if it is impossible to close Brighton at Dairy Ashford, it would be more detrimental to the residents to close Blair Meadow at West Airport.

During Council comments, Alderman Henley brought Council up to date on what has transpired with the Economic Development Corporation. At their meeting on September 9th, City Attorney Firmin Hickey explained the duties of the corporation and officers were elected as follows: President, Terry Henley; Vice President, Harry Hamilton; Secretary, Mike Read; Treasurer, Elaine Herff. At their next meeting, the commissioners held a workshop to look at requested capital projects, prioritizing them and discussing the best way to spend funds when they become available. The corporation is holding regular monthly meetings on the second Wednesday of each month at City Hall at 7:30 p.m.

Alderman Kress thanked Mr. Sadhu and Mrs. Woods for their comments regarding traffic problems. He feels the city should enforce the code regarding sprinkler systems as it is addressed in the Standard Building Code. He noted that, since Alderman Henley is involved with the Economic Development Corporation, he is now chairing the Recycling Committee and he is contemplating holding these meetings after the Planning & Zoning Commission meetings on the first Thursdays of each month.

Alderman Little also thanked the residents for voicing their opinions. He feels closing Brighton at Dairy Ashford is a unique situation from Dorrance and if proper circulation can be determined for school buses and emergency vehicles and if residents feel safer, maybe the request should be granted. He also would like to see signs installed at the City park.

Minutes from the July 8, 1993 special meeting; July 27, 1993 public hearing; July 27, 1993 regular meeting; August 17, 1993 workshop meeting; August 24, 1993, regular meeting; and September 7, 1993 workshop meeting were presented for approval. Alderman Henley made a motion to approve the minutes as presented. Alderman Little seconded the motion which carried unanimously.

Mayor McDonald then read a resolution proclaiming the week of October 23 - 29, 1993 as RED RIBBON WEEK in the City of Meadows. During this week, residents are encouraged to wear a red ribbon on their lapel to remind everyone to stay away from drugs. Mayor



McDonald would like to see a strong commitment from the community to be Drug Free. Alderman Piwonka moved to adopt the resolution as read. The motion was seconded by Alderman Henley and unanimously approved.

Mayor McDonald then recognized Penny Dewey for seven year of service to the City as a School Crossing Guard. She crosses children at the corner of Kirkwood and Dorrance mornings and afternoons when school is in session.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING ORDINANCE NO. 92-33, 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.

Mayor McDonald noted this amendment increases net revenues by \$105,730 with a majority of the funds coming from the mixed beverage tax. Net expenses are increased by \$50,472. Total revenue is increased by \$55,258 which Mayor McDonald said he will propose be added to the capital improvement budget. Alderman Little made a motion to approved this ordinance, numbered 93-32, amending the 1992-1993 fiscal budget as discussed. Alderman Piwonka seconded this motion which passed with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE ADOPTING THE FISCAL 1993-1994 BUDGET FOR THE CITY OF MEADOWS, TEXAS, AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Council has held several workshops and a public hearing on September 21st on this budget. Alderman Henley moved to approve the ordinance, numbered 93-33, adopting the 1993-1994 fiscal year budget as presented. Alderman Piwonka seconded this motion which passed 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 1993.

Mayor McDonald said he was proposing a .0395 tax rate for Maintenance and Operations and a .4505 tax rate for Debt Service making .76 the total tax rate for the 1993 tax year. Alderman Henley noted the combined tax rate of the City and the M.U.D. last year was .996 per hundred dollars of valuation. If no reduction was recognized for the sales tax increase, city residents would still realize a two cent decrease in taxes due mainly to the 13% homestead exemption new this year. Alderman Little moved to adopt the ordinance, levying a .76 tax rate in the City of Meadows for the tax year 1993. His motion was seconded by Alderman Piwonka and 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, TO BE HELD ON THE day of \_\_\_\_\_, 19\_\_\_\_, 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 INVOLVING A PROPOSAL TO AMEND CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS," BY SPECIFICALLY AMENDING ARTICLE IV, "PLANNING



DOCUMENTS AND OFFICIAL MAP," SECTION 24-D-1, "OFFICIAL ZONING DISTRICT MAP," TO REZONE A CERTAIN PARCEL AND TRACT OF PROPERTY BEING THAT PORTION OF PROPERTY THAT LIES EAST OF DAIRY ASHFORD, SOUTH OF WEST AIRPORT, WEST OF THE HOUSTON LIGHTING AND POWER EASEMENT AND NORTH OF THE CITY LIMITS IN THE CITY OF MEADOWS, TEXAS, FROM A C-1 LIGHT COMMERCIAL DISTRICT AND A C-M COMMERCIAL-RESIDENTIAL MIXED USE DISTRICT TO AN R-1 RESIDENTIAL DISTRICT AND/OR AN R-2 RESIDENTIAL DISTRICT; 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 that, if the property is rezoned, a developer is interested in building 115 to 120 new homes in the area. He is proposing the public hearing be held at 7:00 p.m. on October 26. Leen Zellers, chairman of the Planning and Zoning Commission, asked to be recognized. She said it is the goal of the Commission to protect the integrity and quality of homes in the City of Meadows. She said the commission would like to refine a landscaping ordinance for council's consideration. Alderman Henley then made a motion to adopt the ordinance, numbered 93-35, calling the public hearing for the 26th day of October, 1993 at 7:00 p.m. Alderman Kress seconded the motion which carried unanimously. He also encouraged everyone present to come to the public hearing to support the change in zoning from commercial to residential.

Council then discussed cable TV regulations. Mayor McDonald said that the City's current cable TV franchise will expire in January of 1994. The new franchise will run for fifteen years after it is renewed. The law has changed and now allows cities to regulate the rates in their jurisdiction. Stafford and Missouri City have hired an outside consultant to guide them in this process and have agreed allow Meadows join in at a pro rated cost. He is not sure that there would be any value in doing so. An Austin law firm is selling a package for \$450 which will satisfy all of the legal requirements allowing Meadows to regulate cable rates. It was council's consensus to purchase the \$450 package from the Austin law firm.

There were no further comments from the audience.

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

September 28, 1943 Regular

[illegible]



October 26, 1993

Mayor Jim McDonald,  
City Council Members  
One Trojan Drive  
Stafford, TX 77477

Gentlemen:

In an effort to acquire one of the last available tracks of land in an area that is becoming more and more popular for new residential and commercial development, we would like to share with you our views on Parks and Recreational development.

Meadows Parks and Recreation Department would like to set priorities within our needs and responsibilities even though we understand the demand for increased services all around. But when citizens complain about the need for additional recreational space, a growing population and urban sprawl have left little or no land for our city to preserve.

In a study done by TPL, (The Trust for Public Land) it was found that, "community leaders believe that open space and public park and recreation services constitute a classic "public good" that can best be provided by government. "

\*\*\*\*popular support for increased spending on parks and recreation is not reflected in agency budget priorities.

\*\*\*\*underdeveloped land in and around cities is available for protection, but these opportunities will decline sharply.

\*\*\*\*open spaces promote community pride and provide an escape from stress.

\*\*\*\*often, property adjacent to these sites has a higher value.

Aside from the obvious therapeutic value of parks, numerous studies nationwide have indicated that when recreation areas and facilities are well maintained and administered, property values in the community increase. In fact, a June 1985 National Recreation and Park Association study found that "the recreation value is realized as a rise in the value of land and other property in or near the recreation area; it is of both private interest to the land owner and others holding an economic stake in the area, and of public interest to the taxpayers, who have a stake in a maximum of total assessed values."

And the National Park Service reported in June 1984 that parks and recreation activities stimulate business and generate revenue, help conserve land, help reduce pollution & noise; make communities more liveable; and increase property values.

At a time of high crime, too few jobs, and possible declining tax base, many officials don't see the importance of recreational space; some may see urban green spaces only as decorative pieces of very expensive urban land that later may be used for commercial or residential use. Our city needs to envision what they want to look like in 50 years. If in that process we identify a quality, safe, desirable community that is uncluttered and spacious, the importance of open space is critical. Future generations need to understand the value of the use of land.

While the property located all around city hall has just been placed on the market, the city needs to act now on purchasing some of this land before it is gone. Purchasing this land with the idea of construction of a small park area and large community center would benefit our city tremendously.

By researching our neighboring cities we have found that each of the following cities have substantially larger, more equip and up to date facilities. These facilities promote a tremendous sense of city pride as well as revenue.

Sugar Land, currently booked through 8 months.

Missouri City, currently booked through 1 year.

Stafford, currently booked through 6 months.

Bellaire, new, not taking reservations yet.

These cities refer customers to our city and we do not have the facilities to handle 90% of requested parties. Our current facility capacity is only 50. Most people are looking for at least 100 person capacity,

#### Building sizes:

Sugar Land, 10,000 square feet.

Bellaire, 25,000 square feet.

Missouri City, 21,000 square feet.

Stafford, 25,000 square feet.

Prices range from \$800,000 to 2 million.

The Parks and Recreation Directors have been researching many options for help for additional funding. For example, the City of Bellaire was awarded \$250,000 towards the construction of their center from Harris County. The City of Baytown did a project where Exxon put up \$100,000 to match grants for their city park. We would like to explore the possibility that we may get local businesses to get involved in such a project. Texas Parks and Wildlife has been contacted for possible state/federal grants. Tim Hogsett, Chief of Grants, informed us that the same program we used for the park is available for any additional parks.

The new community center could house additional office space as well as the much needed storage for our city. Additional leisure programs could be offered with the additional classrooms and a versatile gymnasium, auditorium could offer future basketball activity. This spacious building would also provide a place for the special events in our city to move during bad weather. Parks and Recreation has ideas that will



utilize our existing community center as well. With the rise in gang activity, our city would be able to provide modern, up to date facilities for activities that would accommodate the teens as well as the senior citizens. The existing center connected to all pool activities may be used as a teen center, with very economical recreation such as shuffleboard, ping pong and video games. We envision supervision of these programs in the same line as lifeguarding the pool. We would like to implement a seniors program with such activities as checkers, cards and social gatherings and outings.

Please strongly consider and look at the possibility of this project. We feel that this could be a big turning point in the development of our community.

Parks and Recreation Directors,  
Terry Modeland  
Monya Keenan



One Trojan Drive  
Stafford, Texas 77477  
Tel (713) 983-2930  
Fax (713) 983-1940

# NOTICE OF PUBLIC HEARING

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 26, 1993  
MEADOWS CITY HALL  
ONE TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

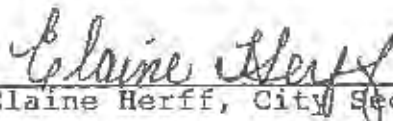
Aldermen  
Terry J. Henley  
Craig A. Kress  
Clyde E. Little  
Richard L. Marshall  
David J. Piwonka

City Secretary  
Elaine Herff

## PURPOSE: PUBLIC HEARING, AGENDA AS FOLLOWS:

1. Call to order.
2. Public hearing 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," by specifically amending Article IV, "Planning Documents and Official Map," Section 24-D-1, "Official Zoning District Map," to rezone a certain parcel and tract of property being that portion of property that lies east of Dairy Ashford, south of West Airport, west of the Houston Lighting and Power easement and North of the city limits in the City of Meadows, Texas, from a C-1 light commercial district and a C-M commercial-residential mixed use district to an R-1 residential district and/or and R-2 residential district.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF PUBLIC HEARING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 22ND DAY OF OCTOBER, 1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF JOINT PUBLIC HEARING  
OF  
OCTOBER 26, 1993  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
OF THE CITY OF MEADOWS, TEXAS

The joint public hearing of the Meadows City Council and Meadows Planning and Zoning Commission was called to order at 7:00 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:	Terry Henley Craig Kress Clyde Little Richard Marshall David Piwonka

thus constituting a quorum.

Mayor McDonald stated that 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 concerning a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "PLANNING AND ZONING REGULATIONS," Article IV, entitled "Planning Documents and Official Map," Section 24-D-1, entitled "Official Zoning District Map," by rezoning that parcel and tract of property that lies east of Dairy Ashford, south of West Airport, west of the Houston Lighting and Power easement and north of the Meadows city limits from a C-1 light commercial district and a C-M commercial-residential mixed use district to an R-1 and/or an R-2 residential district.

Mayor McDonald said the basic difference between the R-1 and R-2 residential district is the size of the lots. Minimum lot area in R-1 is 6,000 square feet with a minimum lot width of 60 feet and a minimum lot depth of 100 feet. In the R-2 district, the minimum lot area is 5,000 square feet with a minimum lot width of 50 feet and a minimum lot depth of 100 feet. R-1 requires a minimum front yard of 18 feet and rear yard of 15 feet. R-2 requires a minimum front yard of 15 feet and rear yard of 8 feet. R-1 allows a maximum of 60% lot coverage while R-2 allows a maximum of 70% lot coverage. A little more than one acre of the area in question (that area closest to the drainage ditch) will be purchased by the City for a future water well and surface water storage site.

Resident Jim Simpson said he questions the wisdom of changing the zone. He feels the city would be better off with commercial businesses there. He said houses alone cannot support a city. Commercial businesses pay taxes on property and inventory and generate sales taxes. He does not see how homes can contribute to reducing the city's tax base. He thinks the land should remain commercial. He feels Doctor's offices or storage facilities might be a good use for the area. Until it develops, the green belt it provides is pleasing to the eye. He also worries about the additional stress that would be put on Airport Blvd. with new houses there.

Alderman Henley said most of Mr. Simpson's concerns have been looked into. The benefit of developing that property residentially now outweighs letting it sit vacant for the next twenty to thirty years. Mayor McDonald said some very knowledgeable real estate people have researched the issue and believe residential use of the land is the highest and best use right now. Council will vote on the issue at their regular meeting in November.

Resident Jerry Vederman said he feels that putting houses there would be a deterrent to Meadows. Meadows is a good place to live. Services provided will be diluted with an additional 120 homes and he



feels the new modern houses will cheapen the existing older houses in Meadows. He does not feel enough tax revenue will be generated to pay for the services it will be necessary to provide. Residents will not feel they are a part of Meadows since they will be separated by the very busy West Airport Blvd. Eventually the City will have to deal with ramshackle wooden fences - same as those that currently exist along the north side of Airport. The cost of street lights, police service, trash pickup and the depletion of the reserve capacity of the water department need to be considered. He sees no benefit to existing residents or new residents and hopes Council will vote against the proposal.

Alderman Little replied that a green belt would be nice but there is not a green belt there now. He would not like to see storage facilities there but would like to see businesses generating revenue for the City, however to the best of his knowledge, no business has generated interest in the property. He feels commercial property requires as much police protection, if not more, than residential property. He questioned if Council could dictate to the developer what type of fences could be put in. Mayor McDonald said the issue would have to be addressed before the final plat is approved.

There were no further comments, for or against the proposal. Alderman Piwonka made a motion to adjourn the public hearing. Alderman Henley seconded this motion which passed with unanimous approval and the public hearing was adjourned at 7:30 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, OCTOBER 26, 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

Blaine 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. Recognition of council and employees for years of service to city as follows: Mike Pickett - 7 years; Randy Schlauch - 5 years; Myron Moten - 1 year and Ever Jiminez - 1 year.
6. Consideration of and action on a resolution of the City Council of the City of Meadows, Texas, in the election of candidates to the Board of Directors of the Fort Bend Central Appraisal District.
7. Consideration of and action on a resolution of the City Council of the City of Meadows, Texas, to participate in the HGAC Enhancement Program.
8. Consideration of and action on an ordinance regulating the rates charged by cable television operators within the City of Meadows, Texas, for the basic service tier and related equipment and installation charges, in accordance with the Cable Television Consumer Protection and Competition Act of 1992, Public Law No. 102-385; providing definitions; requiring notice of basic tier availability; requiring certain information on cable monthly bills; prohibiting negative option billing; providing for itemized subscriber bills; providing formula for calculation of basic service tier rates and equipment and installation charges; providing for cost accounting and cost allocation requirements; providing for pass-through of costs of satisfying franchise requirements; providing guidelines for certain customer

charges; requiring notice of proposed rate increases; providing for review of basic cable service and equipment rates; providing protections for proprietary information; placing burden of proof on the cable operator; providing for written decisions by the city; providing for possible rate reductions and refunds; providing for severability and effective date; and ordaining other provisions related to the subject matter hereof.

9. Discussion of and receive of comments for and against acquiring additional land for a new community center.
10. Audience comments.
11. Adjournment

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 22ND DAY OF OCTOBER, 1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
OCTOBER 26, 1993  
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 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 Craig Kress Clyde Little Richard Marshall David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. The Red Ribbon Parade held Saturday morning was very successful. Because of the early hour (8:30 a.m.) there were not many spectators. Participating groups were Meadows Elementary School, Meadows Police Department, Meadows Garden Club and Meadows Citizen Police Academy Alumni.
2. Congratulations to Roel Arevalo who will be honored as Meadows' Home Town Hero by Warner Cable at a ceremony on Thursday, October 28.
3. The Economic Development Corporation has met and approved a budget for their first year which will be submitted to Council for their approval. One item in the budget is approval of a traffic light at West Airport & Kirkwood. An engineering company has completed counts necessary to be submitted to HGAC by November 15th for funds on this project.
4. Temporary improvements have been completed on Dairy Ashford. It will be three to five years before a four lane street will be completed there. Cost for this will be shared by four entities.
5. A new traffic counter arrived last Friday. It will be used to assess the situations on Brighton Lane and Dorrance Street first.
6. Alderman Clyde Little has completed preliminary work on a \$250,000 grant request to beautify West Airport Blvd.
7. According to a national poll, local governments have recently received the highest rating on their responsiveness to their citizens.

During audience comments, resident Jim Simpson said he appreciates the fact that it is easy to address council but he does not feel council is listening - that their minds are already made up.

Ralph Kettlewell said he feels the new traffic counter will reiterate his findings that there is still heavy truck traffic on Dorrance. He feels too many vehicles are speeding with 19% of traffic exceeding the speed limit, 12% speeding over 35 mph and one car exceeding 50 mph. He feels traffic laws need to be enforced, police need to be visible and signs (no through trucks) need to be posted in the area.

During council comments, Alderman Kress thanked Mr. Simpson for attending the meeting. Council has heard from the developer for several months and they like to hear the residents' point of view also. He also thanked the Public Works department for fixing the barricades and chopping down weeds along West Airport and is glad the old M.U.D. sign on Kirkwood has been taken down.

Mayor McDonald recognized city employees for their years of service to the City as follows: Mike Pickett - 7 years; Randy Schlauch - 5 years; Myron Moten and Ever Jiminez - 1 year.

Mayor McDonald then read the following resolution caption:



A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, IN THE ELECTION OF CANDIDATES TO THE BOARD OF DIRECTORS OF THE FORT BEND CENTRAL APPRAISAL DISTRICT.

Meadows has only thirteen votes out of about 2,500. Don Cook, a Meadows resident, is on the current Board and said he is interested in staying there. He has done a good job and Mayor McDonald proposed all thirteen of Meadows votes be cast for Mr. Cook. Alderman Piwonka moved to adopt the resolution, numbered 93-05, casting all of Meadows thirteen votes to Don Cook in the election of candidates to the Board of Directors of the Fort Bend Central Appraisal District. Alderman Marshall seconded this motion which 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 HGAC ENHANCEMENT PROGRAM.

Mayor McDonald said Alderman Little was working on this program and asked him to explain it. Alderman Little said that on Monday he delivered the project nomination form to HGAC, requesting the City of Meadows be granted a \$200,000 grant to which the City would contribute 20% of the cost or \$50,000. The project is titled the West Airport Boulevard Landscape Development Project and includes both hardscape - berms, cross walks, curbs, entry signs, etc. from Highway 59 to Kirkwood. The presentation was made on Monday and he hopes to receive an answer by January. This resolution is needed to show HGAC that the City supports this project. Alderman Little then moved to adopt the resolution, numbered 93-06, a resolution of the City Council of the City of Meadows to participate in the Statewide Transportation Enhancement Program provided for by the Transportation Efficiency Act of 1991. Alderman Marshall seconded this motion. Alderman Piwonka thanked Alderman Little for all the hard work he put into this project and hope the City will receive the funds. Alderman Little thanked Pat Sears for his help in the project. Mayor McDonald called for a vote and the motion passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE REGULATING THE RATES CHARGED BY CABLE TELEVISION OPERATORS WITHIN THE CITY OF MEADOWS, TEXAS, FOR THE BASIC SERVICE TIER AND RELATED EQUIPMENT AND INSTALLATION CHARGES, IN ACCORDANCE WITH THE CABLE TELEVISION CONSUMER PROTECTION AND COMPETITION ACT OF 1992, PUBLIC LAW NO. 102-385; PROVIDING DEFINITIONS; REQUIRING NOTICE OF BASIC TIER AVAILABILITY; REQUIRING CERTAIN INFORMATION ON CABLE MONTHLY BILLS; PROHIBITING NEGATIVE OPTION BILLING; PROVIDING FOR ITEMIZED SUBSCRIBER BILLS; PROVIDING FORMULA FOR CALCULATION OF BASIC SERVICE TIER RATES AND EQUIPMENT AND INSTALLATION CHARGES; PROVIDING FOR COST ACCOUNTING AND COST ALLOCATION REQUIREMENTS; PROVIDING FOR PASS-THROUGH OF COSTS OF SATISFYING FRANCHISE REQUIREMENTS; PROVIDING GUIDELINES FOR CERTAIN CUSTOMER CHARGES; REQUIRING NOTICE OF PROPOSED RATE INCREASES; PROVIDING FOR REVIEW OF BASIC CABLE SERVICE AND EQUIPMENT RATES; PROVIDING PROTECTIONS FOR PROPRIETARY INFORMATION; PLACING BURDEN OF PROOF ON THE CABLE OPERATOR; PROVIDING FOR WRITTEN DECISIONS BY THE CITY; PROVIDING FOR POSSIBLE RATE REDUCTIONS AND REFUNDS; PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

Mayor McDonald said the Federal Government has changed the law allowing cable rates to be regulated locally. For a minimum charge this ordinance was prepared by an Austin law firm specializing in



this area of law. A fifteen year cable franchise will be entered into in January. With this ordinance we will be able to say that we want the same rates the cable company is charging the City of Houston. Alderman Henley said this ordinance really gives council the authority to exercise control that we may need in the future. Alderman Henley moved to adopt the ordinance, numbered 93-36, as presented. Alderman Piwonka seconded the motion which was passed unanimously.

Mayor McDonald said the City is aware the land owners in Meadows are trying to sell land. The City may be interested in acquiring two to three acres. The land owners said to let them know where and they will allow the City first option to purchase it should another party become interested in its purchase. Parks Directors Terry Modeland and Monya Keenen then presented council with a paper explaining why they feel additional land should be purchased for a new community center. They said when the land is gone - its gone, so it is important for Council to take advantage of the opportunity to purchase the land while it is still available. A new ten to twenty five thousand square foot community center with a park alongside it would be an asset to our community. Grant money can be looked into to help purchase the land which could be used by senior citizens during the day and by teens at night.

Resident Harry Hamilton said he serves as Vice President of the Economic Development Corporation. The purpose of this corporation is to oversee the funds generated by the special tax. Although land for a new community center did not make the list of things to spend funds on this year, he thinks the City needs to do something about the problem before the opportunity is gone. He feels land adjacent to City Hall should be used for this purpose. Original plans for City Hall included an expansion site behind the existing building for such a purpose. He said it is the general consensus of the E.D.C. that something needs to be done about this situation soon. With the possible exception of a fire department, the only thing lacking in Meadows is an adequate community building.

During audience comments, resident Myra McMillan asked the City Engineer if the resurfacing of Dairy Ashford was completed. He said yes, with the exception of striping and limestone to be deposited on the shoulder. Ms. McMillan then asked the Parks & Recreation Directors what the status of signs on the jogging trail was. They told her a sign maker has provided a rough draft of what they want and a sign will be ordered just as soon as rules are agreed upon.

Judy Doherty said she was really in favor of an additional community center. She strongly urged Council to acquire the land some place and to start making plans for a building.

Jim Simpson said he concurred with the idea of purchasing land.

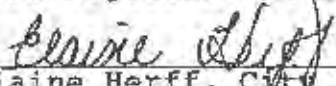
Hugh Waddel said he agreed the City needs more park land.

Mayor McDonald said everyone seems in favor of more parks. While a new well site and street lights along West Airport and Dairy Ashford and West Airport and Kirkwood are needed now, Ayrshire will probably tag the land and not require us to purchase it all this year.

Alderman Marshall asked what the status for negotiating with the School District for a 99 year lease of their property was. The Parks Directors are working on this project now.

Alderman Little reminded Council new City buildings will require more maintenance expense.

There being no further business to discuss, Alderman Henley moved to adjourn the meeting. Alderman Piwonka seconded this motion and with unanimous approval the meeting was adjourned at 8:31 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 Meeting October 26, 199.

[illegible]



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:



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

7:30 P.M., MONDAY, NOVEMBER 1, 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: 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 a resolution of the City Council of the City of Meadows, Texas, conveying its intent to make a twenty percent (20%) local match of funds for transportation projects approved in the 1995 Traffic Improvement Program administered by the Houston-Galveston Area Council.
6. Consideration of and action on a resolution naming Houston Independent Bank as a depository institution for the funds of the City of Meadows, Texas.
7. Ratification of the following expenditure:  
The Read Rite Company                      \$9976.82
8. Discussion of suggested sessions for delegates to attend at the Annual Texas Municipal League Conference.
9. Comments from the audience.
10. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 29TH DAY OF OCTOBER, 1993, BY 7:00 P.M.

A handwritten signature in cursive script that reads "Elaine Herff".  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
NOVEMBER 1, 1993  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

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

and the following absent:

David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. He attended a meeting that afternoon with the chief executive officer of Sam White Oldsmobile. This company has entered into an earnest money contract for 20 acres of land on the Southwest Freeway and Airport Blvd., adjacent to the Ford Motor dealership. They have voluntarily indicated that they would like to see the project esthetically pleasing, knowing that West Airport is the major entrance into the City of Meadows. They have already obtained a copy of our zoning ordinance. They hope to move the complete Oldsmobile, Honda, Isuzu dealership from Beechnut and Gessner to this location. No time frame has yet been discussed. The dealership is expected to be twice as large as the Ford dealership. The City receives ad valorem taxes on automobile inventory and sales taxes on repair work.

There were no audience comments.

During Council comments, Alderman Little requested the status of recreational vehicles being visible from the street be looked into. There appears to be at least one and maybe two residents that violate the City's Ordinance in this area. Mayor McDonald said one of them plans to install an eight foot fence which should block the RV from street view.

Alderman Marshall asked the City Engineer if Dairy Ashford could be striped down the side now that it has been refinished with black top and the sides are very difficult to see, especially at night. City Engineer B.L. Abbott replied that striping has always been part of the original plans and that work is being completed now.

Alderman Henley wondered if the City wanted another car dealership. Mayor McDonald said there is nothing in the City Ordinances to prohibit this type of business and that the EPA closely monitors them.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
MEADOWS, TEXAS, CONVEYING ITS INTENT TO MAKE A  
TWENTY PERCENT (20%) LOCAL MATCH OF FUNDS FOR  
TRANSPORTATION PROJECTS APPROVED IN THE 1995  
TRAFFIC IMPROVEMENT PROGRAM ADMINISTERED BY THE  
HOUSTON-GALVESTON AREA COUNCIL.



Mayor McDonald explained this resolution was basically a generic one which shows the intent of the City to contribute 20% of necessary funds on projects submitted to HGAC for state and local funding should these grants be awarded. Currently three requests have been made on the part of Meadows. They include the widening of West Airport from U.S. 59 to Highway 6. It is estimated the cost to complete this project in Meadows would be \$450,000 with Meadows potential cost being \$90,000 in matching funds. Also included are traffic lights at West Airport and Kirkwood (\$140,000 total cost, Meadows 20% being \$28,000) and reconstructing and widening Dairy Ashford (estimated total cost \$4.2 million, Meadows 20% of portion in City being \$120,000.) Alderman Henley said he felt like Meadows matching funds for widening West Airport and for the red light could come from EDC funds. Alderman Henley then made a motion to adopt the resolution, numbered 93-07, conveying Meadows intent to make a 20% local match of funds for transportation projects approved in the 1995 Traffic Improvement Program administered by the HGAC. Alderman Marshall seconded this motion which carried unanimously.


Mayor McDonald then read the caption to the following resolution:  
A RESOLUTION NAMING HOUSTON INDEPENDENT BANK AS A  
DEPOSITORY INSTITUTION FOR THE FUNDS OF THE CITY  
OF MEADOWS, TEXAS.

Mayor McDonald said he has spoken to Bruce Hurta, HIB president who requested the City invest some funds at this bank. Interest rates will be compared and, if they are favorable, the City will invest approximately \$50,000 in the bank. This might encourage the bank to advertise in the City's Newsletter also. Alderman Marshall moved to adopt the resolution as presented. Alderman Little seconded this motion which passed with unanimous approval.

After examining the bill from The Read Rite Company for valves, fitting, clamps, etc. which are used in the water/sewer system maintenance, Alderman Little made a motion to ratify the expenditure as presented. Alderman Marshall seconded the motion which passed unanimously.

Delegates who were attending the Texas Municipal League Annual Conference later in the week then discussed which educational sessions they would attend.

There being no further business to discuss, Alderman Little moved to adjourn the meeting. Alderman Henley seconded the motion and, with unanimous consent, the meeting was adjourned at 8:06 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, NOVEMBER 23, 1993  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

### Mayor

Jim McDonald

### Aldermen

Terry J. Henley  
Craig A. Kress  
Clyde B. 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. Recognition of employees for years of services as follows: Monya Keenen, three years; Terry Modeland, three years.
6. Recognition of Roel Arevalo as Meadows hometown Hero of the year.
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 IV, entitled Planning documents and Official Map," Section 24-D-1, Official Zoning District Map," to rezone a certain parcel and tract of property being that portion of property that lies east of Dairy Ashford, south of West Airport, west of the Houston Lighting and Power easement and north of the city limits in the City of Meadows, Texas, from a C-1 light commercial district and a C-M commercial-residential mixed use district to an R-1 residential district and/or an R-2 residential district.
8. Proclamation by Mayor declaring December 9, 1993, as CASA DAY in Meadows, Texas.
9. Proclamation by Mayor declaring the month of January, 1994 as VOLUNTEER BLOOD DONOR MONTH in Meadows, Texas.



10. Consideration of and action on a resolution of the City Council of the City of Meadows, Texas, setting forth actions necessary to maintain permit requirements contained in the NPDES Permit number TX0053872 based upon review of the Municipal Water Pollution Prevention Environmental Audit Report as attached hereto and marked "Exhibit A".
11. Consideration of and action on an ordinance approving the fiscal 1993-1994 budget for the City of Meadows Economic Development Corporation as adopted by the Economic Development Corporation Board of Directors at their October 13, 1993 regular meeting.
12. Discussion of future capital improvement projects and possible major repair projects.
13. Council committee reports.
14. Ratification of the following expenditures:

American materials, Inc.	\$11,031.78
American materials, Inc.	6,665.58
15. Executive session as authorized by V.T.C.S., Article 6252-17, Section 2, (g) to discuss city employees.
16. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 18TH DAY OF NOVEMBER, 1993, BY 7:00 P.M.

  
Elaine Herrr, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING  
OF  
NOVEMBER 23, 1993  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:36 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  
Craig Kress  
Richard Marshall  
David Piwonka

and the following absent:

Aldermen: Clyde Little

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. Alderman Terry Henley was elected to the Board of Directors of the Houston Galveston Area Council as their General Law Cities Representative on November 4.

2. Christmas Memories will be held at Meadows Park on Saturday, December 11, from 12:00 noon until 7:00 p.m.

During audience comments Jim Simpson thanked Council for their time and efforts to the community on the City's tenth anniversary as a city. He said at the time of incorporation a trust was conveyed that commercial properties would be used to reduce homeowners tax requirements and to enhance the quality of life here. He believes additional households would dilute the commercial base of the city and that council should make a better plan than rezoning existing commercial land to residential land in case a major commercial enterprise in Meadows goes out of business. He said more houses in the area are not needed.

Resident Kathy Woods requested an update on the petition that was submitted to council last summer requesting the closure of Brighton at Dairy Ashford. Mayor McDonald said the new traffic counter has arrived and has been in use on Dorrance. It will be on Brighton early next week. Temporary closing of the street will be initiated. The city's traffic engineer is out of town and will return in December at which time timing of the action on Brighton will be considered.

Resident Janet Piwonka requested the city undertake improvements of the jogging track. She would like to see a study done on the project with funds allotted for repairs in next year's budget.

During Council comments, Alderman Henley said he was grateful for the confidence shown to him by other General Law cities when they elected him as their representative to the HGAC. He felt his time spent in that position will be well worth his while.

Mayor McDonald then recognized Monya Keenen and Terry Modeland for their three years as Meadows Parks Directors.

Mayor McDonald then recognized Roel Arevalo as Meadows Hometown Hero of the Year. He explained that each year Warner Cable recognizes someone who has been involved with children in a primarily volunteer role. Last year Officer Ken Jackson was so honored. This year Mr. Arevalo, as leader of the scouting program in Meadows was given this honor. Mr. Arevalo showed council the trophy he was presented with and was congratulated for contributing to the strong scouting program which exists in the City of Meadows. He said that



forty-two percent of the children in the first grade are registered as scouts. He feels fortunate to have inherited this troop and has two top notch assistants. The troop impacts the city as well as all of Fort Bend County

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 IV, ENTITLED PLANNING DOCUMENTS AND OFFICIAL MAP," SECTION 24-D-1, OFFICIAL ZONING DISTRICT MAP," TO REZONE A CERTAIN PARCEL AND TRACT OF PROPERTY BEING THAT PORTION OF PROPERTY THAT LIES EAST OF DAIRY ASHFORD, SOUTH OF WEST AIRPORT, WEST OF THE HOUSTON LIGHTING AND POWER EASEMENT AND NORTH OF THE CITY LIMITS IN THE CITY OF MEADOWS, TEXAS, FROM A C-M COMMERCIAL-RESIDENTIAL MIXED USE DISTRICT TO AN R-1 RESIDENTIAL DISTRICT AND/OR AN R-2 RESIDENTIAL DISTRICT.

Planning and Zoning members said at this time they were recommending that council deny the request to rezone. Alderman Marshall felt more time was necessary to study the request and made a motion to table action on the ordinance until after a meeting could be held between City Council, the Planning and Zoning Commission and maybe representatives of the Ayrshire Corporation. Alderman Kress seconded this motion which carried unanimously.

Mayor McDonald then read a proclamation declaring December 9, 1993 as CASA DAY in Meadows, Texas, recognizing the many volunteers who perform a much needed service to children as Court Appointed Special Advocates.

Mayor McDonald then read a proclamation declaring January, 1994 as VOLUNTEER BLOOD DONOR MONTH in Meadows and encouraged anyone who was able to, to donate their blood during the month of January.

Council then considered a resolution setting forth actions necessary to maintain permit requirements contained in the NPDES Permit number TX0053872 based upon review of the Municipal Water Pollution Prevention Environmental Audit Report. Mayor McDonald explained the report was necessary in order to keep the city's permit active. Since everything is in compliance, no action is required. Alderman Kress questioned the response that the remaining active life of our sewer treatment plant is fifty plus year. He felt a more realistic number would be around twenty years. Alderman Piwonka moved to adopt the resolution, numbered 93-09, as presented but with the change in years to twenty as the remaining active life of the sewer treatment plant. Alderman Marshall seconded this motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPROVING THE FISCAL 1993-1994 BUDGET FOR THE CITY OF MEADOWS ECONOMIC DEVELOPMENT CORPORATION AS ADOPTED BY THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AT THEIR OCTOBER 13, 1993 REGULAR MEETING.

Mayor McDonald said the estimated revenue for 1993-1994 from the 1/2% sales tax is \$273,000. This amount will be received during the months of December, 1993 through September, 1994. Alderman Henley, President of the EDC said highlights of the EDC budget will appear in the City Newsletter. Included in the budget are engineering costs for widening West Airport and for a traffic signal at Kirkwood and West Airport. Alderman Kress asked if Council approves this budget, will the EDC spend the funds without further Council knowledge? Mayor McDonald said that was the purpose of the EDC Board. The



engineering cost estimates were provided by the City Traffic Engineer. Alderman Kress felt a vote on approving the budget should be tabled until the EDC provided Council with information as to where all their figures come from. Alderman Marshall said he shares the same concerns but believes the EDC Board has the best interest of Meadows at heart. Alderman Marshall then moved to adopt the ordinance, numbered 93-36, approving the 1993-1994 budget for the City of Meadows Economic Development Corporation as adopted by the Economic Development Corporation Board of Directors at their October 13, 1993 regular meeting. Alderman Piwonka seconded the motion which carried by a vote of 3 - 1 with Aldermen Henley, Marshall and Piwonka voting "yes" and Alderman Kress voting "no".

Mayor McDonald then passed out to Council copies of a proposed five year capital budget program for the city. He suggested workshop meetings with Council and department heads be held over the next two to three months to set priorities in the program. Alderman Marshall suggested waiting with the workshops until after the first of the year since workshop meetings with Council, Planning and Zoning and the Ayrshire Corporation are scheduled to be held in December.

Council committee reports were then presented. Alderman Kress said he took over chairing the Recycling Committee. He became aware of a requirement for municipal governmental offices to participate in extensive recycling. Because of the size of our city we could apply for an exemption. Although the city staff does recycle, it would be costly to recycle to the extent required and he was successful in obtaining an exemption for City Hall. He noted that composting yard wastes is the next project that needs to be accomplished in Meadows. Alderman Henley noted some grant funds are available to help cities in this area and Meadows is applying jointly with Sugar Land and Missouri City for a grant.

Alderman Piwonka, Chair of the Image Committee said his committee meets on the first Thursdays of each month. They are looking into changing the looks of City street signs, developing promotional and informational brochures, entrance monuments at City entrances and signage.

Mayor McDonald said Alderman Little, Chairman of the Beautification Committee, was out of town because of multiple deaths in his family, but that he had made a presentation to the HGAC last Wednesday to request grant funds for West Airport beautification. He hopes to know the if we will receive the grant by the first part of January.

Two bills to American Materials were presented for their ratification. These materials were used in the resurfacing and striping of Dairy Ashford Road. Alderman Henley noted there was a large drop off where the asphalt ends and was informed shell was being laid to correct this problem. Alderman Henley moved to ratify the expenditures as they appear on the agenda. Alderman Piwonka seconded this motion which passed unanimously.

Alderman Piwonka moved to table the executive session. Alderman Henley seconded the motion which was unanimously passed.

During audience comments, Debbie Waddell asked Alderman Henley if the EDC budget would appear line by line in the Newsletter and was told yes.

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

7:00 P.M., TUESDAY, NOVEMBER 23, 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: WORKSHOP MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Workshop to discuss the following items:
  - a. TML conference sessions.
  - b. Other items.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 18TH DAY OF NOVEMBER, 1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF WORKSHOP MEETING  
OF  
NOVEMBER 23, 1993  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The workshop meeting of the Meadows City Council was called to order at 7:05 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 Richard Marshall David Piwonka

and the following absent:

Alderman:	Clyde Little
-----------	--------------

Also present were Planning and Zoning members:

Chairman:	Leen Zellers
Members:	John Joyner Mark McGrath Myra McMillan John Perry
Alternate:	Jerry Sides

Mayor McDonald commented that he had had a conversation with Chairman Zellers regarding the rezoning of the parcel of land in question - the area bounded by Dairy Ashford, West Airport, the Houston Lighting & Power easement and the southern city limits. The Commission has recommended against rezoning this parcel because of some issues that are still unresolved by the developer. Mayor McDonald noted he is confused because these issues are normally addressed when the plat is presented for approval and this cannot take place until the area is rezoned.

Commissioner Perry noted the commission had considerable concerns, both monetarily and safety wise for the crossing of school children. He said the commission did feel however, that rezoning the parcel as R-2 would ultimately be in the best interest for the City. Chairman Zellers said the commission will not give carte blanche approval to the developer. A letter has been sent by the commission to the developer with several requests but, to date, no answer has been received.

Mayor McDonald noted that additional conditions cannot be required unless the zoning ordinance is changed. Commission members said they did not feel the need to change the zoning ordinance since no large parcel of land has been available for residential development. If this parcel is changed to residential, there will still be no other parcels available for residential development. Their intent is for the developer to voluntarily make adjustments and improvements without changing the total zoning ordinance as a condition for rezoning recommendation.

Mayor McDonald requested the commission to discuss among themselves to see if they were still in agreement to recommend against rezoning.



Alderman Kress then moved to adjourn the workshop meeting so that council could attend their regularly scheduled meeting. Alderman Piwonka seconded this motion and with unanimous approval the workshop meeting adjourned at 7:32 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 MEETING 11-23-93

[illegible]





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, DECEMBER 28, 1993  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

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

City Secretary  
Elaine Herli

### 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 requesting the Texas Transportation Commission to increase 1994 funding for the Houston-Galveston Area and to base allocation of funds on a formula reflecting mobility needs.
6. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas to execute an interlocal agreement with Fort Bend County to renew, extend and continue for the calendar year 1994, the terms and conditions of interlocal agreement(s) entered into between the city and county for the calendar year 1993, for maintenance, repair and construction of streets, roads and drainage; the enforcement of health regulations; the enforcement of animal control; and housing of city prisoners in jail in a form as attached hereto and marked exhibit "A".
7. Appointment of council committees.
8. Discussion of proposed capital projects.
9. Presentation of bills:  
Safety Lights Co. \$8,345.00

10. Comments from the audience.

11. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS  
POSTED AT MEADOWS CITY HALL ON THE 23RD DAY OF DECEMBER,  
1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)





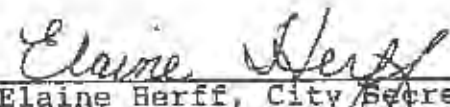
One Troyan Drive  
Stafford, Texas 77477  
Tel (713) 983-2950  
Fax (713) 983-2940

#### EMERGENCY AGENDA ADDENDUM

Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute a contract for sidewalk repairs with J.RAM Construction Co., in a form as attached hereto and marked Exhibit "A".

Pursuant to the requirements of law, there exists an emergency and matter of urgent public necessity requiring that the City of Meadows repair many areas of its sidewalks because there exists a large number of dangerously uneven sidewalks within the City and in order to protect the health, safety and well being of residents walking, jogging and playing on these walks, repairs must be commenced as soon as possible and that unless the City Council adopt a proposed ordinance immediately there exists the potential of injury within the City.

I CERTIFY THAT THE ABOVE SUPPLEMENTARY AGENDA TO THE MEETING AND AGENDA OF DECEMBER 28, 1993 WAS POSTED AT THE MEADOWS MUNICIPAL UTILITY BUILDING ON THE 28TH DAY OF DECEMBER, 1993, BY 5:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING  
OF  
DECEMBER 28, 1993  
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: Terry Henley  
Craig Kress  
Richard Marshall  
David Piwonka

and the following absent:

Aldermen: Clyde Little

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. The Santa mail box received a particularly touching letter from a non resident asking primarily for clothes for the woman's children. Employees contributes over \$100 in cash and toys. Additional clothing was purchased at Marshalls with the store donating a pair of shoes. Mayor McDonald said he was proud of city employees for getting together on this project.

2. A final public hearing is planned to hear comments regarding the rezoning of the 22 acres from commercial to residential on January 25 at 7:00 p.m.

3. Meadows Christmas Memories, held on December 11 was a huge success. The weather cooperated and the most popular attraction was Santa arriving in a helicopter.

4. Christmas tree recycling will take place on January 2 from 8:00 to 12:00 noon. Boy Scouts will pick up trees at curb side or residents can bring their own trees to the area on Brighton behind the school.

5. The first sales tax check including the 1/2% increases for Economic Development and Ad Valorem tax reduction has been received. As expected, just over \$24,000 was collected for each.

6. Several grant requests have been submitted including one for \$25,000 for composting, one to landscape Kirkwood from the southern city limits to West Airport, one for a traffic light at West Airport and Kirkwood; one for federal and state funding to complete West Airport from Kirkwood to Dairy Ashford and one to reconstruct Dairy Ashford.

7. The "black spots" in the street is the new traffic counter which is currently gathering traffic information on Dorrance Lane.

8. One bid was received and opened for sidewalk repairs for an amount of \$4.00 per square foot. This bid will be awarded tonight. Soon all of Section 1 sidewalks will be repaired and work will begin on Section 2 sidewalks.

During audience comments, Keith Hammons of 11323 Dorrance said at an August neighborhood meeting his neighbors requested closing Dorrance at Bloomington, increased police patrols, additional signs (two Children at Play signs were installed and he feels they are being ignored) and crosswalks. They are now suggesting that closing Dorrance at Bloomington is the only option that would decrease traffic to an acceptable level. Mayor McDonald said this was a very serious proposition which affects many people including businesses in the mall. Speeding information is being gathered and residents were invited to meet with the City Engineer to discuss other options. Alderman Marshall said he was sympathetic to the residents problem but feels a more vigilant police patrol would be a better solution



than closing the street. Alderman Kress noted Dorrance was designed to be a main artery in and out of the city as it is the widest street in Meadows. More data is needed before a decision is reached.

Vivian Whitemen said traffic control is not the same thing as crime watch and would like these two issues to be kept separate by the city. Also she said if the city hears of other needy families to contact Garden Club whose members would like to help out.

Leen Zellers noted her appointment as well as that of John Perry to the Planning & Zoning Commission expires on February 1st and she requested the Council reappoint them both.

There were no comments from council at this time.

Council then considered a resolution requesting the Texas Transportation Commission to increase 1994 funding for the Houston-Galveston Area and to base allocation of funds on a formula reflecting mobility needs. There is a general feeling that this area is not getting its fair share of state and federal funds for road construction. Alderman Henley moved to adopt the resolution, numbered 93-10, as presented. 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 THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS TO EXECUTE AN INTERLOCAL AGREEMENT WITH FORT BEND COUNTY TO RENEW, EXTEND AND CONTINUE FOR THE CALENDAR YEAR 1994, THE TERMS AND CONDITIONS OF INTERLOCAL AGREEMENT(S) ENTERED INTO BETWEEN THE CITY AND COUNTY FOR THE CALENDAR YEAR 1993, FOR MAINTENANCE, REPAIR AND CONSTRUCTION OF STREETS, ROADS AND DRAINAGE; THE ENFORCEMENT OF HEALTH REGULATIONS; THE ENFORCEMENT OF ANIMAL CONTROL; AND HOUSING OF CITY PRISONERS IN JAIL IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald noted that the only difference in this year's contract was in the cost of prisoner housing which increased from \$25.00 per day to \$35.00 per day. All other costs remain the same. Alderman Piwonka moved to adopt the ordinance, numbered 93-38, renewing the interlocal contracts with Fort Bend County. Alderman Marshall seconded this motion and it was unanimously passed.

Mayor McDonald said some discussion has occurred regarding the need for a larger meeting room for residents. He appointed Aldermen Kress and Marshall to a committee to study if this is a viable option and if so, what size building needs to be constructed along with location, parking recommendations and approximate price range. He noted that time was not absolutely critical but land is at a premium in Meadows and Ayrshire Corporation is beginning to be interested in moving the land. They have agreed to mark the area the city is interested in so that we might have first option to purchase it.

Mayor McDonald said he planned to hold workshops over the next month or two to discuss capital project items with department heads. It was council's consensus that the total council should be involved in this process. Copies of requested capital project items will be given to council with workshop dates attached.

Bills were then presented to council for their approval.

Alderman Piwonka made a motion to approve the payment of the bills as they appear on the agenda. Alderman Henley seconded this motion which passed with unanimous approval.

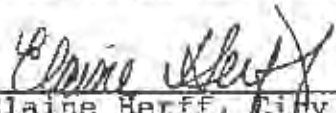
There were no further comments from the audience.

Council then considered the one item on the emergency agenda which was posted earlier in the day. Due to the dangerous nature of sidewalks in the city in need of repair, Mayor McDonald read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS TO EXECUTE A CONTRACT FOR SIDEWALK REPAIRS WITH J.RAM CONSTRUCTION CO., IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald said the contract was for repairs to 1025 square feet of sidewalk and the installation of 10 handicapped ramps for a total cost of \$21,888.00. Alderman Piwonka moved to adopt the ordinance, numbered 93-39, authorizing the execution for a contract for sidewalk repairs with J.RAM Construction Co. Alderman Marshall seconded this motion which carried unanimously.

There being no further business to discuss, Alderman Henley made a motion to adjourn the meeting. Alderman Piwonka seconded this motion and with unanimous approval the meeting was adjourned at 8:16 p.m.

  
Elaine Herff, City Secretary





One Troyan 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:

7:30 P.M., THURSDAY, DECEMBER 2, 1993  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Terry J. Hervey  
Craig A. Kress  
Clyde E. Little  
Richard L. Marshall  
David J. Plwonka

City Secretary  
Elaine Herff

PURPOSE: WORKSHOP MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Workshop with Planning & Zoning Commissioners to discuss the following items:
  - a. Rezoning a certain parcel and tract of property being that portion of property that lies east of Dairy Ashford, south of West Airport, west of the Houston Lighting and Power easement and north of the city limits in the City of Meadows, Texas, from a C-1 light commercial district and a C-M commercial-residential mixed use district to an R-1 residential district and/or an R-2 residential district.
  - b. Residential new construction landscape development guidelines.
  - c. Other items.
3. Council workshop to discuss the following items:
  - a. TML conference sessions.
  - b. Other items.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 28TH DAY OF NOVEMBER, 1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

{SEAL}

MINUTES OF WORKSHOP MEETING  
OF  
DECEMBER 2, 1993  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
OF THE CITY OF MEADOWS, TEXAS

The Workshop meeting of the Meadows City Council was called to order at 7:39 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

Also present were City Attorney Firmin Hickey and Planning and Zoning members:

Chairman:	Leen Zellers
Members:	Mark McGrath Myra McMillan
Alternate:	Jerry Sides

thus constituting a quorum.

Mayor McDonald explained the purpose of the workshop meeting was to discuss rezoning a certain parcel and tract of property being that portion of property that lies east of Dairy Ashford, south of West Airport, west of the Houston Lighting and Power easement and north of the city limits in the City of Meadows, Texas, from a C-1 light commercial district and a C-M commercial-residential mixed use district to an R-1 residential district and/or R-2 residential district. He said he invited City Attorney Firmin Hickey to attend the meeting since he has much experience in Municipal Law and he has drafted the city's ordinances.

Before houses can be built on the tract of land in question, a two step process must take place. The land must first be rezoned residential and then the developer must submit a plat for approval by the Planning and Zoning Commission and City Council. Although the Planning Commission has agreed that rezoning the tract residential would result in the highest and best use of the land at this time, they have declined to recommend rezoning until they know that certain items will be incorporated in the plat. Mayor McDonald noted a plat cannot even be accepted until the land is rezoned residential. Commissioner Zellers said the Commission has worked many hours on the project and the vote was unanimous - to decline rezoning until some idea of Ayrshire Corporation's intentions are received. The whole commission is in favor of rezoning but they have reservations because, after contacting Ayrshire for further information, they have heard nothing from Ayrshire as to what their intentions are.

Mayor McDonald said he was disappointed that the Planning Commission sent a letter to Ayrshire without his prior knowledge. Alderman Henley said Council would like to be fair and reasonable but they cannot ask Ayrshire to agree to incorporate something in their proposal that is not required in our ordinances. Commissioner Zellers said the city does not have to rezone the property but can hold off until the ordinances are changed to require additional items, or the developer can agree to incorporate the changes without them being in an ordinance. These changes will help to insure that only quality homes are built in the area.



Alderman Kress asked the City Attorney if changing the property to R-2 would preclude requiring the developer to incorporate additional changes. Mr. Hickey said yes. Council must understand that modifying the ordinance by changing the zoning district merely states that Council feels that the R-2 designation would be appropriate for that parcel of land. It would not in any way impact the integrity of the development. That part is decided upon when considering approval of the subdivision plat. If Council decides that a residential designation of the land is the highest and best use of the land and then does not rezone it to residential, then it is possible that a court of law could force rezoning to residential. No one knows what would happen in a court house. He reminded Council that they have Planning Commission's written statement agreeing that a residential designation would be the best use of the property. Commissioner McMillan was concerned counsel was trying to put the "idea of litigation" into the Commission's mind.

Mr. Hickey noted that a moratorium can be declared at any time. This would be a constructive way to address the problem. If Council and Commission agrees, they can declare a moratorium on all new building but they must have a reasonable basis to do so. The Commission must realize that, even though the City is fully developed residentially, at some point, as structures age, it may need to be redeveloped. It is important to continually look at all of the regulations in the zoning ordinance.

Mr. Hickey confirmed that the developer could agree to incorporate suggested amenities into his plan that are over and above what the ordinance calls for. These agreements would be shown on the final plat.

Council and Commission members then discussed the items in the memo that was sent to Ayrshire Corporation.

Item one - a letter of credit for construction of eastbound lanes of West Airport. An agreement to split the cost 50/50 has already been made. The developer cannot do anything that is less than what is required by our ordinances. They have already agreed to fund the city's part of the U.S. Highway expansion as well as to donate the right of way for Dairy Ashford expansion. Chairman Zellers noted the greatest handicap of the Planning Commission is a lack of communication with Council. They would like to know what is going on. Mr. Hickey noted that all of the recommendations noted in the memo are beyond the scope of any consideration of rezoning.

Item two - a greenbelt area adjacent to Mulholland Drive can be required. Crosswalk markings and striping are the department of the City Engineer.

Item three - ten foot landscape reserve outside of West Airport. This would make it incongruent with the other side of West Airport. The developer intends to complement the north side by installing six to eight foot fences.

Item four - building line. Currently all lots in the R-2 sections must have 15 foot building lines with corner lots requiring a 20 foot setback from the side corner.

Item five - 42.5' radius on cul-de-sacs. A 50' radius has been agreed upon.

Item six - additional greenbelt area for recreation. Not yet agreed upon.

Item seven - new proposed landscape guidelines. Still needs work. Particular types of sod or trees can only be recommended but not required.

A short break was taken at this time.

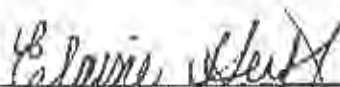
Returning to the meeting, item eight was discussed. This item requests utilities to be installed at the developer's expense. The city has already agreed on a cost split of 70/30.

Alderman Marshall noted that this exercise showed that the original memo should have been approved by the Mayor before being sent to the developer by the Planning Commission so that duplicate requests could have been omitted.

Options, as they exist now, are we can change the zoning district, not change it or study the request further. If we change the zoning, we can impose requirements for plat approval or we can call a building moratorium and change the zoning ordinance.

It was Council's and Commission's consensus to hold another workshop meeting on December 16.

There being no further business to discuss, Alderman Henley moved to adjourn the meeting. Alderman Kress seconded the motion and with unanimous approval the workshop meeting was adjourned at 9:32 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:

7:30 P.M., THURSDAY, DECEMBER 16, 1993  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

PURPOSE: WORKSHOP MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Workshop with Planning & Zoning Commissioners to discuss the following items:
  - a. Rezoning a certain parcel and tract of property being that portion of property that lies east of Dairy Ashford, south of West Airport, west of the Houston Lighting and Power easement and north of the city limits in the City of Meadows, Texas, from a C-1 light commercial district and a C-M commercial-residential mixed use district to an R-1 residential district and/or an R-2 residential district.
  - b. Residential new construction landscape development guidelines.
  - c. Other items.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 10TH DAY OF DECEMBER, 1993, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

Mayor  
Jim McDonald

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

City Secretary  
Elaine Herff

MINUTES OF WORKSHOP MEETING  
OF  
DECEMBER 16, 1993  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
OF THE CITY OF MEADOWS, TEXAS

The workshop meeting of the Meadows City Council was called to order at 7:30 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:	Terry Henley Craig Kress Clyde Little Richard Marshall David Piwonka

Also present were City Attorney Firmin Hickey, City Engineer B.L. Abbott, Consulting Building Official Joe Edwards and Planning and Zoning members:

Members:	Myra McMillan John Joyner John Perry
Alternate:	Jerry Sides

thus constituting a quorum.

Mayor McDonald explained the purpose of the workshop meeting was to discuss rezoning a certain parcel and tract of property being that portion of property that lies east of Dairy Ashford, south of West Airport, west of the Houston Lighting and Power easement and north of the city limits in the City of Meadows, Texas, from a C-1 light commercial district and a C-M commercial-residential mixed use district to an R-1 residential district and/or and R-2 residential district.

Planning and Zoning Commission members questioned why they could not communicate directly with the developer and require a list of items be complied with before they agreed to rezone the property in question. They are concerned with pedestrians crossing and residents' safety, landscaping and landscape reserves, inexpensive homes, adequate sized rights of way, green space and completion of West Airport Boulevard.

City Attorney Firmin Hickey said when the plat is submitted, the City has the right to reject it if it does not comply with the City's codes. If the Commission feels regulations in the R-2 district are not acceptable, they should make a recommendation to Council to change them. It is possible for City Council to set a landscaping standard for residential development. The Commission should not communicate their questions directly to the developer.

If the area is rezoned residential, the City will be nearer to completion, and the City can control the development within the guidelines of its Zoning Ordinance. West Airport will have to be completed, with or without aid from the developer and it is anticipated federal and state funding for its completion will be available within the next three to five years.

Commission members felt the residents near the proposed zoning change parcel of land were not adequately informed of the request to changing the zoning district. Mayor McDonald said they were but that



another public hearing would be scheduled, notice of which will be published in the City's Official Newspaper as well as mailed to all residents who live within 200 feet of the proposed changed property. A sign will also be posted.

Mayor McDonald will arrange a meeting between himself, the City Engineer, the developer and anyone else who would like to attend to discuss the requests of the Planning Commission before the public hearing is called.

There being no further business to discuss, Alderman Marshall made a motion to adjourn the meeting. Alderman Piwonka seconded this motion and with unanimous approval the workshop meeting was adjourned at 9:55 p.m.

P. Spade  
Patty Spade, Recording Secretary