



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

NOTICE OF EMERGENCY MEETING OF THE CITY COUNCIL OF THE CITY  
OF 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

Pursuant to Section 551.045 of the Government Code of the State of Texas the City Council of the City of Meadows, Texas gives notice of an EMERGENCY MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS, to be held at the City Hall of the City of Meadows, Texas, Texas, One Troyan, Meadows, Texas on the 4th, day of January, 1994 at 7:30 o'clock P.M.

As required by Section 551.045 of the Government Code, subsection (c), the City Council calls this emergency meeting because of a matter of urgent public necessity, I.E., the cost occasioned by further delays to the City of Meadows and Ayrshire Corporation and the necessity of amending Chapter 24 of the Code of Ordinances could not have been reasonably foreseen because of the necessity of changing the set back requirements for properties located on corner lots abutting two public street rights of way.

AGENDA

1. Call to Order.
2. Consideration of and action on an ordinance calling a reconvened 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; to provide for a change in the regulations for an R-2 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 to all property owners owning property within two hundred feet (200') of the property sought to be rezoned from a C-1 Light Industrial District and a C-M Commercial-Residential Mixed Use District to an R-1 Residential District and/or an R-2 Residential District as required by law.

3. Adjourn.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 4TH DAY OF JANUARY, 1994, BY 4:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF EMERGENCY MEETING  
OF  
JANUARY 4, 1994  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The emergency meeting of the Meadows City Council was called to order at 7:33 p.m. by Mayor Jim McDonald at Meadows City Hall, One Troyan Drive, Meadows, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor: Jim McDonald

Aldermen: Terry Henley  
Craig Kress  
Clyde Little  
Richard Marshall

and the following absent:

Alderman: David Piwonka

thus constituting a quorum.

Mayor McDonald noted that the purpose of the emergency meeting, a matter of urgent public necessity, i.e., the cost occasioned by further delays to the City of Meadows and Ayrshire Corporation and the necessity of amending Chapter 24 of the Code of Ordinances could not have been reasonably foreseen because of the necessity of changing the set back requirements for properties located on corner lots abutting two public street rights of way.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CALLING A RECONVENED 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 COMMERCIAL-RESIDENTIAL MIXED USE DISTRICT TO AN R-1 RESIDENTIAL DISTRICT AND/OR AN R-2 RESIDENTIAL DISTRICT; TO PROVIDE FOR A CHANGE IN THE REGULATIONS FOR AN R-2 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 TO ALL PROPERTY OWNERS OWNING PROPERTY WITHIN TWO HUNDRED FEET (200') OF THE PROPERTY SOUGHT TO BE REZONED FROM A C-1 LIGHT INDUSTRIAL DISTRICT AND A C-M COMMERCIAL-RESIDENTIAL USE DISTRICT TO AN R-1 RESIDENTIAL DISTRICT AND/OR AN R-2 RESIDENTIAL DISTRICT AS REQUIRED BY LAW.

After a short discussion, Alderman Marshall moved to adopt the ordinance, numbered 94-01, calling for the reconvened joint public hearing to be held on the 25th day of January, 1994, at 7:00 p.m. Alderman Henley seconded this motion which passed unanimously.

There being no further business to discuss, Alderman Henley moved to adjourn the meeting. Alderman Little seconded this motion and with unanimous consent the meeting was adjourned at 7:41 p.m.

  
Elaine Herff, City Secretary



NOTICE OF RECONVENED JOINT 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:

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

7:00 P.M., TUESDAY, JANUARY 25, 1994  
MEADOWS CITY HALL  
ONE TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

PURPOSE: RECONVENED JOINT PUBLIC HEARING, AGENDA AS FOLLOWS:

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

City Secretary  
Elaine Herff

1. Call to order.
2. 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 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 and R-2 Residential District; and further to provide for a change in the regulations for an R-2 District by amending Chapter 24, Article V, "Zoning Regulations," Division 2, "Zoning District Regulations," Section 24-532, "R-2 Residential District," Subsection (c), "Standard Regulations," subsection (1), "Residential Structures," subsection 6), "Minimum Required Yards," subsection b., "Side Yard," to provide that on corner lots the residential structure shall be set back a distance of fifteen (15) feet from the side lot line.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF PUBLIC HEARING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 21ST DAY OF JANUARY, 1994, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF RECONVENED JOINT PUBLIC HEARING  
OF  
JANUARY 25, 1994  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
OF THE CITY OF MEADOWS, TEXAS

The reconvened joint public hearing of the Meadows City Council and Meadows Planning and Zoning Commission was called to order at 7:01 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.

Also present from the Planning and Zoning Commission were Leen Zellers, John Perry, Mark McGrath and Myra McMillan.

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 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 District 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 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 further to provide for a change in the regulations for an R-2 District by amending Chapter 24, Article V, "Zoning Regulations," Division 2, "Zoning District Regulations," Section 24-532, "R-2 Residential District," Subsection (c), "Standard Regulations," subsection (1), "Residential Structures," subsection 6), "Minimum Required Yards," subsection b., "Side Yard," to provide that on corner lots the residential structure shall be set back a distance of fifteen (15) feet from the side lot line.

Mayor McDonald said this issue involves approximately 22 acres of land at Dairy Ashford and West Airport which will be changed from commercial to R-2 and also the side yards of corner lots in the R-2 section.

Diane Sammons of 11410 Dorrance said she was told the Police Department was to busy patrol to her street like she wanted it so how will the city accommodate another 100 houses? Mayor McDonald said the 100 new homes will not substantially impact the patrol area of the Police Department however he will again discuss it with the Police Chief and call Mrs. Sammons after.

Debbie Waddell thinks a residential development in this area will be more pleasing to the eye. She says it is important that the rezoning be done according to our ordinances. She suggested the city wait until the road is widened and a solution is arrived at with school children's safety. She encouraged Council not to rush into the rezoning. She said some of the Planning and Zoning things were not done correctly. She doesn't think, at this time, more housing is needed.



Lee Aikens said he owns two homes in the area. Since it is obvious that West Airport is a major artery, the area should be zoned commercial. If residential, there is a need to guaranty that the homes will not be cheap.

Ron Floyd wants comparable houses to those that already exist in the City. He is concerned about how attractive houses on West Airport Blvd. will be. He asked if current taxes will cover the necessary city services such as sewage expansion and police protection. He is concerned with the safety of children crossing West Airport. Mayor McDonald said the City is extremely concerned with children crossing West Airport and the City Engineer will recommend the proper safety measures.

Charles Jessup asked if this was a done deal. He asked if there was a way to regulate the cost of homes in Meadows now. He thinks West Airport will act as a geographical barrier that will separate this area from the rest of Meadows. He asks why residential homes are being considered instead of commercial businesses. Mayor McDonald said the land has been sitting vacant for twenty years with no commercial interest being shown in it. The area is very isolated and probably no business would be interested in it. Recently another housing developer showed interest in the land but the decided against it. Our ordinances require certain types of homes being approximately the same size as those currently in Meadow Glen Sections I and II. The homebuilders must subscribe to the City's required building code.

Debbie Schnarr asked what the size and anticipated market value of the homes would be. Mayor McDonald said the lot sizes in R-1 cannot be less than 60 X 100 feet and in R-2 cannot be less than 50 X 100 feet. The minimum square footage of the homes are the same in both areas. It is anticipated the homes will sell in the \$80,000 to \$100,000 area.

Ralph Kettlewell said some assistance would be needed to cross the children and whose responsibility was this? Mayor McDonald said that if it determined that a school crossing guard is needed, the school district will pay a certain amount which the City may supplement if it desires.

Keith Hampton said City services are taxed now and will be taxed a little more. He cautioned Council not to rush into this as it sounds like an awful chance to take. Mayor McDonald reminded him that rezoning the property from commercial to residential was just the first step. The developer will next submit a plat which will be studied and, if acceptable, approved.

Alderman Marshall said he is more concerned that a strip center could be built in the area. Residential homes seem to be the highest and best use for the area. He is not aware that the City's Police Department is taxed to the maximum right now. The project is not intended to be a money maker for the city. Tax wise it will probably be a wash with taxes that would be collected if a strip center is built there.

Mr. Hampton asked if the property was rezoned and this builder decided not to build, could another builder come in and build cheaper homes? Mayor McDonald said no. Any homes built would have to conform to our codes. Alderman Kress said some homes in the Meadow Glen sections have only 1,200 square feet of living area. Alderman Little said much thought has gone into this rezoning request. Several workshops were held, Planning & Zoning Commission has done studies and it was discussed at several Council meetings. Council still has the authority to make the developer follow City ordinances. The developer has also already made some unnecessary changes to please the City.



The question was raised whether or not the issue could be put before the voters as a referendum? City Attorney Firmin Hickey said it cannot. Zoning matters are not appropriate referendum matters. It is permissible to take an informal poll or a straw ballot.

Resident Bill Canton asked, if the property stays commercial, could apartments be built there. Mayor McDonald said no but, possibly, town homes could be.

John Joyner said, as a member of the Planning Commission, he has not seen a formal written commitment for the agreements between Ayrshire and the City as talked about previously. Mayor McDonald said they have agreed to some in writing but not others. Mr. Joyner wondered why it was asking so much to ask Ayrshire to commit to all the agreements in writing. Mayor McDonald responded the City needs to take the word of the developer. If the Planning Commission and City Council are unhappy with the plat that the developer submits, they do not have to approve it.

Leen Zellers, Planning Commission Chairman, thanked residents for attending the meeting and voicing their opinions. She reminded them that Council and the Commission have in mind the integrity of the City's residents when they make decisions.

Billy Burge, representing Ayrshire Corporation, said he was attending the meeting so he could attempt to understand the needs of the area. He feels the Planning Commission and City Council have the best interest of the residents in mind. He assured residents they will be proud of the homes to be built and of their costs. Ayrshire Corporation is not about to do a bait and switch operation. They have always been a part of the community, a taxpayer, and they share the same goals as all residents. They do not want to see the area go down.

Resident Debbie Waddell said she has seen what has happened in the past with Discount Tire, Pappasittos and Helfman Ford.

Alderman Henley noted Ayrshire Corporation and the Planning Commission has met and believe that the best way to develop this property is residentially. In his opinion, the homes will sell for a minimum of \$90,000 and does not feel they will down grade the city.

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

  
Elaine Herff, City Secretary



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

7:30 P.M., TUESDAY, JANUARY 25, 1994  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

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

City Secretary  
Elaine Herff

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Recognition of employees and council members for years of service as follows: Jim McDonald, 10 years; Charles Johnson, 4 years; Steve Dewey, 1 year; Judy Forrest, 1 year; Bernard Harrington, 1 year; Dan McGraw, 1 year; Chuck Smith, 1 year; Patty Spade, 1 year; Kenny Speas, 1 year.
6. Mayor Jim McDonald's State of the City address.
7. Presentation of plaques showing appreciation to Ken Howard of K&R Tire and Pete Buczo of Bake-O Body & Paint for their donations to and support of Meadows community service programs.
8. Consideration and action on approval of audit of financial statements for fiscal year 1992-1993.
9. Approval of minutes of September 21, 1993, public hearing; September 28, 1993, regular meeting; October 26, 1993, joint public hearing; October 26, 1993, regular meeting; November 1, 1993, special meeting.
10. Consideration of and action on an ordinance amending Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "Planning and Zoning Documents and Official Map," Section 24-403, "Official Zoning District Map in Appendix D., Section 24-D-1, 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-2 Residential District; and further, to amend the

provisions of Chapter 24, Article V, "Zoning Regulations," Division 2, "Zoning District Regulations," Section 24-532, "R-2 Residential District," subsection (c), "Standard Regulations," subsection (1), "Residential Structures," subsection 6), "Minimum Required Yards," subsection b., "Side Yard," to provide that on corner lots the residential structure shall be set back a distance of fifteen (15) feet from the side lot line.

11. Report from City Traffic Engineer.
12. Consideration of and action on an ordinance calling an election for the City of Meadows, Texas, to be held on Saturday, the 7th day of May, 1994, for the purpose of electing city officials and appointing election officials, providing for early voting and providing for notice of said election.
13. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to enter into a contract for election services between Fort Bend County and the Fort Bend Independent School District, City of Sugar Land and City of Missouri City.
14. Consideration of and action on an ordinance appointing members of the Planning Commission of the City of Meadows, Texas, (City Planning and Zoning Commission) for a term beginning on the 1st day of February, 1994, and ending on the 1st day of February, 1996, pursuant to the terms and provisions of Chapter 24 of the Code of Ordinances of the City of Meadows.
15. Scheduling of Capital Budget Program workshops.
16. Council committee reports.
17. Presentation of bills:

R.L. Utilities, Inc.	\$13,297.08
----------------------	-------------
18. Comments from the audience.
19. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 21ST DAY OF JANUARY, 1994, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
JANUARY 25, 1994  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 8:00 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.

With Council's consensus, Mayor McDonald considered Agenda item #7 next: Presentation of plaques showing appreciation to Ken Howard of K&R Tire and Pete Buczo of Bake-O Body & Paint for their donations to and support of Meadows community service programs. Police Chief Mike Pickett and Dare Officer Ken Jackson presented the plaques and expressed their deep appreciation to both of these businesses for their community support.

Police Chief Pickett took this opportunity to announce that Officer M. Tommy Tobias was voted Meadows Officer of the Year by his fellow police officers. Officer Tobias came to Meadows from the City of Palacios. Officer Jackson, last year's Meadows Officer of the Year, presented Officer Tobias with a plaque. Officer Tobias said he enjoyed working for the City of Meadows.

During Mayor's comments, Mayor McDonald noted:

1. On January 15th the City held an Open house at City Hall celebrating its tenth year of incorporation. It began with a moving flag raising ceremony led by the Boy Scouts. Current and past city officials, including first Mayor Sue Troyan, Marshal Dwight Driver, Municipal Court Judge Dermot Rigg and Aldermen Lynn Helm and Howard Stern, were introduced. City organizations manned tables with information about their organizations and tables were also set up with historical information about the area in which Meadows is located. Mayor McDonald recognized the Parks Directors and Nancy Lewallen for their hard work putting the celebration together.

2. The Image Committee has been working hard to come up with unique ways to distinguish Meadows from other surrounding areas. Two designs of street signs were shown for Council's suggestions.

There were no audience comments.

There were no council comments.

Mayor McDonald then recognized employees and council members for years of service as follows: Jim McDonald, 10 years; Charles Johnson, 4 years; and Steve Dewey, Judy Forrest, Bernard Harrington, Dan McGraw, Chuck Smith, Patty Spade and Kenny Speas one year each. He noted that the inclusion of the M.U.D. into the City had a very smooth first year.

Mayor McDonald then gave his State of the City address. He said the City is now ten years old. The first City Council meeting was held on January 27, 1984. In the beginning Council worked hard to pass Ordinances to get control of the City and received no money for their long hours. Before incorporation, a typical home owner (of a home valued at \$80,000) paid \$728 which included taxes to the M.U.D., Meadows Community Improvement Association assessment, garbage and extra security provided by the Sheriff Department. Most recently,



City and M.U.D. taxes total \$1.01/\$100 valuation. With the incorporation of the M.U.D., the same \$80,000 typical home owner pays City taxes of \$.76/\$100 valuation. This is \$120 less or a 16% reduction than what was paid in 1983 for City services which far surpass 1983 levels. Although they have no control over other taxing entities, this City Council talks more about reduction than increasing taxes. The fire agreement with the City of Stafford is working out well with a fire truck stored in Meadows, an arrangement that looks good for several more years. The most recent audit indicates the City is in good shape financially. Dates will be set at this meeting to hold workshop sessions to discuss capital improvement items needed for the next five years. These items will be transferred to the E.D.C. budget where ever possible. New development is coming to Meadows. Ayrshire Corporation is working hard to bring in commercial development. Sam White Oldsmobile is very close to moving their entire Beechnut operation to Meadows. The existing commercial developments provide 30% of the City's annual budget. City Ordinances are being vigorously enforced with 1993 seeing more people correcting violations before having to come into Court. The DARE program headed by Officer Ken and the Crime Watch programs are very successful. Meadows Police Department works hard at being visible in the community. The City is proud of its Parks Department and the accomplishments of the two directors who work hard and put in many long hours. People move into a City when they are impressed with its security, schools, recreation and good clean appearance. Meadows has all of this and more.

Chuck Yapel and Don Irby of Null and Associates presented the audit of financial statements for fiscal year 1992-1993 to Council for their approval. Mr. Yapel noted this year's audit looked different from previous years because it contains Utility Department information for the first time. He noted they were able to give the City an unqualified, clean auditor's opinion letter. He explained the various sheets and statements contained in the audit report which also contains a nine year summary of the City's financial reports. Alderman Marshall moved to approve the audit report as presented. Alderman Piwonka seconded the motion which carried with unanimous approval. Mr. Yapel said he appreciated the support of the City staff while putting the audit together.

Minutes of the September 21, 1993, public hearing, September 28, 1993, regular meeting; October 26, 1993, joint public hearing; October 26, 1993, regular meeting and November 1, 1993, special meeting were presented for approval. Alderman Little noted an error in the September 21 minutes which listed him as making a statement which he did not. The minutes were corrected. Alderman Little made a motion to approve the minutes of the five meetings with the one correction. Alderman Henley seconded the motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING DOCUMENTS AND OFFICIAL MAP," SECTION 24-503, "OFFICIAL ZONING DISTRICT MAP IN APPENDIX D., SECTION ¶\$-D-1, 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-2 RESIDENTIAL DISTRICT: AND FURTHER, TO AMEND THE PROVISIONS OF CHAPTER 24, ARTICLE V, "ZONING REGULATIONS," DIVISION 2, "ZONING DISTRICT REGULATIONS," SECTION 24-532, "R-2 RESIDENTIAL DISTRICT," SUBSECTION (c), "STANDARD REGULATIONS," SUBSECTION (1), REQUIRED YARDS," SUBSECTION b., "SIDE YARD," TO PROVIDE THAT ON



CORNER LOTS THE RESIDENTIAL STRUCTURE SHALL BE SET BACK A DISTANCE OF FIFTEEN (15) FEET FROM THE SIDE LOT LINE.

There was a reconvened public hearing this evening as well as two previous public hearings on this matter. The Planning Commission has met after the first public hearing and they have just finished another meeting to consider statements made during the public hearings. They have recommended in favor of the amendment. Alderman Little said he would vote for the ordinance although it would be nice if the City had the funds to purchase the land and make it a recreation area. Alderman Kress said the dialog between City Council and the Planning Commission on this item was good to see. Alderman Henley moved to approve the ordinance, numbered 94-02, approving the rezoning and set back on corner lots as read. Alderman Marshall seconded the motion which carried unanimously. Mayor McDonald said he appreciated the time spent by Council and the Zoning Commission. We all want a good quality development that will be an attribute and not a detriment to the City.

A report was then given by City Traffic Engineer B.L. Abbott. He said the City has received interesting but slow results from the traffic analyzer it has recently acquired. A second device is being purchased so that better results can be obtained. Additional studies will be undertaken on the "S" shaped street (Blair Meadow, Brook Meadows and Cedar Form) as well as at the east end of Dorrance. Two speed limit signs have been ordered for Dorrance and will be installed in the business section. The resurfacing work on Dairy Ashford has been completed. These are temporary repairs which should last at least three years when, hopefully funds will be available to redo that road. Funding for a traffic signal at West Airport and Dairy Ashford were approved by TIPS for the '94 fiscal year but the study has been returned to HGAC for a rating review. The second sidewalk repair project is going on right now. This will complete repairs in Section I.

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 7TH DAY OF MAY, 1994, FOR THE PURPOSE OF ELECTING CITY OFFICIALS AND APPOINTING ELECTION OFFICIALS, PROVIDING FOR EARLY VOTING AND PROVIDING FOR NOTICE OF SAID ELECTION.

City officials elected will be Mayor, Alderman Position 1, Alderman Position 2 and Alderman Position 3. The election will be held on May 7, 1994 at Meadows City Hall with early voting held in accordance with the Texas Election code. Council agreed to call a special meeting to canvass the returns of this election on May 9, 1994 at 7:30 p.m. in Council chambers and to appoint Elaine Herff and Carol Hamilton as Presiding Judge and Alternate Judge respectively of early voting and Lee Noack and Marvel Hilbrun as Presiding Judge and Alternate Judge respectively of Precinct 22.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO ENTER INTO A CONTRACT FOR ELECTION SERVICES BETWEEN FORT BEND COUNTY AND THE FORT BEND INDEPENDENT SCHOOL DISTRICT, CITY OF SUGAR LAND AND CITY OF MISSOURI CITY.

Passage of this ordinance will enable voters to vote for candidates for City Officials as well as the Fort Bend Independent School District Board of Directors on one ballot. Alderman Little moved to approve the ordinance, numbered 94-04, as presented. Alderman Piwonka seconded this motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:



AN ORDINANCE APPOINTING MEMBERS OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS, TEXAS, (CITY PLANNING AND ZONING COMMISSION) FOR A TERM BEGINNING ON THE 1ST DAY OF FEBRUARY, 1994, AND ENDING ON THE 1ST DAY OF FEBRUARY, 1996, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS.

Mayor McDonald recommended reappointing Leen Zellers and John Perry to these positions. Alderman Henley moved to adopt the ordinance, numbered 94-05, reappointing Leen Zellers and John Perry to the Planning Commission for a two year term. Alderman Kress seconded the motion which passed with unanimous approval.

Council then discussed scheduling of Capital Budget Program workshops. It was their consensus to hold these meetings on February 8 and February 15, 1994, at 7:30 p.m. at City Hall.

Council committee reports were made. Alderman Kress, chairman of a committee to study the need of an additional recreational facility, its size and location, gave a recommendation that a building of 20,000 gross square feet be built with a parking lot to accommodate 120 cars. This could be accomplished on a minimum of two acres with an ideal site being three and one half acres in size. Some synergy could be gained by putting this building near City Hall.

Alderman Piwonka, chairman of the Image Committee, said his committee has been working on distinctive street signs for the City. Brochures are coming closed with a draft copy for realtors ready now and resident and new comer brochures to be worked on next. The committee is also working on entrance signs. Mayor McDonald noted distinctive street signs will aid in policing the area by giving notice that people are no longer in Houston but now in Meadows where our police force is quick to react.

Alderman Henley, president of the Economic Development Corporation, noted the EDC has set aside some funds for landscaping and advertising which might be used by the Image Committee. The next City Newsletter will respond to inaccurate accusations against the corporation regarding its budget.

Alderman Little, chairman of the Beautification Committee, said he is working on a \$150,000 grant for beautification of West Airport from U.S. 59 to Kirkwood. A \$7,700 matching grant has been approved to bring the Celebration of Trees program into phase two. The funds will be used to hold informational workshops for residents in March and April, a tree planting demonstration, Christmas tree mulching, a tree inventory, etc.

Mayor McDonald asked Alderman Henley what the status of the composting grant was and was told the City would probably not receive this one but we would try for future grants for recycling uses.

A bill from R.L. Utilities, Inc. for \$13,297.08 for deep sewer line repairs was presented to council. Alderman Marshall made a motion to approve the bill as presented. Alderman Little seconded the motion which passed unanimously.

During the second opportunity for audience comments, Charles Jessup thanked Council and the Planning Commission for the hours they spent on the rezoning proposal. He also asked if alternative funding for a new community center was received, would the City loose some control over its use? He encouraged Council not to lock the City into a building and grounds that only meet minimum needs at this time.

Myra McMillan noted the zoning ordinance calls for a Capital Improvement Program to be referred to the Planning Commission for review and comment and wondered why it was submitted to EDC instead and if it would be submitted to Planning & Zoning also. Mayor



McDonald replied the only portion of the budget submitted to EDC was those items their funds might be able to help pay for. Once the Capital Program is finished being studied by Council it will be submitted to Planning & Zoning, mainly to see if there are any items they feel need to be added to it.

Debbie Waddell addressed Council about State bill TX732297 passed on May 25, 1993 regarding a required public hearing to be held by Economic Development Corporations before their budget is set for public utility projects. She said the City needs to start doing things according to the law. Mayor McDonald said the law has been followed in all instances. This bill became effective September 1, 1993, and the public utility project (a new water well) was commenced prior to that date. Also, notice of the EDC budget was published in the City Newsletter along with the phone numbers of all of its member welcoming questions. To date no member has received a phone call regarding the EDC budget. Mrs. Waddell asked if the City would hold a public hearing to comply with the law. Mayor McDonald responded that after the figures were put together, a public hearing on capital projects will be held. Alderman Little reiterated that Council agrees that residents should kept informed of what their funds are being spent on and Alderman Henley noted Council was doing that with notices being published in the City Newsletter.

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 9:54 p.m.

  
Elaine Herff, City Secretary



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, FEBRUARY 8, 1994  
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 MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Consideration of and action on a resolution of the City Council of the City of Meadows, Texas, to participate in the Urban and Community Forestry Development Grant Program.
4. Workshop to review capital projects with department heads of:
  - a. Parks & Recreation
  - b. Police
  - c. Public Works.
5. Comments from the audience.
6. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 4TH DAY OF FEBRUARY, 1994, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF WORKSHOP MEETING  
OF  
FEBRUARY 8, 1994  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special workshop meeting of the Meadows City Council was called to order at 7:35 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.

There were no Mayor's comments.

Mayor McDonald asked Alderman Little to read the caption to the following resolution and to explain it to Council:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
MEADOWS, TEXAS, TO PARTICIPATE IN THE URBAN AND  
COMMUNITY FORESTRY DEVELOPMENT GRANT PROGRAM.

Alderman Little explained that the grant applied for would provide an educational program for Meadows residents as well as generate products for the city. We have received tentative approval from the State and must now send them a signed contract along with this resolution. The grant will enable the city to make a tree inventory (position, size, number, etc.) as well as a drafted plat of tree placement, irrigation location and maintenance recommendations and a landscape ordinance for study and possible future adoption by City Council. The grant will be for \$15,400 with half, or \$7,700 coming from the State. The City's matching share can be met with citizen services. Council thanked Alderman Little for the work he put in obtaining this grant. Alderman Little made a motion to approve the resolution, numbered 94-01, to participate in the Urban and Community Forestry Development Grant Program and to provide matching cash or in kind service funds of \$7,700 to the project. Alderman Marshall seconded the motion which carried unanimously. Mayor McDonald noted that on February 18 he would represent the City of Meadows at the HGAC in a presentation for a grant to install traffic signals at Kirkwood and West Airport.

Council then commenced a workshop to review capital projects with department heads of Parks & Recreation, Police and Public Works. Mayor McDonald said items that qualify as capital projects are things the City does not normally consume within one year. Also a high dollar figure would indicate a capital project item. (A \$5,000 or more item with three or more years of life that is not part of the normal, consumable operation expenses in that department.)

A majority of the items in the Public Works Department are maintenance items. Most are needed now and can be paid for with funds left from last year's budget. Public Works head Charles Johnson explained the items as follows:

A commercial spreader to be used for more even distribution of fertilizers and insecticides to be used with a tractor enabling one man to accomplish in one day what it now takes two men two days to do. The spreader will attach to the existing tractor and can also be used for esplanade work.

Two tractors at \$9,300 each to better utilize the men's time and make more even cuts. The tractor will have a 62" width which is smaller than the current Utility Department tractor. They will have



smooth

tires enabling them to mow the playing fields, use gasoline and have a life of more than six years.

A curb dresser which will edge curbs which will fit on the tractor.

Traffic control safety signs to be used while performing maintenance duties along West Airport to ensure the men's safety.

A 150 gallon tank sprayer, to be mounted on the back of a truck, to save man hours and give good coverage while spraying trees for bugs and weeds on ditches.

Other items needed in the future are three new trucks, an irrigation system on the playing fields (adjusted to proper watering height and distribution,) and additional equipment storage (either converting one of the old sewer tanks to a storage barn or a new metal barn.)

The following capital items were discussed with Police Chief Mike Pickett:

A recording device, same as currently in use at the Sheriff's Department (but smaller) which records all incoming phone calls into the Police Department front lines, 911 calls and the radio system. A VHS system would be cheaper but not as secure. Meadows is currently the only department around that does not record its 911 calls.

Normal vehicle replacement of two vehicles per year. The city currently has six units. The four that are used for patrol purposed average 30,000 miles per year. With the addition of our non paid staff, the figure should be higher this year. The vehicles are on a maintenance program and receive a lube, oil and filter job every 3,000 miles when the tires are also checked.

Eyewitness video cameras which will be primarily used at night. The cameras would be stored in the patrol units' trunks and activated by the units' emergency lights. Tapes would only be able to be changed out by a supervisor. These cameras are expensive because they are tamper proof, sealed in the trunk and time controlled. They would not be easily moved between units.

Chief Pickett will actively pursue grants for this equipment that may be available through the HGAC.

Parks Directors Monya Keenen and Terry Modeland explained their requests for the following:

Replastering the pool which was eaten up by the gas chlorination used in the past. The cost does not include new tile and the estimate is at least two years old. Mayor McDonald asked them to get an updated cost within the next two months for next year's budget.

Land purchase which was discussed at a previous City Council Meeting.

A land survey for city boundaries. Currently there are no corner marks anywhere in the city. If any annexation is done, a land survey will have to be done.

\$25,000 to fix the drainage and resurface the playing fields. A new irrigation system should be installed at the same time. June, July and August are probably the best months for this project. The jogging trail, which needs additional tensile strength should also be redone at this time. (Alderman Little said there may be grant funds available to install a footpath around the drainage ditches.)

Foundation repairs at the field house needs further investigation.

Drainage needs repairs at the toddler park area and basketball courts. Surface drains could probable be installed that would reroute the water along side the berms.

A land agreement with Fort Bend ISD for a 99 year lease or purchase of land next to the elementary school is currently two years old. Mayor McDonald said that, according to the City Attorney, the City can build on property it does not own only if they have a long term lease (one where the lease exceeds the life of the improvements.)

Additional trees, benches and picnic tables could be added to the 8 acre park in the 1997-1998 budget year.

Tennis courts will need to be resurfaced. They also have drainage problems which will need to be repaired first. Some of the lights are coming loose and need to be repaired soon.



The small park at Meadow Valley and Meadow Crest needs some landscaping. Sidewalks around its perimeter might be installed when the current sidewalk repairs are accomplished in Section II.


About \$1.5 million is anticipated to be needed for new recreation center construction. The current property owner will want to know if we are interested in purchasing the property when he receives serious interest by another developer. The City may have to move quickly or may have two to three years to purchase the land. The \$100,000 estimated cost may be too low.

Alderman Little noted he has heard from several different people that, now that the city "has all this revenue" why don't we build a new rec center and complete all of the sidewalk repairs. According to the 1993 budget, there is \$30,000 to \$50,000 left to spend on capital budget items after paying the note on the new City Hall. Mayor McDonald said he would go over the budget with Alderman Little during the week but noted that a bare minimum reserve of six months expenses is needed at all times.

Alderman Kress noted that a tax rate is set when the budget is passed so that the City can break even with a reasonable reserve. It is possible to set the tax rate higher to generate additional revenues.

Mayor McDonald said the Utility Department capital project budget and the EDC budget would be discussed at next Tuesday's workshop. Alderman Piwonka asked if EDC funds could be used to purchase land for a recreation center. Mayor McDonald said a 4B Economic Development Corporation can build sports stadiums, etc. We are a 4A EDC which does not have that stipulation, but a 4A EDC can do whatever is in the best interest of the City.

There being no further business to discuss, Alderman Piwonka made a motion to adjourn the meeting. Alderman Little seconded this motion and with unanimous approval the meeting was adjourned at 9:54 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., TUESDAY, FEBRUARY 15, 1994  
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. Review of capital projects with:
  - a. Department head of Public Utilities
  - b. Economic Development Corporation.
3. Discussion of other matters:
  - a. Proposed changes to City ordinances as proposed by City Attorney
  - b. City Attorney fees.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 11TH DAY OF FEBRUARY, 1994, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF WORKSHOP MEETING  
OF  
FEBRUARY 15, 1994  
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: Terry Henley  
Craig Kress  
Clyde Little  
Richard Marshall

and the following absent:

Alderman: David Piwonka

thus constituting a quorum.

Members of the Economic Development Corporation Board of Directors were also present as well as City Engineer B.L. Abbott and Public Works Supervisor Bernard Harrington.

Mayor McDonald informed Council of a meeting he attended at City Hall last Thursday, February 10, with Bernard Lerner and Bud Abbott. Mr. Lerner explained his plans for a unique shopping center he plans to build on land adjacent to U.S. 59, West Airport, Kirkwood and Sugar Grove Boulevard. He already owns the tract of land in Stafford and, if details can be worked out, he plans to purchase the approximate 15 acres in Meadows from Ayrshire Corp. The shopping center will house a large theater complex, restaurants, little shops and various other things.

Texas Department of Transportation has informed us of their intent to let the contract in October for the widening of U.S. 59 from the Ft. Bend county line to west of West Airport Blvd. which is approximately three years ahead of their earlier plans.

Mayor McDonald said the purpose of tonight's workshop meeting was to review the capital project plans of the Utility Department and the Economic Development Corporation budget. He is recommending that as many capital projects as possible be funded with EDC money which our City Attorney, in a written opinion, has agreed is permissible.

City Engineer B.L. Abbott and Utility Department Supervisor Bernard Harrington then went over the capital project requests of the Utility Department as follows:

One ton truck, which is a normal, replacement truck.

Backhoe, to be paid for from the \$54,000 reserve for capital expenditures (left over bond funds) which can be used for deep sewer line repairs and park drainage.

Hydraulic sewer vacuum cleaner for cleaning sanitary sewer systems. This work is currently being contracted out five or six times a month for a minimum of \$300 each time. This machine could also be used to wash down streets and fight small brush fires.

Smoke test all sanitary sewers. (This is a capital expenditure not a capital item.) This will identify all problem areas in our sanitary sewer system which, because of its age, is beginning to show some strains.

Manhole rehabilitation. A gas will be sprayed into the sewer system to show where the greatest deterioration is. The ground seeps into holes in the system and is being washed down to the sewer treatment plant. This is evidenced by the spike in plant inflow after a heavy rain.



Some items that can be purchased with Economic Development Corporation funds include:

Microprocessor controls for both water plants. The plants are over twenty years old and microprocessors will do away with all mechanical pressure switches, etc. that need to be adjusted and will offer precise controls of water flows from the two well pumps and five booster pumps.

Drilling a third water well and the associated equipment not including the land purchase. This well has been planned for many years while the Public Utility Department was still the Meadows Utility District. One day the city will have to switch to surface water and enough land (the availability of which is fast disappearing) needs to be purchased for storage also. A rough estimate for this project is \$175,000. The well needs to be drilled to insure a stable water supply to the existing users as well as potential new commercial users. We are currently allowed to pump 280 million gallons of water per year in the aggregate and we pump between sixteen and thirty million gallons per month. We are near capacity on both wells with 1,452 water connections. We have a "common" system with both wells serving the whole City. Permits renew in June with the Fort Bend Subsidence District. Answering the question of why build a third well if we will be forced to use surface water soon, Mr. Abbott replied there is no indication as to when this requirement will become necessary while a new water supply will be needed within the next two years. Mr. Harrington added that our two wells are aged and we have reached the limit on extending the wells due to the lowering of the water tables. If the tables drop again we will be in trouble during the peak summertime usage. A third well will act as an insurance factor.

Land for well number three. Space for two large tanks and their associated equipment will be needed. Filtering equipment for surface equipment can also be put at this location. It is anticipated 1.05 acres will be necessary at a cost of \$100,000. A verbal agreement has been reached for \$1.70 a square foot or market value, whichever is lower.

Microprocessor for speed control of lift pumps. This item is less expensive and more reliable than variable speed drives.

Additional sludge digester. One day soon the EPA will require that we have this. Our EPA permit will be up for renewal in March of 1995 and they will probably require it then. This process is required where sludge is disposed of on the surface to improve the purification process of the sludge. Currently we hold the sludge seven days in the digester. The new requirement will be to hold the sludge for 45 days. \$780,000 is a rough estimate for this item.

Auxiliary generator at the sewer plant. This is also an item that may be required at permit renewal time. Currently we have 24 hour capacity as HL&P has provided a two way feed line.

The Economic Development Corporation has asked Council to help them set priorities on the following items.

Signal lights. These will be full signal lights with left turn lanes. This project was submitted to HGAC for funding. Some engineering has been done on this project (jointly with Sugar Land) and the more data that is ready, the better chance for HGAC funding. These costs are estimates. HGAC final ratings are due in April. Funding will be based on 80% of construction costs with the city paying the remaining 20% plus engineering costs.

Entrance signs, trees, berms. A grant has been submitted for this request which will extend from U.S. 59 to Kirkwood.

Promotional materials. EDC member Harry Hamilton said a city promotional brochure is awaiting proper photos (after trees leaf out, grass turns green and flowers bloom) before it is ready to be printed for the spring/summer real estate market. It will be a four fold, four color brochure suitable for either an envelope or a presentation folder. Coming soon will be another brochure for internal city use (for old and new residents.) Advertising money is also available through the EDC to promote the city to new residents and commercial industry.





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, FEBRUARY 15, 1994  
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. Review of capital projects with:
  - a. Department head of Public Utilities
  - b. Economic Development Corporation.
3. Discussion of other matters:
  - a. Proposed changes to City ordinances as proposed by City Attorney
  - b. City Attorney fees.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 11TH DAY OF FEBRUARY, 1994, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF WORKSHOP MEETING  
OF  
FEBRUARY 15, 1994  
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 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:

Alderman: David Piwonka

thus constituting a quorum.

Members of the Economic Development Corporation Board of Directors were also present as well as City Engineer B.L. Abbott and Public Works Supervisor Bernard Harrington.

Mayor McDonald informed Council of a meeting he attended at City Hall last Thursday, February 10, with Bernard Lerner and Bud Abbott. Mr. Lerner explained his plans for a unique shopping center he plans to build on land adjacent to U.S. 59, West Airport, Kirkwood and Sugar Grove Boulevard. He already owns the tract of land in Stafford and, if details can be worked out, he plans to purchase the approximate 15 acres in Meadows from Ayrshire Corp. The shopping center will house a large theater complex, restaurants, little shops and various other things.

Texas Department of Transportation has informed us of their intent to let the contract in October for the widening of U.S. 59 from the Ft. Bend county line to west of West Airport Blvd. which is approximately three years ahead of their earlier plans.

Mayor McDonald said the purpose of tonight's workshop meeting was to review the capital project plans of the Utility Department and the Economic Development Corporation budget. He is recommending that as many capital projects as possible be funded with EDC money which our City Attorney, in a written opinion, has agreed is permissible.

City Engineer B.L. Abbott and Utility Department Supervisor Bernard Harrington then went over the capital project requests of the Utility Department as follows:

One ton truck, which is a normal, replacement truck.

Backhoe, to be paid for from the \$54,000 reserve for capital expenditures (left over bond funds) which can be used for deep sewer line repairs and park drainage.

Hydraulic sewer vacuum cleaner for cleaning sanitary sewer systems. This work is currently being contracted out five or six times a month for a minimum of \$300 each time. This machine could also be used to wash down streets and fight small brush fires.

Smoke test all sanitary sewers. (This is a capital expenditure not a capital item.) This will identify all problem areas in our sanitary sewer system which, because of its age, is beginning to show some strains.

Manhole rehabilitation. A gas will be sprayed into the sewer system to show where the greatest deterioration is. The ground seeps into holes in the system and is being washed down to the sewer treatment plant. This is evidenced by the spike in plant inflow after a heavy rain.



Some items that can be purchased with Economic Development Corporation funds include:

Microprocessor controls for both water plants. The plants are over twenty years old and microprocessors will do away with all mechanical pressure switches, etc. that need to be adjusted and will offer precise controls of water flows from the two well pumps and five booster pumps.

Drilling a third water well and the associated equipment not including the land purchase. This well has been planned for many years while the Public Utility Department was still the Meadows Utility District. One day the city will have to switch to surface water and enough land (the availability of which is fast disappearing) needs to be purchased for storage also. A rough estimate for this project is \$175,000. The well needs to be drilled to insure a stable water supply to the existing users as well as potential new commercial users. We are currently allowed to pump 280 million gallons of water per year in the aggregate and we pump between sixteen and thirty million gallons per month. We are near capacity on both wells with 1,452 water connections. We have a "common" system with both wells serving the whole City. Permits renew in June with the Fort Bend Subsidence District. Answering the question of why build a third well if we will be forced to use surface water soon, Mr. Abbott replied there is no indication as to when this requirement will become necessary while a new water supply will be needed within the next two years. Mr. Harrington added that our two wells are aged and we have reached the limit on extending the wells due to the lowering of the water tables. If the tables drop again we will be in trouble during the peak summertime usage. A third well will act as an insurance factor.

Land for well number three. Space for two large tanks and their associated equipment will be needed. Filtering equipment for surface equipment can also be put at this location. It is anticipated 1.05 acres will be necessary at a cost of \$100,000. A verbal agreement has been reached for \$1.70 a square foot or market value, whichever is lower.

Microprocessor for speed control of lift pumps. This item is less expensive and more reliable than variable speed drives.

Additional sludge digester. One day soon the EPA will require that we have this. Our EPA permit will be up for renewal in March of 1995 and they will probably require it then. This process is required where sludge is disposed of on the surface to improve the purification process of the sludge. Currently we hold the sludge seven days in the digester. The new requirement will be to hold the sludge for 45 days. \$780,000 is a rough estimate for this item.

Auxiliary generator at the sewer plant. This is also an item that may be required at permit renewal time. Currently we have 24 hour capacity as HL&P has provided a two way feed line.

The Economic Development Corporation has asked Council to help them set priorities on the following items.

Signal lights. These will be full signal lights with left turn lanes. This project was submitted to HGAC for funding. Some engineering has been done on this project (jointly with Sugar Land) and the more data that is ready, the better chance for HGAC funding. These costs are estimates. HGAC final ratings are due in April. Funding will be based on 80% of construction costs with the city paying the remaining 20% plus engineering costs.

Entrance signs, trees, berms. A grant has been submitted for this request which will extend from U.S. 59 to Kirkwood.

Promotional materials. EDC member Harry Hamilton said a city promotional brochure is awaiting proper photos (after trees leaf out, grass turns green and flowers bloom) before it is ready to be printed for the spring/summer real estate market. It will be a four fold, four color brochure suitable for either an envelope or a presentation folder. Coming soon will be another brochure for internal city use (for old and new residents.) Advertising money is also available through the EDC to promote the city to new residents and commercial industry.



Mayor McDonald told Corporation members some administrative expenses and legal fees to set up the corporation will be presented to them for payment approval. He said the corporation should develop a project plan which will state the purpose of each project to be funded. Each project should contain a proposed budget. Once the Board feels satisfied with each project budget, it will be referred to Council for their approval by resolution.

Corporation members feel a little more work is needed before priorities can be set. Public input for long term items will be gathered. When Council and the Corporation feel comfortable with the proposed items, a public hearing or a town meeting will be held, although, as pointed out by Alderman Henley, this is not required by state law.

Mayor McDonald asked Council if they felt another workshop should be planned to prioritize capital projects. Alderman Little said he felt the EDC could do this themselves and that Council's feelings would be represented by Alderman Henley who is President of the Board. Alderman Kress said he was concerned that Council will debate how to prioritize projects while it is faced with a thirty year old infrastructure and a new digester requirement. He feels the City should bite the bullet and not put off the purchases any longer. Mayor McDonald said that was the purpose of this meeting - to decide which projects must be funded and which could be funded and where the funds are to come from. Any Economic Development Corporation funds that can be spent to lure development into the city as well as benefit its residents should be used.

It was suggested that a good time to hold a Public Hearing on the EDC budget would be in May so as not to involve the potential political aspect as well as give us a track record on what funds we can expect from the EDC funds. A three, five or seven year plan for our utility system is also needed.

After a short break at 9:10 p.m., Mayor McDonald called the meeting back to order at 9:25 p.m.

Alderman Marshall made a motion to table discussion of proposed changes to City ordinances until the next Council meeting. Alderman Henley seconded this motion which passed unanimously.

Discussing the proposed increase in City Attorney fees, Alderman Marshall moved to consider an ordinance with the desired amounts. Alderman Henley seconded this motion which passed unanimously.

Council briefly discussed a proposed agreement with the Ayrshire corporation regarding the infrastructure of the new Meadow Glen III subdivision and land along West Airport and U.S. 59.

There being no further business to discuss, Alderman Marshall moved to adjourn the meeting. Alderman Henley seconded this motion and with unanimous approval the meeting was adjourned at 9:50 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, FEBRUARY 22, 1994  
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 November 23, 1993 workshop meeting; November 23, 1993 regular meeting; December 2, 1993 workshop meeting; December 16, 1993 workshop meeting; December 28, 1993 regular meeting and January 4, 1994 workshop meeting.
6. Report from City Attorney.
7. Consideration of and action on possible authorization for erection of traffic control diverters.
8. Consideration of and action on an ordinance amending Chapter 21 of the Code of Ordinances of the City of Meadows, entitled "Municipal Court," Article I, entitled "In General," Section 21-5, "Judge - Appointment," by labeling the present provisions of said section as Subsection (a) and by adding thereto a new subsection (b), prescribing the terms of office for a Municipal Court Judge.
9. Consideration of and action on an ordinance appointing a Presiding Judge to serve in the Municipal Court of the City of Meadows, Texas.
10. Consideration and discussion of proposed ordinance changes and new ordinances.

11. Council committee reports.

12. Comments from the audience.

13. Presentation of bills:  
Lansdowne-Moody Co., Inc. \$33,794.00

12. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS  
POSTED AT MEADOWS CITY HALL ON THE 18TH DAY OF FEBRUARY, 1994,  
BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)





MINUTES OF REGULAR MEETING  
OF  
FEBRUARY 22, 1994  
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 owner of land at Sugar Grove Blvd. & Kirkwood who is interested in purchasing the approximate 15 acres at West Airport and Kirkwood approached the City to inquire about the possibility of building a leisure time shopping center on the property. Several details remain to be worked out.

2. A contract for completion of the widening of U.S. 59 from the Fort Bend County line to West of Kirkwood will be let in October of 1994 which is two to three years earlier than we were told up to one month ago.

3. Two workshops between department heads and council were held recently to discuss capital improvement projects. Knowledge gained will help council to better estimate the City's cash flow. A tentative date for a public hearing on these projects was set for May.

4. February sales tax figures were down approximately \$11,000. This was common throughout the county.

During audience comments, Resident Keith Hammons of 11323 Dorrance said he first approached council in August of 1993 after holding a neighborhood meeting regarding traffic east of Kirkwood. It was generally agreed that a problem existed. Since that time he has appeared several times. He has requested a reduced speed of 25 mph in this area and instead a 20 mph unenforceable speed limit was put in front of the mall. He believes this to be a blatant waste of time and funds. He has requested a barricade on the street (Dorrance) to eliminate cut through traffic and criminal activities, and was told the city had no authority to do this. He has since found out that Council does have this authority but does not want to for safety reasons (the inability of emergency personnel to have easy ingress and egress to the area), access to area business for consumers and convenience for area residents.

Resident Ann Brand, 12507 Brook Meadows, said she would like an update on the possibility of blockading Brighton at Dairy Ashford. Mayor McDonald said this item would be discussed in agenda item 7.

During Council comments, Alderman Marshall called Council's attention to a sheet he had passed out on which he prioritized EDC expenditures. He thinks all of Council should do the same exercise. He believes there are other ways to pay for the items including floating a bond issue and/or using left over EDC funds.

Alderman Henley asked members of the large audience how many lived on Dorrance and received an approximate 50% show of hands. He asked if they all understood that Mr. Hammons wanted the street barricaded and if they all agreed with him. The residents indicated they understood but several implied that they were not in agreement.



Alderman Little said he wanted to recognize the efforts of Building Official Glen Dillender in enforcing City ordinances with good results in cleaning up the City.

Alderman Little made a motion to approve the minutes of the November 23, 1993 workshop meeting; November 23, 1993 regular meeting; December 2, 1993 workshop meeting; December 16, 1993 workshop meeting; December 28, 1993 regular meeting and January 4, 1994 workshop meeting as written. Alderman Henley seconded this motion which carried unanimously.

Mayor McDonald then noted that City Attorney Firmin Hickey was present to respond to questions on street actions and he has answers to comments referring to the requirement that a public hearing be held before the budget of an Economic Development Corporation budget can be passed as made at the January 25, 1994 City Council meeting. He noted that state statutes referred to regarding required public hearings for Economic Development Corporations apply to 4B Corporations and not 4A Corporations. The City Attorney has reviewed the agendas and minutes from council meetings which show that the audience is always given an opportunity to speak at each council meeting.

Mr. Hickey said he has made a study of all Economic Development Council and City Council agendas and minutes. Meadows EDC is a 4A type of Economic Development Corporation and has fully complied with required procedures. A public hearing requirement means that the public must be heard from. Some public hearings require a notice be published in the official newspaper. This type of public hearing only requires notice on an agenda. His review of the activities of the Planning and Zoning Commission and City Council also indicate full compliance with the law. The City's Code has provisions which are in excess of state law (such as additional requirements for publication notification.)

Council then considered action on possible authorization for erection of traffic control diverters. Mayor McDonald asked the city attorney to explain under what conditions Council can legally change speed limits, erect barriers and close streets. Mr. Hickey referred to his June 7 and September 14 memos to Council where he researched the question. The City's right to close a street usually refers to the abandonment of the same. In this instance, we are talking about a traffic control barrier or diverter. Generally speaking, a municipality has exclusive control over streets in its jurisdiction (with the exception of an interstate highway.) A barricade must be erected for a legitimate police requirement relating to the health, safety and well being of the city's residents. It is important to be assured that the city's duties to citizens and property is not in any way impeded (i.e. free access to fire, ambulance and police vehicles.) Preliminary reports from the Fire Marshal, Ft. Bend EMS and the Police Chief were negative with their recommendations based primarily on concern for the extra time it would take them to reach a given residence. If access is restricted, the City would have a liability exposure on both sides of the issue. Potential claims by parties who would suffer from the restriction could probably be expected.

Speed limits can be set by City Council following recommendations made from a licensed traffic engineer as long as state law is complied with. The general speed limit on an urban street is 30 mph. There are a number of areas with 25 mph limits because of certain circumstances. A barricade is meant to eliminate traffic movement, not slow it down. Demonstration districts can be created for a 90 to 120 day time period to determine if the erection of a barricade will eliminate the problem.

One of the Dorrance residents suggested making the street "One Way" east bound. He is against a barrier. Alderman Little suggested a one way east bound street would mean traffic could not enter the city off of the U.S. 59 feeder road. He believes this would compound traffic problems for Meadows residents creating more congestion,



particularly where traffic exits U.S. 59. This would put the City in the position of promoting the use of private property (the alleyway behind Garden Ridge Pottery) as a public thoroughfare. This alleyway is dangerous. It is not marked and the City has no control over it.

Alderman Marshall said he was unaware of the 20 mph speed limit along side the mall on Dorrance until this evening and asked why it was put in front of a commercial area. Mayor McDonald responded the signs were erected based on traffic counts and pedestrian cross walks. Alderman Little added the Police have visited all businesses requesting them to inform their employees of the new speed limit and they have also been issuing warning tickets to violators until people become aware of the limit.

Alderman Kress said the City must weigh the effects on the whole city. What seems to be an obvious answer may not be the best answer. This is an engineering problem should not be based on political motives.

Alderman Marshall said it was suggested to him that Burlingame be opened as a traffic alternate.

Alderman Little wondered if the people in the areas would respect the opinion of any engineer, qualified or unqualified. He said he was ready to act tonight to impose a 25 mph speed limit on Dorrance but then reconsidered saying he felt a presentation and interpretation of the data was necessary to make this decision.

Mr. Hickey said if Council desires to impose a different speed limit, the matter must be referred to the traffic engineer. If he finds that justification exists, then he would file his warrants with the City Secretary and require signs to be erected. Mayor McDonald said traffic counts are available. He appreciates the concerns of the Dorrance residents and recognized that they want some action. He noted that Council must be concerned with the safety problems raised by emergency personnel. If Council goes against these recommendations there is a potential for a big liability problem.

Flora Clark, 11819 Bloomington, said she does not think Council should give a certain group of people more protection than others. Kathy DiRusso, 11903 Bloomington said she has lived in her home for 8 1/2 years and raised two small children with no problem keeping them off the streets.

Other suggestions were an eight inch high "super speed bump" posted for emergency vehicles only; "road closed to through traffic" signs; curb to curb speed bumps; a staggered barricade that emergency vehicles can go around.

Mayor McDonald said he does not feel in a position to authorize a barricade on Dorrance tonight. More input from emergency personnel is needed. He will also get an estimate from traffic engineering firms on their cost to make recommendations in the matter and will report to Council at the March meeting.

Alderman Kress feels it prudent to wait to make a decision until actual recommendations based on data and input are received. Alderman Marshall said he was personally in favor of closing the street before tonight's meeting but now he would like to hear the input of other people in the city. Alderman Henley agreed with Alderman Marshall.

Ron Floyd, 11506 Scottsdale, asked Council to study the traffic flow on Scottsdale and other areas of the community before making a decision.

Council then discussed the closing of Brighton at Dairy Ashford. Mayor McDonald said he is concerned the traffic load will increase proportionately on Dorrance and Monticeto if Brighton is closed. It should take approximately four more weeks of no rainy weather to complete current traffic counts at Dairy Ashford and



Dorrance and Dairy Ashford and Monticeto. Mr. Hickey noted if Council desires a 90 to 120 day demonstration district at this location it can be done administratively after documentation from public safety officials give notice that it would not limit their duties.

Resident Ann Brand said she saw the negative letter from the fire officials and believes that emergency personnel should be aware the same condition exists on the loop from Mulholland down Hoggard to Cedar Form and Level Run and back to Mulholland.

Resident Kathy Woods said she appreciates Council's efforts and notes this street closing situation is a totally different problem from the Dorrance situation in that motorists cut through the Brighton area only to convenience themselves from having to stop at one extra stop sign. This usually occurs during the times children are walking to and from school.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 21 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "MUNICIPAL COURT," ARTICLE I, ENTITLED "IN GENERAL," SECTION 21-5, "JUDGE - APPOINTMENT," BY LABELING THE PRESENT PROVISIONS OF SAID SECTION AS SUBSECTION (a) AND BY ADDING THERETO A NEW SUBSECTION (b), PRESCRIBING THE TERMS OF OFFICE FOR A MUNICIPAL COURT JUDGE.

This ordinance will bring the city code in line with recent state law which required municipal judges to be appointed for two year terms with automatic renewal if they have not been reappointed and/or no one has been appointed in their place. Alderman Little made a motion to adopt the ordinance as presented. Alderman Henley seconded the motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

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

Mayor McDonald said he was proposing our current judge, Rose Mary Galvan-Schulze be appointed to a two year term as our Presiding Judge. Alderman Henley moved to adopt the ordinance as proposed. Alderman Piwonka seconded the motion which was unanimously approved.

Alderman Henley moved to table discussion of proposed ordinance changes and new ordinances. Alderman Marshall seconded this motion which passed with unanimous approval.

Alderman Piwonka moved to table council committee reports. Alderman Henley seconded this motion which carried unanimously.

There were no further comments from the audience.

A bill for \$33,794.00 to Landsdowne-Moody Co., Inc. was presented for council's approval. Alderman Little noted this was for a tractor from Great Britain and wondered if we investigated ones made in the United States. Mr. Abbott noted that all Ford tractors are made in England. Alderman Piwonka moved to approve the payment of the bill as presented. Alderman Little seconded this motion which passed unanimously.

There being no further business to discuss, Alderman Little moved to adjourn the meeting. Alderman Henley seconded this motion and, with unanimous approval, the meeting was adjourned at 9:15 p.m.

  
Elaine Herff, City Secretary



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, PLANNING COMMISSION AND ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF MEADOWS, TEXAS WILL MEET IN SPECIAL SESSION JOINTLY WITH THE CITY OF STAFFORD, OPEN TO THE PUBLIC, AS FOLLOWS:

Mayor  
Jim McDonald

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

City Secretary  
Elaine Herff

7:00 P.M., TUESDAY, MARCH 8, 1994  
STAFFORD CITY HALL  
2610 SOUTH MAIN  
STAFFORD, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Presentation by Sugar Grove on proposed development, The Grove Leisure Time Center, in the cities of Stafford and Meadows.
3. Consideration and discussion of all appropriate action of requests contained in presentation.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 4TH DAY OF MARCH, 1994, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
MARCH 8, 1994  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

A special joint meeting of the Meadows City Council and Stafford City Council has held on March 8, 1994, at Stafford City Hall, 2610 S. Main Street, Stafford, 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:

Meadows Mayor:	Jim McDonald
Meadows Aldermen:	Terry Henley Craig Kress Clyde Little Richard Marshall David Piwonka
Stafford Mayor:	Leonard Scarcella
Stafford Aldermen:	Sandra Cable Antoinette Cangelosi Johnny Nunez Ray Schenk Cecil Willis, Jr.

thus constituting a quorum.

Also present were Planning Commission and Economic Development Corporation members from both cities, developer Yaromir Steiner, Bernard Lerner of HMG/Sugargrove and other interested citizens.

Mayor McDonald called the meeting to order at 7:04 for Meadows and Mayor Scarcella called the meeting to order for Stafford.

Mr. Lerhner, representing Leisure Grove Time Development, thanked everyone for coming. He explained he has been a property owner in Stafford since 1981 and feels now is the right time to develop it. The development he has in mind is unique in that it will bring consumers into the area from the surrounding thirty to fifty mile area. To accomplish this task, he plans to purchase additional property from Ayrshire Corporation if certain problems can be worked out. He introduced Mr. Yaromir Steiner who developed a similar project in Miami, Florida called Coco Walk.

Mr. Steiner explained the proposed project will be classified as a leisure time center, anchored by a minimum of twelve movie theatres and surrounded by restaurants which will be surrounded by leisure shops and businesses. It will encompass forty acres with 350,000 to 400,000 square feet of buildings. Besides the theater, the leisure time area will have twelve food and entertainment establishments and a 50,000 square foot book and record store. Six to eight anchor tenants will occupy approximately 200,000 square feet with outlet stores as well as discount speciality retail stores. Studies show that by 1998 the leisure time center area will draw people from a ten mile radius of 363,120 households with a median income of \$37,159 and the value retail center area will draw people from a fifty mile radius of 1,489,128 households with a median income of \$34,616.

The center will be a place for people to interact with a two lane main street, parallel parking, sidewalks, lamp posts, trees and a town square with fountains, benches, etc. Within a few years it is planned that the project will be a national reference project. It will have a tex-mex architectural theme. The problem is that the property is in two separate cities and the developers must deal with two separate jurisdictions. They would like to design a project to bring the best to its customers without worrying about city boundary lines.



The project will be called "The Grove." The developer will be HMG/Sugar Grove, Steiner & Associates, Inc. with the architect being Design Group Inc. Plans are to pre-lease the center from March through October 1994 with construction taking place November 1994 through October 1995 and an opening in time for the 1995 Christmas season.

Immediate issues to be addressed are parking and permitting, inspections, etc. Developers would like uniform rules with a single source for permits and one person (perhaps at the building official level) responsible for decisions.

Operational issues to be addressed are police protection and the sales tax variation between the two cities.

Equity issues to be addressed are property sales taxes. Building locations might not result in an equitable distribution between the two municipalities.

It is anticipated the center will provide 1,200 full time and 400 - 500 part time job opportunities.

The developers hope the Economic Development Corporations of the two cities might be able to help fund the operating and installation costs of street lights, Christmas lighting, Main Street landscaping and advertising.

Stafford City Attorney John Olson said interlocal agreements between the two entities might be reached on the planning approval, operational and parking issues. The sales tax issues must be looked into and the State Property Tax Code must be checked for the property tax issues. Mayor McDonald noted that preliminary conversations with Meadows City Attorney Firmin Hickey indicate he would agree with Mr. Olson that the tax issues will be the biggest problems. Mr. Steiner noted his intent to build to best suit the property while trying to be equitable to both entities. In order to obtain proper financing, it is important to be able to design the project using one set of rules. Mr. Steiner asked for expediency as the contract for the additional property purchase from Ayrshire Corporation expires on March 21.

After a general discussion, the developers were advised to obtain an extension on the property, as sixty to ninety days is a more realistic time frame to work out problems before agreements can be reduced to writing.

Alderman Piwonka made a motion to authorize Meadows' City Attorney to meet with Stafford's City Attorney as soon as possible to consider solutions to questions raised during this evening's meeting. This motion was seconded by Alderman Kress and passed with unanimous approval. A similar motion was made by Alderman Cangelosi, seconded by Alderman Nunez, and unanimously passed by Stafford's City Council.

There being no further business to discuss, Alderman Kress made a motion to adjourn the meeting. Alderman Marshall seconded this motion and with unanimous approval the meeting was adjourned for Meadows at 9:44 p.m.

  
Elaine Herff, City Secretary





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., THURSDAY, APRIL 7, 1994  
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. Consideration and discussion of possible resolution regarding the proposed development by Sugar Grove of a forty-two (42) acre site.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 31ST DAY OF MARCH, 1994, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
APRIL 7, 1994  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:34 p.m. by Mayor 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:

Richard Marshall

thus constituting a quorum.

Among others present were City attorney Firmin Hickey, members of the Economic Development Corporation and the Planning and Zoning Commission as well as Bernard Lerner, developer of the proposed Sugar Grove center.

During Mayor's comments, Mayor McDonald noted:

1. Several things had been proposed at the March 8 joint meeting with the City of Stafford. Both Councils resolved to have their legal counsels look into settling the issues. One specific request, that the two entities share sales tax from the project on an equitable basis cannot be done. A solution could be to change the boundary lines between the two cities. This cannot be done because of the necessity of keeping Stafford's city limits contiguous with their Municipal School District limits. Mayor McDonald met with Mr. Lerner last week. Architects sketched out a conceptual plan of how buildings might be constructed on the property and Mr. Lerner is anxious to see how council feels about his proposals which involve zoning amendments, use of EDC funds as well as other matters. Mayor McDonald asked Mr. Hickey to recommend how to proceed with the discussion of the possible resolution on tonight's agenda.

Mr. Hickey noted that the Mayor had adequately stated that we are looking for a consensus this evening. Any amendment to the zoning ordinance can only occur after a public hearing is held, the Planning Commission makes a recommendation to City Council and action is then taken by City Council. Items requested of the Economic Development Corporation should be referred to the EDC for discussion at a public meeting. The Corporation would then need to pass a resolution recommending action to be taken by Council. Other requested matters can be handled directly by Council through ordinances.

Mayor McDonald then asked Mr. Lerner to bring Council up to date on his proposals.

Mr. Lerner thanked Council for the special meeting. He said several issues must be cleared up before leases can be signed in the proposed center. His company will guarantee a building be erected which will contain at least 50,000 square feet of cash register space in Meadows (in an 80,000 square foot building) with several additional places in Meadows city limits where buildings could be placed. In exchange, he is asking for adjustments or variances to the zoning ordinance in regards to landscaping and parking requirements. He is also asking that EDC funds be spent on improvements to city property that adjoins the project, such as street lights and street improvements, and for mutually agreed upon city events to be held on the project property's "Main Street" once it is developed.



Mr. Hickey said the project, as planned, would be in violation of the current zoning ordinance. It is possible to establish a new zoning district to accomplish what is being asked. Mr. Lerner said a letter of intent from the city is needed so his company can proceed with its plans.

Answering Council questions, Mr. Lerner noted that a theater will be a major component of the center. The project intends to use parking spaces for store use during the daytime and theater use during the night time. The entire center will be built in stages and the ability to commingle parking is needed as each stage comes about. He asked Council to commit to being flexible on both the parking and landscaping issues. Mr. Hickey noted a modification to the zoning ordinance could be made to allow parking for buildings inside the city to be outside the city limits. Mr. Lerner said he would like a letter of intent that council will attempt to pass the resolutions and/or ordinances to make those zoning adjustments that are necessary to accommodate this development.

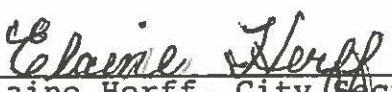
Mr. Hickey said if it is the will of council, a meeting can be held next week (with 72 hours notice) at which time an ordinance can be passed calling a joint public hearing and also authorizing the requested curb cuts.

Mayor McDonald said creating a special zoning district may be preferable to granting variances and council might want to include the land adjacent to the hospital that lies in the city in this special district also. This district could be referred to as an inter urban or dual urban area. Mr. Hickey said the ordinance calling the public hearing could be broad enough to consider both areas (east and west of Kirkwood) and broad enough to respond to the needs of the city. Alderman Piwonka noted Mr. Hickey addressed his biggest concern, that we can do this project even though an ordinance will be necessary. The Economic Development Corporation will meet on Wednesday, April 13 and the Planning and Zoning Commission will meet on Thursday, April 14th to discuss the requests. The EDC will make a recommendation to council by a resolution. The P&Z will have to meet again after the public hearing to consider all comments so that they can make their recommendations to City Council. It is possible for P&Z as well as City Council to meet on the same date, after the public hearing is completed. Non-zoning matters can be settled fairly quickly either by ordinance or by administrative action.

A consensus was reached to call the public hearing for May 3, 1994. Council was concerned that all residents receive proper and adequate notice. Mayor McDonald said people would be informed in the City Newsletter as well as by publication in the city's official newspaper. To expedite the required publication in the official newspaper, council felt naming both the Houston Chronicle and the Houston Post as official newspapers would be beneficial and requested the City Attorney to draw up the proper ordinance for consideration at the same meeting when the public hearing is called. A date for this meeting was set for April 14, 1994.

Mr. Lerner said he was still hoping for a written letter agreeing to these items before the end of this month. Mr. Hickey said a conceptual letter could be written but no final approval could be given until after the public hearing. Mr. Hickey advised Mr. Lerner to make sure his architects were present at the public hearing so that specific items of concern to both parties could be addressed.

There being no further business to discuss, Alderman Piwonka moved to adjourn the meeting. Alderman Kress seconded this motion and with unanimous approval the meeting was adjourned at 8:27 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., THURSDAY, APRIL 14, 1994  
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. Consideration of and action on an ordinance calling a joint public hearing before the City Council of the City of Meadows, Texas and the Planning and Zoning Commission of the City of Meadows, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_m. to be held at the City Hall of the City of Meadows, One Trojan Drive, Meadows, Texas, to hear any and all persons desiring to be heard on or in connection with any matter or question involving an application heretofore previously filed by HMG/Courtland and Steiner & Associates, developers, and Ayrshire Corporation, property owner, for amendments to certain sections of the Code of Ordinances of the City of Meadows, Chapter 24 thereof, entitled "Planning and Zoning Regulations," Article V, entitled "Zoning Regulations," Division 2, entitled "Zoning District Regulations," for the creation of a new zoning district within the City of Meadows or, in the alternative, for amendment to the current provisions of Section 24-535, "C-1 Light Commercial District," to permit the development of a fifteen (15) acre site within the City of Meadows, Fort Bend County, Texas, located on the southern boundaries of the City of Meadows, said location being generally described as east of Kirkwood, south of West Airport, west of U.S. Highway 59 feeder road, and north of the City Limits. The applicant hereto seeks the creation of a new zoning district category and/or amendments to Section 24-535, "C-1 Light Commercial District," to modify certain parking requirements and to provide that the computation of parking requirements shall include land located within the City of Meadows, as well as land located



within the adjacent City of Stafford, Texas, and for such modifications of the Zoning District Map and amendments to Section 24-403 of the Code of Ordinances of the City of Meadows, entitled "Official Zoning District Map," as may be required in order to prescribe for modifications which shall be deemed necessary by the City Council of the City of Meadows; and directing that notice of such hearing be published in the official newspaper of the City of Meadows.

4. Consideration of and action on an ordinance amending Chapter 2 of the Code of Ordinances of the City of Meadows, entitled "Administration," Article I, "In General," Section 2-4, entitled "Official Newspaper," to provide for the inclusion of the Houston Post, the Houston Chronicle and the Houston Chronicle, East Fort Bend County Edition (Zone 8), This Weekend as newspapers qualified to act as newspapers of official publication for notices required to be given in accordance with law and the Code of Ordinances of the City of Meadows.

5. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 11TH DAY OF APRIL, 1994, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
APRIL 14, 1994  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:34 p.m. by Mayor 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:

Craig Kress

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. He and the city attorney will be meeting tomorrow with the land owners and developers of The Grove to work out the procedures, etc. that will be needed so that their requests can be presented in codified form before the May 3 public hearing.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CALLING A JOINT PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF MEADOWS, TEXAS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M. TO BE HELD AT THE CITY HALL OF THE CITY OF MEADOWS, ONE TROYAN DRIVE, MEADOWS, TEXAS, TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION INVOLVING AN APPLICATION HERETOFORE PREVIOUSLY FILED BY HMG/COURTLAND AND STEINER & ASSOCIATES, DEVELOPERS, AND AYRSHIRE CORPORATION, PROPERTY OWNER, FOR AMENDMENTS TO CERTAIN SECTIONS OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, CHAPTER 24 THEREOF, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 2, ENTITLED "ZONING DISTRICT REGULATIONS," FOR THE CREATION OF A NEW ZONING DISTRICT WITHIN THE CITY OF MEADOWS OR, IN THE ALTERNATIVE, FOR AMENDMENT TO THE CURRENT PROVISIONS OF SECTION 24-535, "C-1 LIGHT COMMERCIAL DISTRICT," TO PERMIT THE DEVELOPMENT OF A FIFTEEN (15) ACRE SITE WITHIN THE CITY OF MEADOWS, FORT BEND COUNTY, TEXAS, LOCATED ON THE SOUTHERN BOUNDARIES OF THE CITY OF MEADOWS, SAID LOCATION BEING GENERALLY DESCRIBED AS EAST OF KIRKWOOD, SOUTH OF WEST AIRPORT, WEST OF U.S. HIGHWAY 59 FEEDER ROAD, AND NORTH OF THE CITY LIMITS. THE APPLICANT HERETO SEEKS THE CREATION OF A NEW ZONING DISTRICT CATEGORY AND/OR AMENDMENTS TO SECTION 24-535, "C-1 LIGHT COMMERCIAL DISTRICT," TO MODIFY CERTAIN PARKING REQUIREMENTS AND TO PROVIDE THAT THE COMPUTATION OF PARKING REQUIREMENTS SHALL INCLUDE LAND LOCATED WITHIN THE CITY OF OF MEADOWS, AS WELL AS LAND LOCATED WITHIN THE ADJACENT CITY OF STAFFORD, TEXAS, AND FOR SUCH MODIFICATIONS OF THE ZONING DISTRICT MAP AND AMENDMENTS TO SECTION 24-403 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "OFFICIAL ZONING DISTRICT MAP,"



AS MAY BE REQUIRED IN ORDER TO PRESCRIBE FOR MODIFICATIONS WHICH SHALL BE DEEMED NECESSARY BY THE CITY COUNCIL OF THE CITY OF MEADOWS: AND DIRECTING THAT NOTICE OF SUCH HEARING BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE CITY OF MEADOWS.


Mayor McDonald said the public hearing to look at those issues being requested by The Grove developers would be at 7:00 p.m. on the agreed upon date of May 3, 1994. Alderman Marshall made a motion to approve the ordinance, numbered 94-12, calling the public hearing for May 3, 1994 at 7:00 p.m. as presented by the Mayor. Alderman Henley seconded this motion which carried unanimously.

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 2-4, ENTITLED "OFFICIAL NEWSPAPER," TO PROVIDE FOR THE INCLUSION OF THE HOUSTON POST, THE HOUSTON CHRONICLE AND THE HOUSTON CHRONICLE, EAST FORT BEND COUNTY EDITION (ZONE 8), THIS WEEKEND AS NEWSPAPERS QUALIFIED TO ACT AS NEWSPAPERS OF OFFICIAL PUBLICATION FOR NOTICES REQUIRED TO BE GIVEN IN ACCORDANCE WITH LAW AND THE CODE OF ORDINANCES OF THE CITY OF MEADOWS.

Mayor McDonald noted the addition of these three newspapers will help in the timely publication of necessary notices to residents. They will be official newspapers of the city along with The Fort Bend Mirror and the Wednesday This Week edition of the Houston Chronicle. Alderman Henley moved to adopt the ordinance, numbered 94-13, adding the three newspapers to the current two official city newspapers. Alderman Piwonka seconded this motion which passed unanimously.

There being no further business to discuss, Alderman Marshall made a motion to adjourn the meeting. Alderman Little seconded this motion and with unanimous approval the meeting was adjourned at 7:42 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, APRIL 26, 1994  
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. Presentation of Arbor Day Drawing Contest elementary school winners sponsored by Meadows Home and Garden Club by Garden Club members Candy Gibson and Ann Brand
3. Mayor's comments.
4. Comments from the audience.
5. Comments from council.
6. Approval of minutes from March 22, 1994 regular meeting, April 7, 1994 special meeting and April 14, 1994 special meeting.
7. Recognition of employees for years of service as follows: Elaine Herff, ten years; Joe Wappel, five years; Larry Flores, one year.
8. Discussion and possible action concerning the current closed status of Brighton Lane at Dairy Ashford.
9. Further consideration of 25 mph speed zone on all streets east of Kirkwood.
10. Consideration of and action on an ordinance amending Chapter 9 of the Code of Ordinances of the City of Meadows, entitled "Buildings," Article I, entitled "In General," by adding thereto a new section 9-10, entitled "Connection to Sewer System.
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 22ND DAY OF APRIL, 1993,  
BY 7:00 P.M.

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

(SEAL)





MINUTES OF REGULAR MEETING  
OF  
APRIL 26, 1994  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:33 p.m. by Mayor Jim McDonald at Meadows City Hall, One Troyan Drive, Meadows, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor:	Jim McDonald
Aldermen:	Terry Henley Craig Kress Clyde Little Richard Marshall David Piwonka

thus constituting a quorum.

Meadows Home and Garden Club representative Ann Brand presented winning certificates from the club along with gift certificates from Book Stop to the winners of the annual Arbor Day Poster Contest from Meadows Elementary School as follows: kindergarten - Cristy Amador; first grade - Stephanie Morales; second grade - Travis Spillman; third grade - Claire Nelson; fourth grade - Chris Rittmann; fifth grade - Mary Swanniutt. Pictures were taken and Meadows Elementary Principal Scotty Bass, on behalf of the school, thanked the Garden Club and City Council for the presentation. She said there were many entries and the winners were all outstanding. Mayor McDonald also thanked Garden Club for sponsoring the project.

During Mayor's comments, Mayor McDonald noted:

1. The City Newsletter, coming out this weekend, will have several items of interest on its calendar including a public hearing May 3, City elections May 7, a special Council meeting to canvass the elections May 9 and a heavy trash pickup date of May 14. June 14 is the tentative date set for a public hearing on the City's capital budget program.

2. A temporary barricade was erected on Brighton at Dairy Ashford so that a study could be made to determine if the cut through traffic at that intersection is halted or merely moves to another intersection in the City.

3. The request from Alderman Kress for the City Engineer to check on the possibility of removing some of the stop signs along Kirkwood has not been completed yet due to several other demands on the City Engineer's time. This will be looked into in the future.

Kathy Woods, the only member of the audience to sign up to address council, asked to hold her comments until the discussion of the closed status of Brighton Lane at Dairy Ashford commenced.

During council comments, Alderman Kress said that, at the request of Bernard Lerner, he contacted the architect in charge of the Sugar Grove project. The architect was not familiar with our Zoning Ordinance and Alderman Kress sent him a copy of it. The architect said this project will be one of the finest developments they have done anywhere. Alderman Kress also said that there was no hurry to receive the results of the study to remove stop signs along Kirkwood.

Alderman Little said he was still waiting to hear a report on the possibility of extending the school zone limits to Amblewood and Mulholland. Mayor McDonald said this too will be studied.

Alderman Marshall said he had a discussion with Lynn Marshall, Principal of Dulles High School who is also on the committee to rezone students. He indicated the committee has not yet had even their organizational meeting so that rumors that Meadows students



will be rezoned to either Austin or Kempner High Schools are currently unfounded. He then encouraged P&Z to continue to study the problem of playground equipment in front yards and, if a recommendation to Council is made to restrict this equipment, he encouraged Council to act promptly on the recommendation. Mayor McDonald indicated P&Z was working very hard on this issue, is a tedious process as all possibilities must be studied to determine which items could be allowed in front yards and which should not be allowed.

Alderman Marshall then made a motion to approve the minutes from the March 22, 1994 regular meeting, April 7, 1994 special meeting and April 14, 1994 special meeting as presented. Alderman Henley seconded this motion which carried unanimously.

Employees were recognized for years of service as follows: Elaine Herff, ten years; Joe Wappel, five years; Larry Flores, one year.

Council then discussed the current closed status of Brighton Lane at Dairy Ashford. Mayor McDonald reminded Council that they passed a directive motion to barricade this intersection for a temporary period not to exceed ninety days while traffic counts are studied to determine where the traffic moves to and what effect the barricade has on other parts of the city. When these results are in, they will be studied to determine if the barricade should be removed or if it should be installed on a permanent basis. Kathy Woods, a resident of the area affected by the barricade, after receiving permission from the Mayor, explained to the audience why this particular area was different from others in the city and why its residents feel the barricade is necessary.

Mayor McDonald then noted that at the last regular Council meeting, a motion was passed to lower the speed limit on all streets east of Kirkwood to 25 mph. Signs have been ordered but, after checking with the City Attorney, further consideration must be given before proceeding. Mayor McDonald asked City Attorney Firmin Hickey to explain. Mr. Hickey said that fifteen years ago the state legislature removed the authority for traffic regulations from city councils and adopted a Uniform Vehicle Code manual. This manual states specific conditions which must be present for a warrant to be issued before a traffic control sign may be erected. These warrants may only be signed by the City's traffic engineer or another licensed traffic engineer. Studies (which can be lengthy in time) must be completed first. Mayor McDonald noted he asked both the city traffic engineer and Daniel Lynch, a licensed traffic engineer with Traffic Engineers, Inc., who hired by the city to complete traffic studies if they could justify a warrant for a 25 mph speed limit. Both men stated they could not. If no traffic engineer can be found to issue a warrant, we cannot require our police department to enforce this speed limit nor would our judge find violators guilty in our municipal court. Aldermen Marshall and Kress indicated council was just trying to make for a safer neighborhood and wondered what liability or consequences would be encountered if the 25 mph signs were erected without warrants. Mr. Hickey indicated he was unaware of any situations like this but he would investigate the matter further. Alderman Little wondered if Mr. Lynch might be willing to sign the warrant if we explained the situation in the area further to him. Mayor McDonald said Mr. Lynch has said that he, personally feels all residential speed limits should be 25 mph but that is not the law. Mayor McDonald will again contact Mr. Lynch to see if any situation might cause him to change his mind about signing the warrant. The subject will again be discussed at next month's council meeting.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "BUILDINGS," ARTICLE I, ENTITLED "IN GENERAL," BY ADDING THERETO A NEW SECTION 9-10, ENTITLED "CONNECTION TO SEWER SYSTEM."



Mayor McDonald said the state legislature, in their last general session, passed a law to allow cities to require new buildings to be tied into an existing approved sanitary sewer system. Currently, this is not a problem in Meadows but, should it become one, passage of this ordinance would create an administrative tool should a problem crop up in the future. Mr. Hickey said this was an attempt by the legislature to assure the quality of a city's infrastructure. Mayor McDonald said this would not be a problem for the new Sugar Grove development being considered as the ordinance allows the hookup to be to any qualified licensed sewer system. Alderman Henley made a motion to adopt the ordinance, numbered 94-14, as read. Alderman Little seconded this motion which carried unanimously.

The audience was then allowed to again address council. Keith Hammons, 11323 Dorrance said he was glad progress was finally being made regarding the problem with traffic on his street. Cross walks and 20 mph speed signs in the business district have recently been installed but they seem to be unenforced.

Sue Marshall, 11927 Brighton, said traveling 20 mph is tough because cars seem ready to rear end such a slow moving vehicle. She feels, though, that a 25 mph speed limit should be considered in the whole city, not just one section.

Ed Banogon, 12202 Brighton, thanked council for their decision to erect the barricade on Brighton. He personally knows of one individual living in Barrington Place who commented he could no longer use this street as a cut through on his way to work in the morning. He does not want to see the barricade removed. He is unhappy, however, with the unsightly sign erected in his front yard informing drivers of the closed street ahead, particularly in light of the fact that the city required his wife to remove a hand made sign several years ago telling area children not to throw things over his fence (and into his pool.)

Ann Brand, 12507 Brook Meadows, requested a show of hands from those residents from her area present at the meeting who were in support of the Brighton barricade. About twenty hands were raised. She said she feels the situation is improving with commuters finding alternate routes now that the road is closed and she is sure the area children are now safer at play.

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

  
Elaine Herff, City Secretary

NOTICE OF JOINT 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, MAY 3, 1994  
MEADOWS CITY HALL  
ONE TROYAN DRIVE  
MEADOWS, TEXAS



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

Mayor  
Jim McDonald

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

City Secretary  
Elaine Herff

PURPOSE: JOINT PUBLIC HEARING, AGENDA AS FOLLOWS:

1. Call to order.
2. 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 hear any and all persons desiring to be heard on or in connection with any matter or question involving an application heretofore previously filed by HMG/Courtland and Steiner + Associates, developers, and Ayrshire Corporation, property owner, for amendments to certain sections of the Code of Ordinances of the City of Meadows, Chapter 24 thereof, entitled "PLANNING AND ZONING REGULATIONS," Article V, entitled "Zoning Regulations," Division 2, entitled "Zoning District Regulations," for the creation of a new zoning district within the City of Meadows or, in the alternative, for amendment to the current provisions of Section 24-535, "C-1 Light Commercial District," to permit the development of a fifteen (15) acre site within the City of Meadows, Fort Bend County, Texas, located on the southern boundaries of the City of Meadows, said location being generally described as east of Kirkwood, south of West Airport, west of U.S. Highway 59 feeder road, and north of the City Limits. The applicant hereto seeks the creation of a new zoning district category and/or amendments to Section 24-535, "C-1 Light Commercial District," to modify certain parking requirements and to provide that the computation of parking requirements shall include land located within the City of Meadows, as well as land located within the adjacent City of Stafford, Texas, and for such modifications of the Zoning District Map of the City of Meadows, entitled "Official Zoning District Map," as may be required in order to prescribe for modifications which shall be deemed necessary by the City Council of the City of Meadows.



3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF PUBLIC HEARING AND AGENDA  
WAS POSTED AT MEADOWS CITY HALL ON THE 29TH DAY OF APRIL,  
1994, BY 7:00 P.M.

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

(SEAL)

MINUTES OF THE SPECIAL MEETING  
OF  
MAY 3, 1994  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special 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 Clyde Little Richard Marshall David Piwonka

thus constituting a quorum.

Also in attendance was City Attorney Firmin Hickey.

During Mayor's comments, Mayor McDonald noted:

1. That Mr. John Perry, Mr. John Joyner, and Mr. Mark McGraff of the Planning and Zoning Commission were in attendance and thus constituted a quorum.

2. Stated the purpose of the meeting was to hear comments for and against the proposed zoning changes. Presently the property is zoned C-2 which is similar to what is being proposed while keeping unsupported parking lots out of the city. Some of the property in question is in the City of Stafford. Mayor McDonald asked Mr. Bernard Lerner one of the principals to outline changes that were being requested. Mr. Lerner said they have met with City Council, Planning & Zoning and City Attorney Firmin Hickey regarding their intent for the 15.7 acres in Meadows and the 26 acres in Stafford. The City of Stafford does not have zoning, so there needs to be one unified process. He is not trying to change the existing zoning, but since the property is by itself (not adjacent to houses etc.) change it to a new commercial zone.

Mr. Bernard Lerner who is asking the City to change the property in question to a C-3 zone then spoke for his group. They are not able to conform with the current parking requirements that do not allow parking in another jurisdiction to satisfy Meadows' parking requirements.

Presently the zoning ordinance allows banks without a drive through. Normally a request for a drive through banking facility would require a specific use permit which could take 60 - 90 days to be approved. Time could be saved by changing the property to C-3 which would also incorporate one restaurant with a drive through facility or a gas station - all with architecture similar to the main project. Only one bank, restaurant and gas station will be asked for. The developers are also asking for a day care nursery and a medical facility. All buildings would be similar architecture. Presently a theater requires one parking place for every three seats. Mr. Lerner is asking for what is the norm in other cities. That is - up to 50% of daytime use parking can be used to satisfy night time parking. Theaters are used mostly at night. Mr. Lerner is also asking for restaurant parking of one parking space for every 80 square feet, similar to what is the current parking space utilized by On The Border and Macaroni's. One parking space for every 3 seats is required by C-2. He is also requesting a 10' set back on Airport Boulevard rather than the 20' in C-2. He said it will vary from 10-20' and look very good.



Planning and Zoning has made the suggestion not to include these changes in the zoning ordinance, but in other ordinances instead. Mr. Lerner said a plat showing buildings and two curb cuts for every pad site has been submitted.

When meeting with the Economic Development Commission Mr. Lerner promised 50,000 square feet of cash register space for sales tax purposes. Mr. Lerner asked the City Engineer to say where street lights are needed and for the city to pay for the lights as well as Airport Boulevard landscaping out of the 1/2% sales tax designated for EDC use.

Mr. Steiner, developer and partner who conceived and built this idea at other locations, then spoke about the project. He stated that trends show people want shopping fun and interacting and also the consumer wants value. This project is designed to have theaters, book store, restaurants, a record store, manufacturing outlet stores and speciality discount stores. It will break the idea of a strip center with a laid out main street and town square with trees, benches, lights, and fountain from Kirkwood to the Highway 59 feeder road. It will have value shopping and leisure activity with a town square atmosphere. The developers are trying to treat it all as one site and not as two small sites with different building codes, etc. They anticipate sales of \$100 million and 1200-1500 jobs.

The design team showed conceptual drawings, one with the development entirely in Stafford and one located in both cities. They stated this is on the leading edge of what customers want and displayed the drawings of Spanish Mexican design of multiple independent looking buildings.

Mayor McDonald stated that if the city makes changes, sufficient buildings in the city to support parking will still be necessary. What will be changed is if there are more buildings in Meadows, more parking can be used in Stafford.

Mayor McDonald asked if Council had any questions. Alderman Kress asked if there is a revised site plan after March 25th. Mr. Lerner told him it was still conceptual.

Alderman Little asked about berms, stating the 10' set back is not all for berms. He asked if there would be berms. Mr. Steiner said they are intending to build some berms because they will have to remove some soil and they will use that for berms.

Mayor McDonald asked the Planning and Zoning Commissioners if they had any questions. No one did.

Mayor McDonald asked for questions from the audience. George Mapes asked about city participation in the development by investing. Mayor McDonald said there never has been any intent for the City to do that.

Hugh Waddell said he understood about drive thru ATM's but what type of restaurant are they thinking about. Mr. Lerner said they would be servicing people other than just those in the community and that he had seen beautifully designed Wendys with drive thru windows.

A resident questioned the 50,000 square feet for Meadows being such a small portion of the 450,000 total. Mr. Sterner said the 50,000 was a minimum and he didn't want to get into the political aspect, so he has guaranteed Meadows at least 50,000.

Arlene Krouskop asked City Council what City Council plans to do with Loews theatre. Mayor McDonald explained the city does not own the theatre. Mr. Lerner said there are many theatres side by side around the country and it is not a problem. Competition will be coming regardless, as others are looking in the area too. Mrs. Krouskop asked if they already have people to move in. Mr. Sterner said there are serious conversations with a theatre and have 150,00 square feet of interest from names readily recognizable, such as



Saks, Gap, Mikasa. There are 12 - 15 proposals out. There is a major event in Las Vegas in two weeks where many contacts will be available. Mr. Sterner said they will have the majority leased before building and they expect 80% pre lease by February.

Louise Patterson asked how many bars there would be. Mr. Sterner answered there would be places like Fridays, no arcades. They do not want bars.

Stephanie Sears said she saw the development in Cocoa Beach and it is beautiful. She asked for the proposed completion date, which is summer of 1995. Regarding her question landscaping, Mr. Sterner said he was personally interested in the landscaping.

Glen Garcia asked about video arcades and the danger of attracting teenagers. Mr. Sterner said they will create an environment to discourage this problem. There will be a large security budget - like a police zone. He said it can be controlled and they will make sure people are safe in order to protect their investment.

Mrs. Mapes was concerned about all the concrete and the need of retaining tanks to keep Meadows from flooding. Mr. Sterner said the site has adequate sewers from both county and municipal levels, unless city engineers find something different. They will be environmentally sensitive.

A resident asked about the problem of access. Mr. Sterner said there will be access from all sides - not just one.

Ron Floyd asked the Mayor to think about the impact on water and community service. Mayor McDonald said water and sewer services are capable of dealing with this. Mr. Bud Abbott our city engineer, says we can accomodate it and WCID#2 can accommodate their portion and our relationship with WCID#2 is good. Mr. Floyd asked about the police department and Mayor McDonald said there have been discussions about who will provide service. Mayor McDonald said what ever municipality something is located in will deal with it. We probably will have to add one police officer. Mayor McDonald has talked to Stafford and Chief Pickett and does not feel this is a problem.

Mrs. Mapes said Meadows has a minimum of 80,000 square feet and Stafford 360,000 and wanted to know if parking is equally divided. Mr. Sterner said if he uses the 15 acres in Meadows he will have a small building with more parking because of our current code. Changing the code will allow Meadows to have larger buildings with the same parking.

Horace Standard asked Mayor McDonald if the Economic Development Corporation is involved. Mayor McDonald said no. He said money generated from the project will be used for Airport to help esthetics, which we are doing anyway. Mr. Standard asked about traffic lights. Mayor McDonald said we are studying that question. Alderman Marshall said we have money in the budget for lights at Kirkwood and Airport. Mayor McDonald said yes and we are also asking for some state funds for that project. Mr. Standard feels the project will be a magnet for gangs and trash.

Shauna Michaelis asked about excess traffic. She said after shutting Brighton at Dairy Ashford there is 50% more fast traffic on Dorrance where she lives. She wanted to know if there are any plans for speed bumps or anything, as something needs to be done. Mayor McDonald said speed bumps are not recommended by studies and he feels most traffic will be on Airport, the freeway and Kirkwood and not affect residents.

Keith Hammons asked about cash register space and Mr. Steiner explained.



A resident asked about the number of businesses there will be and Mr. Steiner said it would depend on the types of businesses.

Ms. Guerra asked if residents can vote on the issue? Mayor McDonald replied no that Planning and Zoning and City Council makes decisions on zoning ordinance changes.

A resident asked if C-2 would permit a movie. Mayor McDonald said yes and Mr. Steiner said all zones do, that the main thing is to be able to treat it as one project.

Mrs. Guerra asked about the maximum number of theaters. Mr. Sterner said there are seldom less than eight.

A resident said she has been to the outlet center in Conroe and that it is empty and it has been there for years. Mr. Sterner said he was there two weeks ago and it was full with 150,000 square feet under construction that is already 50% leased.

A resident asked if there are restrictions on game rooms, like Chuck E. Cheese's. Mayor McDonald replied that the city currently has restrictions and Chuck E. Cheese's approached the city because they don't conform and it is possible they will be annexed by Meadows. There can be game rooms, but they would be very limited. Mr. Steiner added they are investing millions of dollars in this project and their concerns are the same as the city's resident's. They do not want things like Chuck E. Cheese's either.

A resident asked about projected occupancy. Mr. Sterner gave the figure of 80%.

Mr. Bob Anderson said he likes the project and it looks like a positive influence.

A resident asked if the project would be sold. Mr. Lerner said he owns the Sugar Grove building and has owned all of this property since 1981. He also lives in the area. His is a national company with offices here and they don't buy and sell property. He has had some of his properties for 30 years.

Mr. Ron Bickers said he was in favor of the project and asked residents if they realized that auto dealerships do not bring in tax money. There is no city sales tax on automobiles. He pointed out the developers are putting up a lot of money.

Jim Milner who was on the original Planning and Zoning Commission stated that plans are preliminary and would like another public hearing when it gets closer. He asked about impervious cover. Mr. Sterner said it is 85%. He asked about the fire department and Mayor McDonald said he had not talked with them but knows that they are aware of the project and he has not heard of any problems and does not think there will be any problems.

Mr. Milner asked how this project would affect the widening of Airport Boulevard. Mayor McDonald said the city is asking for grant money on this project also. He said there is talk of using Economic Development Corporation funds to expedite the widening.

Mr. Milner asked about the estimated sales of the theatre. Mr. Sterner estimated \$25-30 million. Mr. Milner stated if the city has a lot of movie square footage it will not produce the money per square foot a store will.

Mr. Steiner said he has nothing to gain by putting more or less buildings in Meadows. He is working from a design point to make it successful and maximize benefit of the property.

Hugh Siler asked City Council if the parking lot on the land brings in more money than the unimproved land. Mayor McDonald said yes. Mr. Siler said he had seen the mall in San Marcos and feels this is the best use of the land, not a strip center and there is no



money for the city in the sale of cars. He is totally in favor of the project.

Mrs. Gonzales asked if there will be another public hearing. Mayor McDonald said this public hearing was for the purpose of answering all residents questions.

Alderman Marshall said the presentation was very informative and thanked the residents and also Mr. Lerner's group for its conscientious, honest answers. He would like a town meeting to update people. Mr. Steiner said in a few months he will be glad to organize a meeting.

Alderman Little said he likes that idea.

Planning and Zoning Commission Chairman Leen Zellers said she wants to re-enforce Mr. Steiner and for him to have faith in City Council and the Planning and Zoning Commission as they are working hard for the same goal.

Mayor McDonald asked Mrs. Zellers if, as Chairman of Planning and Zoning, she felt they were ready to go to the city attorney for an new ordinance. Mrs. Zellers said they needed about one more hour and then the city attorney could begin on it. Mayor McDonald suggested a meeting a week from now, but Mrs. Zellers said it was not enough time considering the 72 hours required for posting a meeting. City Attorney Hickey suggested Planning and Zoning meet on May 9 and City Council on May 10. All council members said they could meet on May 10th at 7:30 p.m. Chairman Zellers asked it to be noted that it is only the 15 acres in question that will be rezoned to C-3.

Councilman Kress talked about zoning changes and specific uses. He read the definition and explained a specific use is a way for Planning & Zoning to watch what is going on. He stated the proposed change adds esthetics to the project, but maybe in their eyes and not ours. He said that what Sam White Oldsmobile is doing will complement this project. He also noted that 10' is not enough for a berm and he feels the currently required 20' needs to be left in.

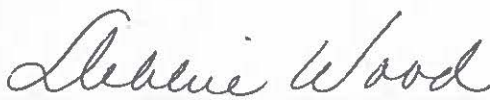
Mayor McDonald said the specific uses will be worked out by the attorneys. Regarding the 10', he has discussed that with Mr. Lerner and doesn't see 10 or 20 feet as a big issue, but there will be discussion. Councilman Kress said it is a big issue and he does not want to give it up. Mayor McDonald said certainly something more attractive is better.

Mayor McDonald asked council if there were any more questions.

Leen Zellers asked for Council to be at the Monday, May 9th meeting of the Planning & Zoning Commission. Attorney Hickey can not attend the meeting.

Mayor McDonald asked Council if there were any other questions and if everyone in the audience who desired to had spoken.

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

  
Debbie Wood Deputy, City Secretary





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., MONDAY, MAY 9, 1994  
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 an ordinance canvassing the returns and declaring the results of an election held on the 7th day of May, 1994, in the City of Meadows, Texas, for the purpose of election city officials, to-wit: Mayor, Alderman Place No. 1, Alderman Place No. 2 and Alderman Place No. 3.
6. Comments from the audience.
7. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 6TH DAY OF MAY, 1994, BY 7:00 P.M.

  
Debbie Wood, Deputy City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
MAY 9, 1994  
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 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

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. He was glad the elections were over and he congratulated the winners.

There were no audience comments.

During council comments, Alderman Piwonka congratulated the winners and thanked his supporters adding he was also glad the elections were over. Alderman Henley also congratulated the winners adding he thought Council has a good team.

Mayor McDonald then read the caption to the following ordinance:

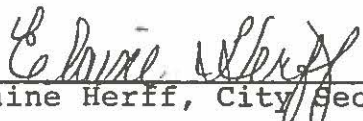
AN ORDINANCE CANVASSING THE RETURNS AND DECLARING  
THE RESULTS OF AN ELECTION HELD ON THE 7TH DAY OF  
MAY, 1994, IN THE CITY OF MEADOWS, TEXAS, FOR THE  
PURPOSE OF ELECTING CITY OFFICIALS, TO-WIT:  
MAYOR, ALDERMAN PLACE NO. 1, ALDERMAN PLACE NO. 2  
AND ALDERMAN PLACE NO. 3.

Mayor McDonald read the returns and results of the election as follows: for Mayor - Jim McDonald received 440 votes, Don Cook received 292 votes with the contest going to Jim McDonald; for Alderman Place No. 1 - John DeWitt received 333 votes, Clyde Little received 398 votes with the contest going to Clyde Little; for Alderman Place No. 2 - Joe McCann received 384 votes, Jesse Matthews received 361 votes with the contest going to Joe McCann; and for Alderman Place No. 3 - Keith Hammons received 294 votes, David Piwonka received 446 votes with the contest going to David Piwonka. Alderman Henley moved to adopt the ordinance, numbered 94-15, canvassing the returns and declaring the results of the May 7th election with Jim McDonald as Mayor, Clyde Little as Alderman Place No. 1, Joe McCann as Alderman Place No. 2 and David Piwonka as Alderman Place No. 3. Alderman Little seconded this motion which passed by unanimous decision.

Mayor McDonald then noted that Council was in receipt of what should be the final draft of the proposed ordinance to be acted upon tomorrow evening regarding the Sugar Grove Center. A workshop meeting was held earlier in the day to hash out any remaining differences. Those in attendance were Sugar Grove Attorney Lynne Humphries, Meadows Mayor Jim McDonald, Meadows City Attorney Firmin Hickey, Meadows City Engineer B.L. Abbott and Meadows Planning & Zoning Commissioners Leen Zellers, John Perry and Myra McMillan. Planning and Zoning is meeting this evening to discuss the proposals and make their recommendations (for or against) to City Council for Council's action tomorrow.



There being no further business to discuss, Alderman Piwonka moved to adjourn the meeting. Alderman Henley seconded this motion and with unanimous approval the meeting was adjourned at 7:44 p.m.

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



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, MAY 10, 1994  
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:

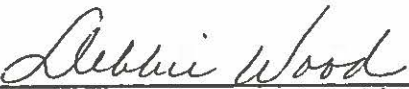
1. Call to order.
2. Consideration of and action on receipt of the report and recommendation by the Planning and Zoning Commission of the City of Meadows concerning the public hearing duly held by the City Council of the City of Meadows on the 3rd day of May, 1994, in reference to a proposal to rezone certain property located in Zoning District C-2 to C-3 Special Commercial District and to provide for regulations therein.
3. 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," by specifically amending Article IV, "Planning Documents and Official Map," by amending Section 24-403, entitled "Official Zoning District Map," (a) "Map Status," by providing for a change in the Official Zoning District Map of the City of Meadows, Texas to provide for the reduction in area in the C-2 Zone and the creation of a new zoning district, hereinafter referred to as "c-3"; and by amending Article V, entitled "Zoning Regulations," Division 1, entitled "Zoning Districts and Regulations of General Applicability," Section 24-501, entitled "Districts Established," Subsection (3), entitled "Commercial Districts," by adding a new provision which shall be labeled c) and shall be entitled "C-3 Special Commercial District"; and by amending Section 24-510, entitled "Accessory Uses and Structures," Subsection (d), "Accessory Parking Use, Location and Regulation, " by adding thereto a new sentence regarding parking requirements; and by amending Article V, entitled "Zoning Regulations," Division 2, entitled "Zoning District Regulations," by adding a new Section 24-537,



entitled "C-3 Special Commercial District," which shall provide regulations relating to the uses of property and other required building and performance standards, to further modify certain parking requirements and the computation of area thereof.

4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 6TH DAY OF MAY, 1994, BY 7:00 P.M.

  
Debbie Wood, Deputy City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
MAY 10, 1994  
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 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 said he was in receipt of a report and recommendation by the Planning and Zoning Commission of the City of Meadows concerning the public hearing duly held by the City Council of the City of Meadows on the 3rd day of May, 1994, in reference to a proposal to rezone certain property located in Zoning District C-2 to C-3 Special Commercial District and to provide for regulations therein. The Commission recommended in favor of the zoning changes.

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," BY SPECIFICALLY AMENDING ARTICLE IV, "PLANNING DOCUMENTS AND OFFICIAL MAP," BY AMENDING SECTION 24-403, ENTITLED "OFFICIAL ZONING DISTRICT MAP," (a) "MAP STATUS," BY PROVIDING FOR A CHANGE IN THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF MEADOWS, TEXAS TO PROVIDE FOR THE REDUCTION IN AREA IN THE C-2 ZONE AND THE CREATION OF A NEW ZONING DISTRICT, HEREINAFTER REFERRED TO AS "C-3"; AND BY AMENDING ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 1, ENTITLED "ZONING DISTRICTS AND REGULATIONS OF GENERAL APPLICABILITY," SECTION 24-501, ENTITLED "DISTRICT ESTABLISHED," SUBSECTION (3), ENTITLED "COMMERCIAL DISTRICTS," BY ADDING A NEW PROVISION WHICH SHALL BE LABELED c) AND SHALL BE ENTITLED "C-3 SPECIAL COMMERCIAL DISTRICT"; AND BY AMENDING SECTION 24-510, ENTITLED "ACCESSORY USES AND STRUCTURES," SUBSECTION (d), ACCESSORY PARKING USE, LOCATION AND REGULATION," BY ADDING THERETO A NEW SENTENCE REGARDING PARKING REQUIREMENTS; AND BY AMENDING ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 2 ENTITLED "ZONING DISTRICT REGULATIONS," BY ADDING A NEW SECTION 24-537, ENTITLED "C-3 SPECIAL COMMERCIAL DISTRICT," WHICH SHALL PROVIDE REGULATIONS RELATING TO THE USES OF PROPERTY AND OTHER REQUIRED BUILDING AND PERFORMANCE STANDARDS, TO FURTHER MODIFY CERTAIN PARKING REQUIREMENTS AND THE COMPUTATION OF AREA THEREOF.

Mayor McDonald noted that there have been a number of meetings which have included members of the developer's and the city's legal staff, Planning and Zoning Commission members, Council members and city staff. The proposed new zoning district has very few modifications from the C-2 zoning district. Most notably, the new C-3 district will allow buildings in Meadows with parking for these buildings



located outside the city. The new C-3 district allows for only one bank and one restaurant with drive thru windows. The normally twenty foot setback has been amended to fifteen feet and the berm requirement is optional if the developer submits a landscaping design which is approved by the city.

Alderman Little stressed that the Mayor and Council considered this issue as one of grave importance to Meadows. He believes this ordinance represents a very fair and equitable agreement between all parties involved. Many hours have been involved and all concerns of residents were addressed.

Alderman Piwonka asked if the new designation would void any requirements from the original Zoning Ordinance such as allowing service stations. Mayor McDonald said specific use permits are still required for those types of improvements.

Alderman Marshall asked if the Planning Commission vote recommending in favor of adopting the ordinance was unanimous. Mayor McDonald answered in the affirmative.

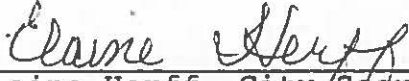
Alderman Kress said it was a pleasure to be on City Council and be able to uphold the desires of the Planning Commission. He feels both sides are getting a fair and equitable agreement.

Alderman Henley said Alderman Little did a good job expressing what has transpired. As with any negotiations, there was some give and take on both sides.

Mayor McDonald extended his appreciation to Chairman Leen Zellers and the rest of the members of the Planning Commission for the many hours they worked on this project.

Alderman Little then made a motion recommending the adoption of the ordinance, numbered 94-16, approving the zoning changes as stated by Mayor McDonald. Alderman Henley seconded his motion which carried unanimously.

There being no further business to discuss, Alderman Piwonka moved to adjourn the meeting. Alderman Little seconded this motion and with unanimous approval 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 SPECIAL MEETING

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

7:30 P.M., TUESDAY, MAY 10, 1994  
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:

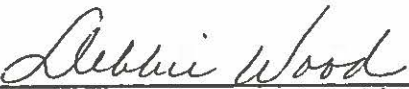
1. Call to order.
2. Consideration of and action on receipt of the report and recommendation by the Planning and Zoning Commission of the City of Meadows concerning the public hearing duly held by the City Council of the City of Meadows on the 3rd day of May, 1994, in reference to a proposal to rezone certain property located in Zoning District C-2 to C-3 Special Commercial District and to provide for regulations therein.
3. 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," by specifically amending Article IV, "Planning Documents and Official Map," by amending Section 24-403, entitled "Official Zoning District Map," (a) "Map Status," by providing for a change in the Official Zoning District Map of the City of Meadows, Texas to provide for the reduction in area in the C-2 Zone and the creation of a new zoning district, hereinafter referred to as "c-3"; and by amending Article V, entitled "Zoning Regulations," Division 1, entitled "Zoning Districts and Regulations of General Applicability," Section 24-501, entitled "Districts Established," Subsection (3), entitled "Commercial Districts," by adding a new provision which shall be labeled c) and shall be entitled "C-3 Special Commercial District"; and by amending Section 24-510, entitled "Accessory Uses and Structures," Subsection (d), "Accessory Parking Use, Location and Regulation, " by adding thereto a new sentence regarding parking requirements; and by amending Article V, entitled "Zoning Regulations," Division 2, entitled "Zoning District Regulations," by adding a new Section 24-537,



entitled "C-3 Special Commercial District," which shall provide regulations relating to the uses of property and other required building and performance standards, to further modify certain parking requirements and the computation of area thereof.

4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 6TH DAY OF MAY, 1994, BY 7:00 P.M.

  
Debbie Wood, Deputy City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
MAY 10, 1994  
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 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 said he was in receipt of a report and recommendation by the Planning and Zoning Commission of the City of Meadows concerning the public hearing duly held by the City Council of the City of Meadows on the 3rd day of May, 1994, in reference to a proposal to rezone certain property located in Zoning District C-2 to C-3 Special Commercial District and to provide for regulations therein. The Commission recommended in favor of the zoning changes.

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," BY SPECIFICALLY AMENDING ARTICLE IV, "PLANNING DOCUMENTS AND OFFICIAL MAP," BY AMENDING SECTION 24-403, ENTITLED "OFFICIAL ZONING DISTRICT MAP," (a) "MAP STATUS," BY PROVIDING FOR A CHANGE IN THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF MEADOWS, TEXAS TO PROVIDE FOR THE REDUCTION IN AREA IN THE C-2 ZONE AND THE CREATION OF A NEW ZONING DISTRICT, HEREINAFTER REFERRED TO AS "C-3"; AND BY AMENDING ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 1, ENTITLED "ZONING DISTRICTS AND REGULATIONS OF GENERAL APPLICABILITY," SECTION 24-501, ENTITLED "DISTRICT ESTABLISHED," SUBSECTION (3), ENTITLED "COMMERCIAL DISTRICTS," BY ADDING A NEW PROVISION WHICH SHALL BE LABELED c) AND SHALL BE ENTITLED "C-3 SPECIAL COMMERCIAL DISTRICT"; AND BY AMENDING SECTION 24-510, ENTITLED "ACCESSORY USES AND STRUCTURES," SUBSECTION (d), ACCESSORY PARKING USE, LOCATION AND REGULATION," BY ADDING THERETO A NEW SENTENCE REGARDING PARKING REQUIREMENTS; AND BY AMENDING ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 2 ENTITLED "ZONING DISTRICT REGULATIONS," BY ADDING A NEW SECTION 24-537, ENTITLED "C-3 SPECIAL COMMERCIAL DISTRICT," WHICH SHALL PROVIDE REGULATIONS RELATING TO THE USES OF PROPERTY AND OTHER REQUIRED BUILDING AND PERFORMANCE STANDARDS, TO FURTHER MODIFY CERTAIN PARKING REQUIREMENTS AND THE COMPUTATION OF AREA THEREOF.

Mayor McDonald noted that there have been a number of meetings which have included members of the developer's and the city's legal staff, Planning and Zoning Commission members, Council members and city staff. The proposed new zoning district has very few modifications from the C-2 zoning district. Most notably, the new C-3 district will allow buildings in Meadows with parking for these buildings



located outside the city. The new C-3 district allows for only one bank and one restaurant with drive thru windows. The normally twenty foot setback has been amended to fifteen feet and the berm requirement is optional if the developer submits a landscaping design which is approved by the city.

Alderman Little stressed that the Mayor and Council considered this issue as one of grave importance to Meadows. He believes this ordinance represents a very fair and equitable agreement between all parties involved. Many hours have been involved and all concerns of residents were addressed.

Alderman Piwonka asked if the new designation would void any requirements from the original Zoning Ordinance such as allowing service stations. Mayor McDonald said specific use permits are still required for those types of improvements.

Alderman Marshall asked if the Planning Commission vote recommending in favor of adopting the ordinance was unanimous. Mayor McDonald answered in the affirmative.

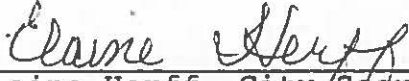
Alderman Kress said it was a pleasure to be on City Council and be able to uphold the desires of the Planning Commission. He feels both sides are getting a fair and equitable agreement.

Alderman Henley said Alderman Little did a good job expressing what has transpired. As with any negotiations, there was some give and take on both sides.

Mayor McDonald extended his appreciation to Chairman Leen Zellers and the rest of the members of the Planning Commission for the many hours they worked on this project.

Alderman Little then made a motion recommending the adoption of the ordinance, numbered 94-16, approving the zoning changes as stated by Mayor McDonald. Alderman Henley seconded his motion which carried unanimously.

There being no further business to discuss, Alderman Piwonka moved to adjourn the meeting. Alderman Little seconded this motion and with unanimous approval the meeting was adjourned at 7:50 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, JUNE 14, 1994  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

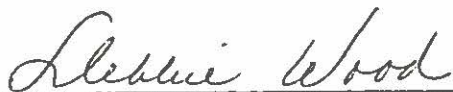
Aldermen  
Terry J. Henley  
Craig A. Kress  
Clyde E. Little  
Joe McCann  
David J. Piwonka

City Secretary  
Elaine Herff

PURPOSE: PUBLIC HEARING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Public Hearing on proposed Capital Improvement Budget for 1994 - 1998.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 10TH DAY OF JUNE 1994, BY 7:00 P.M.

  
Debbie Wood, Deputy City Secretary

(SEAL)



MINUTES OF PUBLIC HEARING  
OF  
JUNE 14, 1994  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The Public Hearing 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.

Mayor McDonald stated Council had two meeting with the city department heads and Council is aware of the capital budget items. The definition of items on the capital budget is something over \$5000, with an extended life, that is not consumed in 1 - 1/2 years. Mayor McDonald noted one item that had been talked about briefly was a new community center showing \$2,000,000. He stated that Councilman Kress had put the figures together quickly for discussion purposes.

Mayor McDonald noted that several items from the original list were more for operational expenses, so the list had been reduced from the original one. Also included on this proposed program are items that have been referred to the Economic Development Corporation. They are listed here for informational purposes.

Mayor McDonald then went over the agenda items.

Administration: The IBM System 36 is getting full and problems with software are occurring. There is no available upgrade for the system. New systems are less expensive and more workable. We need to add some space and move away from the System 36.

Public Works: Trucks must be replaced as they wear out. The irrigation system at the playing field is currently being reviewed by experts. The pipe in the ground is 20 years old and needs to be replaced. Councilman Little asked if the system is electrically operated. Mayor McDonald replied the sprinklers are, except on the esplanades where batteries are used. Councilman Little suggested that Kirkwood be changed to electrical. Mayor McDonald said that it is easily adapted. The old water tank was considered for conversion to storage but the cost of \$60,000 to 80,000 is too expensive. A \$20,000 building is being looked at now.

Police Department: Mayor McDonald said they very definitely need to record calls. Meadows may be the last department in the state with out this equipment. Vehicle replacement shown is normal attrition, not new vehicles. Video cameras for cars will make officers more secure and courteous while also recording the person who is stopped. Councilman Little asked if this was approved in a workshop. Mayor McDonald said it was and the consensus was agreeable if we can afford to do it. Mayor McDonald reminded everyone that just because an item is on the list does not mean it will necessarily be approved.

Parks Department: Mayor McDonald stated the jogging trail really needs to be redone. Getting the drainage problem solved will be in the next fiscal budget, but that will not keep the trail from being done first. The tennis courts are not in bad shape, but are starting to show wear. Trees will be planted as we can and a sprinkler system is included in the price. These are some ideas for



the small park at Meadow Valley and Meadow Crest. The community pool will have to be replastered. This item was already put off this year. The area behind the school belongs to the school district, even though most people don't distinguish this area from the city's property. Dr. Chopra is in agreement for getting together on this land. Once the city has a long term lease we can spend money on the land. School children will be able to use the area during the day. Councilman Little said grant money is available for this type of project. The land cost for a new community center is an estimate although there is some grounds for the amount. There is verbal option for 2 to 3 acres behind the municipal facility without having to put up any earnest money.

Utility Department: The microprocessor has been discussed with the department head and this is something that is definitely needed. We are getting closer and closer to needing a third well and an option on a fixed price on the land. Bids and best prices will be sought. The site for the third well has been referred to the Economic Development Corporation. The lift pump is for processing sewage. We will probably be required by the EPA to install the sludge digester. The present permit expires in 1995 and the EPA gives 2 to 3 years to comply. We will not do this until we have to. Up until now we have not had a problem if the power goes out because we have two wells. As more commercial development occurs, the generator will be necessary. The combination hydraulic vacuum sewer cleaner was discussed at the work shops. This may or may not be done. In the past other companies have done it when necessary. The smoke test for sanitary sewers shows leaks before they become a problem. Manhole rehabilitation is an on going thing.

Streets: State and Federal funds were applied for concerning a traffic signal for Airport and Kirkwood, but we did not score high enough. When The Grove is developed, we will need the signals. This has been referred to the Economic Development Corporation. The paving of West Airport to four lanes will cost an estimated \$450,000. We think we will receive Federal funds. It has been referred to the Economic Development Corporation. The entrance signs to the city have been talked about for a long time and this certainly is enough money to cover this cost. Landscaping of Kirkwood has been referred to the Economic Development Corporation. There are no street lights from Highway 59 to Troyan drive. This area becomes very dark and they are needed. The widening of Dairy Ashford will cost about \$120,000. \$40,000 is engineering costs and \$80,000 is the city's cost if we get Federal and State funding.

Mayor McDonald asked for questions from the audience.

Myra McMillan said the cost for entrance signs seemed high and wanted to know if it was for the developers. Mayor McDonald stated it was for the esplanades and Councilman Little said it was for trees on city property, signs and irrigation. Councilman Little said it was not something we could expect the developer to pay for. Myra McMillan asked about the cost for signs that had been discussed in the past. Councilman Piwonka said that they had been conceptual. Ms. McMillan asked again where the dollar amount came from. Councilman Little said trees and signs are expensive and we get special prices because of large ordering. Councilman Kress stated that this is an investment more than an expense. It will enhance the city and enhance homes. If the job is done half way it looks worse, doesn't last and becomes an eyesore. Ms. McMillan said signs should be durable and there was quite a difference in the cost and it doesn't have to be expensive. Councilman Little said he has the breakdown of costs and he will give them to her. Harry Hamilton spoke for the Economic Development Commission regarding land for a new community center. The proposed program shows this during 1996-97. If The Grove is as successful as they think it will be, we need to be prepared for the property purchase and need to specifically look at how much money we need. He stated during the last election people were concerned with what we can spend money on and that there is not an understanding of what it costs to run a city. Examples are the cost and commitments for water and traffic.



Councilman Little asked Mr. Hamilton how he thought this should be shown. Mr. Hamilton said they need to be aware of what the city is facing. Councilman Little said it needs to be simple; money taken in; cost to run; things to be done. Mayor McDonald said it is printed in the city newsletter after the budget is approved. Councilman Little said the format needs to be easily understood. Mayor McDonald said there is one city that has a ballot by mail in connection with their budget and he is working on that. Councilman Piwonka said that on big ticket items if we can't fund on a pay as go basis, to do bonds. (Let the people who need to pay for it). Mayor McDonald said a bond election requires a vote by the people. He said someone suggested selling bonds to do everything at once. Councilman Piwonka said Mayor McDonald did a good job putting together the proposed program and has a good hold on what is needed over the next 5 years. Mayor McDonald said in the next 2 - 3 weeks he will get with department heads and prioritize items.

There being no other business to discuss, Alderman Little moved to adjourn the meeting. Alderman Henley seconded this motion and with unanimous approval the meeting was adjourned at 8:10 p.m.



Debbie Wood, Deputy City Secretary

NOTICE OF SPECIAL MEETING

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



7:30 P.M., TUESDAY, JUNE 21, 1994  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Terry J. Henley  
Craig A. Kress  
Clyde E. Little  
Joe McCann  
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 an ordinance authorizing the Mayor and City Secretary of the City of Meadows to enter into a contract for engineering services with Rayburn Cherry Engineers in a form as attached hereto and marked Exhibit "A".
6. Consideration of and action on approval of plat from Ayrshire Corporation for new subdivision Meadow Glen III.
7. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas to execute an Infrastructure Development Agreement with Meadowglen, A Texas Joint Venture for the purpose of providing for the improvement of certain public infrastructure facilities existing in the City in a form as attached hereto and marked Exhibit "A".
8. Presentation of bills:  
Landsdowne-Moody Company, Inc. \$8,677.00
9. Ratification of the following expenditure:  
Firmin A. Hickey, Jr. \$5,932.26
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 17TH DAY OF JUNE, 1994, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
JUNE 21, 1994  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:31 p.m. by Mayor Jim McDonald at Meadows City Hall, One Troyan Drive, Meadows, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor: Jim McDonald

Aldermen: Terry Henley  
Craig Kress  
Richard Marshall  
David Piwonka

and the following absent:

Alderman: Clyde Little

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. Alderman Little was called out of town but had reviewed the documents to be acted on at tonight's meeting and did not communicate any objections.
2. A workshop meeting is being scheduled for 6:30 p.m. on June 28, before the next regularly scheduled Council meeting.

There were no audience or council comments at this time.

Mayor McDonald read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY  
SECRETARY OF THE CITY OF MEADOWS TO ENTER INTO A  
CONTRACT FOR ENGINEERING SERVICES WITH RAYBURN  
CHERRY ENGINEERS IN A FORM AS ATTACHED HERETO AND  
MARKED EXHIBIT "A".

Mayor McDonald noted that Mr. Wayne Cherry was in the audience. This contract has been revised to include those changes suggested by Alderman Kress. Liability insurance was included in the amount of one million instead of five hundred thousand dollars as suggested. City Engineer B.L. Abbott indicated that he was pleased with the contract from an engineering standpoint. Alderman Henley moved to adopt the ordinance, numbered 94-19, a contract for engineering services with Rayburn Cherry Engineers as presented. Alderman Kress seconded this motion which carried unanimously.

Council then considered the approval of a plat from Ayrshire Corporation for the new subdivision Meadow Glen III. Mayor McDonald noted that no ordinance was needed for this item, simply a motion and a second for approval along with an affirmative vote. He reminded everyone that the Planning Commission along with Council have spent many hours going over this plat. Leen Zellers and John Perry from the Planning Commission along with Mr. B.L. Abbott have approved the plat and recommend that Council formally approve it tonight. Alderman Kress made a motion to accept the plat for Meadow Glen III as presented. Alderman Piwonka seconded this 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 INFRASTRUCTURE DEVELOPMENT AGREEMENT  
WITH MEADOWGLEN, A TEXAS JOINT VENTURE FOR THE  
PURPOSE OF PROVIDING FOR THE IMPROVEMENT OF  
CERTAIN PUBLIC INFRASTRUCTURE FACILITIES EXISTING

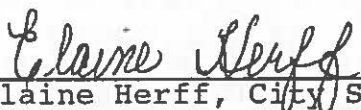
IN THE CITY IN A FORM AS ATTACHED HERETO AND  
MARKED EXHIBIT "A".

Mayor McDonald noted two changes in the agreement Council originally studied. The original document gave a 20 year option to purchase the property for a water well site at a set price. The new agreement gives the City a five year option, with the stipulation that at the end of two years the property would be removed from the tax rolls and all maintenance would be provided by the City. The second change delineates that portion of West Airport (from the drainage ditch to Dairy Ashford) which the developer will be required to make additional improvements to. City Attorney Firmin Hickey, who drew up the original document has agreed that these changes are agreeable. Alderman Piwonka made a motion, seconded by Alderman Henley, to adopt the ordinance, numbered 94-20, to execute an Infrastructure Agreement with Meadowglen, A Texas Joint Venture for the purpose of providing for the improvements of certain public infrastructure facilities in the City. His motion carried unanimously.

Bills for approval and ratification were presented to council. Alderman Henley moved to pay the Lansdowne-Moody bill for a lawn mower and to ratify the legal expenditure to Firmin Hickey as presented. Alderman Piwonka seconded this motion which passed unanimously.

Leen Zellers, Chairman of Meadows Planning and Zoning Commission then thanked Mr. Abbott and Mr. Perry for the time and effort they extended to the City in getting the plat approved. Mayor McDonald added thanks to Cherry Engineering and Ayrshire Corporation noting this was the first official plat approval Council has been involved with. David Nussbaum of Ayrshire Corporation noted that infrastructure improvements should begin very soon. Two builders interested in the development are J. Patrick and Hammons.

There being no further business to discuss, Alderman Piwonka made a motion to adjourn the meeting. Alderman Henley seconded this motion and with unanimous approval the meeting was adjourned at 7:48 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:

6:30 P.M., TUESDAY, JUNE 28, 1994  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald


Aldermen  
Terry J. Henley  
Craig A. Kress  
Clyde E. Little  
Joe McCann  
David J. Piwonka

City Secretary  
Elaine Herff

PURPOSE: WORKSHOP MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Discussion of Council committees.
3. Discussion of development of a comprehensive plan for the City.
4. Discussion of Brighton Lane closing.
5. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 24TH DAY OF JUNE, 1994, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF WORKSHOP MEETING  
OF  
JUNE 28, 1994  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special workshop meeting of the Meadows City Council was called to order at 6:34 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
	Joe McCann
	David Piwonka

thus constituting a quorum.

Mayor McDonald said he had four committees he would like to appoint council members to. The first, the Image Committee is currently chaired by Alderman Piwonka who has agreed to continue as chair. Mayor McDonald also appointed Alderman McCann and reappointed Alderman Kress to this committee. Mayor McDonald said he felt a priority of this committee was to decide on a unique design for city street name signs and to continue working on the brochure advertising the city to realtors and the brochure to be given to local residents.

Mayor McDonald asked Alderman Little to continue serving on the Beautification Committee. Alderman Little has obtained and is continuing to apply for grant money for City beautification. Mayor McDonald asked him to design a unique entrance sign to be used in Meadows. Alderman Kress, who was on the Recycling Committee asked to be on the Beautification Committee also.

Alderman McCann will take Alderman Kress' place on the Recycling Committee. Elaine Herff was to obtain an accurate count on the amount of red recycling bins and composting bins left.

Mayor McDonald then told Council about his wish for the development of a comprehensive plan for the City. This would give a ten to twenty year direction to the City. Mayor McDonald proposed a citizen committee be formed which would include one or two members of the Planning & Zoning Commission and one or two council members along with a workable number of residents to develop this plan. The Texas Advisory Commission on Intergovernmental Relations publishes a booklet called Comprehensive Planning for Small Texas Cities that will be made available to committee members. Such a task could take one to one and a half years. Aldermen Kress and McCann volunteered to serve on this committee as council representatives.

Alderman Kress suggested the possibility for privatizing the water and sewer departments be looked into. Alderman McCann suggested the budget be explained in the City Newsletter with a pie chart.

Regarding the temporary ninety day barricade of Brighton Lane, City Engineer B.L. Abbott noted the traffic studies were still incomplete and requested discussion of this item be postponed as no conclusions can as yet be arrived at.

Mayor McDonald said he was in receipt of a letter from Bernard Lerner with the Sugar Grove Development requesting Meadows pay for one third of an approximate \$20,000 traffic analysis on the roads adjacent to their new shopping center. They are asking Stafford to fund one third and they will fund the last one third. Council thoughts at this time was not to commit any funds to this project.



Alderman Henley said the HGAC was in the process of appointing members to their Advisory Committee on Aging Problems. The committee will meet about four times a year. Alderman Little agreed to serve on this committee.

There being no further business to discuss, Alderman Henley made a motion to adjourn the meeting. This motion was seconded by Alderman Piwonka and with unanimous approval the meeting was adjourned at 7:28 p.m.

Elaine Herff  
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:

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

7:30 P.M., TUESDAY, JUNE 21, 1994  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Terry J. Henley  
Craig A. Kress  
Clyde E. Little  
Joe McCann  
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 an ordinance authorizing the Mayor and City Secretary of the City of Meadows to enter into a contract for engineering services with Rayburn Cherry Engineers in a form as attached hereto and marked Exhibit "A".
6. Consideration of and action on approval of plat from Ayrshire Corporation for new subdivision Meadow Glen III.
7. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas to execute an Infrastructure Development Agreement with Meadowglen, A Texas Joint Venture for the purpose of providing for the improvement of certain public infrastructure facilities existing in the City in a form as attached hereto and marked Exhibit "A".
8. Presentation of bills:  
Landsdowne-Moody Company, Inc. \$8,677.00
9. Ratification of the following expenditure:  
Firmin A. Hickey, Jr. \$5,932.26
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 17TH DAY OF JUNE, 1994, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
JUNE 21, 1994  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:31 p.m. by Mayor Jim McDonald at Meadows City Hall, One Troyan Drive, Meadows, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor: Jim McDonald

Aldermen: Terry Henley  
Craig Kress  
Richard Marshall  
David Piwonka

and the following absent:

Alderman: Clyde Little

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. Alderman Little was called out of town but had reviewed the documents to be acted on at tonight's meeting and did not communicate any objections.
2. A workshop meeting is being scheduled for 6:30 p.m. on June 28, before the next regularly scheduled Council meeting.

There were no audience or council comments at this time.

Mayor McDonald read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY  
SECRETARY OF THE CITY OF MEADOWS TO ENTER INTO A  
CONTRACT FOR ENGINEERING SERVICES WITH RAYBURN  
CHERRY ENGINEERS IN A FORM AS ATTACHED HERETO AND  
MARKED EXHIBIT "A".

Mayor McDonald noted that Mr. Wayne Cherry was in the audience. This contract has been revised to include those changes suggested by Alderman Kress. Liability insurance was included in the amount of one million instead of five hundred thousand dollars as suggested. City Engineer B.L. Abbott indicated that he was pleased with the contract from an engineering standpoint. Alderman Henley moved to adopt the ordinance, numbered 94-19, a contract for engineering services with Rayburn Cherry Engineers as presented. Alderman Kress seconded this motion which carried unanimously.

Council then considered the approval of a plat from Ayrshire Corporation for the new subdivision Meadow Glen III. Mayor McDonald noted that no ordinance was needed for this item, simply a motion and a second for approval along with an affirmative vote. He reminded everyone that the Planning Commission along with Council have spent many hours going over this plat. Leen Zellers and John Perry from the Planning Commission along with Mr. B.L. Abbott have approved the plat and recommend that Council formally approve it tonight. Alderman Kress made a motion to accept the plat for Meadow Glen III as presented. Alderman Piwonka seconded this 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 INFRASTRUCTURE DEVELOPMENT AGREEMENT  
WITH MEADOWGLEN, A TEXAS JOINT VENTURE FOR THE  
PURPOSE OF PROVIDING FOR THE IMPROVEMENT OF  
CERTAIN PUBLIC INFRASTRUCTURE FACILITIES EXISTING

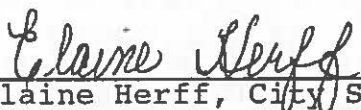
IN THE CITY IN A FORM AS ATTACHED HERETO AND  
MARKED EXHIBIT "A".

Mayor McDonald noted two changes in the agreement Council originally studied. The original document gave a 20 year option to purchase the property for a water well site at a set price. The new agreement gives the City a five year option, with the stipulation that at the end of two years the property would be removed from the tax rolls and all maintenance would be provided by the City. The second change delineates that portion of West Airport (from the drainage ditch to Dairy Ashford) which the developer will be required to make additional improvements to. City Attorney Firmin Hickey, who drew up the original document has agreed that these changes are agreeable. Alderman Piwonka made a motion, seconded by Alderman Henley, to adopt the ordinance, numbered 94-20, to execute an Infrastructure Agreement with Meadowglen, A Texas Joint Venture for the purpose of providing for the improvements of certain public infrastructure facilities in the City. His motion carried unanimously.

Bills for approval and ratification were presented to council. Alderman Henley moved to pay the Lansdowne-Moody bill for a lawn mower and to ratify the legal expenditure to Firmin Hickey as presented. Alderman Piwonka seconded this motion which passed unanimously.

Leen Zellers, Chairman of Meadows Planning and Zoning Commission then thanked Mr. Abbott and Mr. Perry for the time and effort they extended to the City in getting the plat approved. Mayor McDonald added thanks to Cherry Engineering and Ayrshire Corporation noting this was the first official plat approval Council has been involved with. David Nussbaum of Ayrshire Corporation noted that infrastructure improvements should begin very soon. Two builders interested in the development are J. Patrick and Hammons.

There being no further business to discuss, Alderman Piwonka made a motion to adjourn the meeting. Alderman Henley seconded this motion and with unanimous approval the meeting was adjourned at 7:48 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., TUESDAY, JULY 19, 1994  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Terry J. Henley  
Craig A. Kress  
Clyde E. Little  
Joe McCann  
David J. Piwonka

City Secretary  
Elaine Herff

PURPOSE: WORKSHOP MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Workshop to discuss the following items:
  - a. Temporary closing of Brighton Lane.
  - b. Proposed landscape ordinance.
  - c. Other matters.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 15TH DAY OF JULY, 1994, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

J

MINUTES OF WORKSHOP MEETING  
OF  
JULY 19, 1994  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special 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 David Piwonka

and the following absent for the first part of the meeting:

Alderman:	Joe McCann
-----------	------------

thus constituting a quorum.

Also present were City Engineer B.L. Abbott, Landscape Architect J. Pat Sears and residents Myra McMillan and Jackie Lane.

During Mayor's comments, Mayor McDonald noted:

1. Gave Council information on what was happening with the new subdivision.
2. Passed out an addendum to the City Policy Manual on overtime.
3. Asked those Council members interested in attending the annual TML meeting this year in Austin on October 26 - October 29 to let the City Secretary know as soon as possible so that room arrangements can be made.
4. Encouraged council to read the Handbook for Mayors and Councilmembers from TML which they received in their meeting packet, particularly Appendix B, pages 61- 67 as this is a new section added this year.
5. Noted Bernard Lerner has informed him that there is a wood model of what the new shopping center will look like in the lobby of the Sugar Grove Building.

Discussion of the temporary closing of Brighton Lane then took place. Mr. Lane noted that he bought the house on the corner of Dairy Ashford and Brighton Lane for its location. He works in Sugar Land and, due to the barricade, he must drive an extra two miles each day while dodging cars and children and he believes the value of his land has decreased due to the barricade. He requests that Council authorize the removal of the temporary barricade.

Mr. Abbott then explained the various readings which were entered on a chart, showing traffic flow both before and after the temporary closure. Council's consensus was that there are two schools of thought - those who want the street closed and those who do not want any street closed. Mayor McDonald said the item will be placed on the July 26 agenda. It is his decision to make whether the barricade comes down or remains permanent, however Council has the right to over ride this decision.

Council then discussed the proposed landscape ordinance that has been recommended for adoption by the Planning & Zoning Commission. This ordinance was prepared by Mr. Sears to fulfill a requirement of a grant received by the City from the America the Beautiful program. Council acknowledge that many hours of work were put into generating this ordinance. They were concerned about the amount of work that will be necessary to calculate concessions should the ordinance be passed. Mr. Sears said he drew from landscape ordinances from several different cities. This one is not extremely strict nor extremely loose. Its goal is to mitigate heat glare and heat buildup



on parking lots and obtain a parking lot with trees and shrubs and not all cars and asphalt or concrete. The ordinance pertains only to commercial property.

A discussion of the term street yard, how fences would affect the ordinance and how variances would need to be obtained followed. Mr. Sears noted the ordinance required the submittal of a site plan along with the rest of the building plans for a property. The site plan must contain plans for irrigation and maintenance of the landscape and application fees would pay the cost involved in determining approved credits. Council felt a list of prohibited trees might be added to this ordinance.

Council then viewed a sixteen minute video from the Texas municipal League entitled "Newly Elected Official Training Video." Upon completion of the video, there being no further business to discuss, Alderman Little made a motion to adjourn the meeting. Alderman Piwonka seconded this motion and with unanimous approval the meeting was adjourned at 9:37 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 26, 1994  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Terry J. Henley  
Craig A. Kress  
Clyde E. Little  
Joe McCann  
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 28, 1994 workshop meeting, June 28, 1994 regular meeting and July 19, 1994 workshop meeting.
6. Recognition of council and employees for years of service to the City as follows: Alderman Clyde Little - 5 years, Joe MacDonough - 6 years, Ken Jackson - 6 years and A.J. Hernandez 1 year.
7. Consideration of and action on an ordinance calling a public hearing on the budget for fiscal year 1994 - 1995.
8. Approval of plat of The Grove Outlet, Retail and Town Center.
9. Discussion and possible action concerning the closed status of Brighton Lane at Dairy Ashford.
10. Council committee reports.
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 22ND DAY OF JULY, 1994, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
JULY 26, 1994  
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 Clyde Little Joe McCann David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. National Night Out is Tuesday, August 2, 1994. Police Officers will leave City Hall at 7:00 p.m. Council members are encouraged to ride with officers. Sergeant Jackson has found this night to traditionally be a valuable time to increase the number of Block Watch Captains in the City.

2. A few months ago it was reported Meadows was \$20,000 under in the amount of sales taxes received. After inquiring with the State, it was found that one taxpayer's return was not correct and this payment was withheld. It has since been corrected and the short fall is no longer as great.

3. Bernard Lerner, developer of The Grove, told Mayor McDonald that the center is over 60% leased. Construction will begin when it is 80% leased. A model of the development can be viewed in the lobby of the Sugar Grove Building.

4. The annual July 4 parade was again very successful. It is growing each year. Thanks go to the Citizen's Police Academy for their help directing traffic at the various intersections.

5. Department heads are working on their respective budgets with an August 15 deadline. One or two council workshops will be held in early September to study their requests. The capital project budget will be included in the general operating budget.

6. We informed the City of Houston that we have passed a resolution joining the Coalition of Cities regarding representation on electrical rates. They requested we send a representative to their meetings. Alderman Little said he would be available to attend the meetings.

7. Warner Cable is discontinuing their Hometown Hero program and the possibility of continuing it as a City project will be discussed at a future workshop meeting.

During audience comments, Myra McMillan, 12211 Meadow Berry spoke about the Brighton Lane temporary barricade noting the study did not seem to take into consideration any variables except rain, that there was a slight increase in the traffic on Mulholland and that police patrols could be made to even the last house on Brighton if the patrol vehicle turns around in the driveway. She also noted that, from the looks of the model of the Sugar Grove Center, only the back of the two story theater, two out buildings and much parking will be in Meadows. Also, she said there were many spelling errors on the plat. Ms. McMillan feels the crime report should be put back into the City Newsletter, special City Council meetings should be more widely advertised and the city limit sign going south on Kirkwood at the north boundary of the City should be accurately placed.

During Council comments, Alderman Little noted that City residents can call City Hall asking when the next City Council meeting is and request that the agenda be read to them.



Alderman Kress asked Council to read the information he passed out regarding privatization from the March issue of Forbes Magazine and also the information in the June '94 issue of Texas Town & City. He also share's Ms. McMillan's concerns regarding the new shopping center.

Alderman Henley then made a motion to approve the minutes of the June 28, 1994 workshop meeting, the June 28, 1994 regular meeting and the July 19, 1994 workshop meeting as presented. Alderman Kress seconded this motion which passed with unanimous approval.

Mayor McDonald then recognized Alderman Clyde Little for his five years of service to the City as well as employees Joe MacDonough and Ken Jackson for six years service and A.J. Hernandez for one year service to the City. He also informed Council that one of the City's summer workers, Patti Rainey, received a scholarship from the Sharpstown Rotary Club. He appreciates the work that all of these people have done.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CALLING A PUBLIC HEARING ON THE  
BUDGET FOR FISCAL YEAR 1994 - 1995.

After discussing times and dates, Alderman Little moved to approve the ordinance, numbered 94-23, calling a public hearing on the budget for fiscal year 1994 - 1995 for Tuesday, September 20, 1994 at 7:30 p.m. Alderman McCann seconded this motion which passed unanimously.

Council then discussed approval of a plat of The Grove Outlet, Retail and Town Center. Mayor McDonald noted our ordinances do not require that we approve the plat since nothing is being changed and none of the property is being sold at this time. The City of Stafford required the land to be replatted and would not sign off on it unless all parties involved also sign off on it. Since some of the land is in Meadows, Meadows is one of the parties they want to sign. The corrected plat was not available for signatures and Alderman Piwonka made a motion to table consideration of its approval until a later date. Alderman Henley seconded the motion which passed with unanimous approval.

Council then discussed the closed status of Brighton Lane at Dairy Ashford. The temporary ninety day closure time has passed. Traffic count studies have been completed. Word was received today that Sugar Land finally got their paperwork allowing them to proceed with the engineering of the traffic signal at West Airport and Dairy Ashford. Mayor McDonald decided to put off making a decision on removal of the barricade for thirty days so that the traffic signal information can be examined.

Council committee reports followed. Alderman McCann, Chairman of the Recycling Committee said he was in the process of contacting past members and should have more information next month.

Alderman Little, Beautification Committee, reported on projects and grants he has applied for including a second attempt to receive \$220,000 for landscape development which would include a bicycle and pedestrian pathway through out the city. He is having two ideas for entrance signs for the City drafted and hopes to have them ready for next month's meeting. The America the Beautiful project is almost complete.

Alderman Henley, President of the Economic Development Corporation, said the Corporation's project reporting system is coming along and should be ready soon. Expenditures to date should be approved for payment at their next meeting. Funds are available in the EDC budget for signage and landscaping. The EDC Board meets at 7:30 p.m. on every second Wednesday.



Alderman Piwonka, Image Committee, showed copies of the photo that was published on page 7 of the most recent issue of the annual Ft. Bend Realtor Magazine. The pamphlet for residents is nearing completion and the committee is looking at street signs that would be unique to Meadows. The Image Committee meets on the first Thursday of each month at 7:30 p.m.


Alderman Kress, Chairman of the Comprehensive Planning Committee, said the group met on Friday, July 22. John Perry is Vice Chairman of the committee. They would like to meet on the second Tuesday of the month at City Hall. They hope to finish their work within a year. Their first project is to gather statistical and economical data about the city. They are looking for trained City Planning assistants to help them. A citizen's advisory committee will be an integral part of this group once the initial data is gathered. Mayor McDonald explained the Comprehensive Planning Committee was a new committee whose current members include Aldermen Kress and McCann along with Planning and Zoning Commissioners Leen Zellers and John Perry. They will have an opportunity to plan where the City will be in ten to twenty years.

During audience comments, Myra McMillan, 12211 Meadow Berry, noted a Comprehensive Planning Committee meeting on the second Tuesday of each month would conflict with Garden Club meetings.

Ann Brand, 12507 Brook Meadows, said she was interest in the traffic reports from Cedar Form at Brighton and West Airport at Mulholland. She asked if Dairy Ashford would be widened and a left turn lane installed before the traffic light was installed and thought esplanades on Dairy Ashford at Brighton, Dorrance and Mulholland might deter traffic from cutting through the city at these spots.

Kathy and Dennis Woods, 12506 Brook Meadows, questioned the integrity of a machine which broke down within six months of its purchase. They feel the timing of the counts taken before the barricade were different from those taken after the barricade; were disappointed that counts were not made on Brook Meadows, Cedar Form and Brighton; noted Brook Meadows was two inches less wide than Brighton; felt events going on in the city (i.e. garage sales, swim meets, etc.) should have been factored into the counts and generally felt the traffic counts were not scientific enough to reach concrete decisions. Mayor McDonald said the city was acutely aware this was not a scientific study. The two counters were working almost constantly during the test periods. The city does not have the amount of counters and funds needed for a scientific study but feels it has an indication of what is happening at the intersections studied. Alderman Little noted this was a complicated, time consuming study and thanked City Engineer B.L. Abbott for his work.

There being no further business to discuss, Alderman Piwonka moved to adjourn the meeting. Alderman Henley seconded this motion and, with unanimous approval, the meeting was adjourned at 8:35 p.m.

  
Elaine Herff, City Secretary







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

## NOTICE OF REGULAR MEETING

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

6:30 P.M., TUESDAY, AUGUST 23, 1994  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Terry J. Henley  
Craig A. Kress  
Clyde E. Little  
Joe McCann  
David J. Piwonka

City Secretary  
Elaine Herff

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Executive session as authorized by V.T.C.S., Article 6252-17, Section 2, f) to discuss property acquisition.
4. Return to open session.
5. Mayor's comments.
6. Comments from the audience.
7. Comments from council.
8. Approval of minutes of July 26, 1994 regular meeting.
9. Recognition of employees for years of service to the City as follows: Glen Dillender - 6 years; Phil Kempthorne - 5 years; Beverly McMinn - 4 years.
10. Report from Janet Piwonka regarding the delay in construction of the Sugar Land Library.
11. Consideration of and action on a resolution of the City Council of the City of Meadows, Texas in support of expediting the selling of bonds, constructing and equipping a Fort Bend County Library to be located in Sugar Land, Texas on Eldridge Road and Seventh Street.
12. A proclamation by the Mayor designating September 23, 1994, as Fort Bend County Day in Meadows.
13. Approval of plat of The Grove Outlet, Retail and Town Center.

14. Discussion and possible action concerning the closed status of Brighton Lane at Dairy Ashford.
15. Presentation of bills:  
R.L. Utilities \$10,000.00
16. Comments from the audience.
17. Adjournment.

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

  
Elaine Herff, City Secretary

(SEAL)





MINUTES OF REGULAR MEETING  
OF  
AUGUST 23, 1994  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 6:30 p.m. by Mayor Jim McDonald at Meadows City Hall, One 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
	Joe McCann
	David Piwonka

thus constituting a quorum.

Mayor McDonald chose to reserve his comments for after the scheduled executive session.

Alderman Henley made a motion to adjourn into executive session as authorized by V.T.C.S., Article 6252-17, Section 2, f) to discuss property acquisition. Alderman Piwonka seconded this motion and with unanimous consent council adjourned into executive session at 6:31 p.m.

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

During Mayor's comments, Mayor McDonald noted:

1. The City Labor Day Golf Tournament is being held this weekend.
2. The city is in the middle of budget preparation. The public hearing on the budget has already been set for Tuesday, September 20 at 7:30 p.m. A budget workshop meeting will be held on Tuesday, September 13 at 7:30 p.m.
3. The signal light at Dairy Ashford and West Airport is about to become a reality. The Texas Department of Transportation has approved agreements with Sugar Land. All studies have been done. An 8:30 a.m. meeting is scheduled with Sugar Land to finalize issues between Sugar Land and Meadows.

There were no audience comments.

During Council comments, Mayor McDonald asked council members to give a short report on what their respective committees were doing. Alderman McCann, Recycling Committee, said his committee meets the second Monday of each month and he is currently trying to get the Garden Club involved on a composting project.

Alderman Little, Beautification Committee, said they have come up with three ideas for entrance signs. He presented a mock up on one of the signs and drawings of two others. These signs will be put at all entrances, beginning with the West Airport and Kirkwood entrances.

Alderman Henley, Economic Development Corporation, said they are close to finalizing a project reporting system. The Corporation will keep residents informed of their projects through the City Newsletter. They are in the process of reviewing possible projects for the '94-'95 year.

Alderman Piwonka, Image Committee, said that committee is close to finalizing their pamphlet and they are trying to come up with new, good looking street signs for use in the City.



Alderman Kress, Comprehensive Planning Committee, said they met on August 9 with Ann Bagley, past City Planner for the City of Sugar Land and Tom Knickerbocker, a consultant. Ms. Bagley currently works for Mr. Knickerbocker. They discussed ways to get the city accurately mapped and the need for obtaining accurate data. They plan to get the whole city on a computer map. An article will appear in the next Newsletter about their goals.

Alderman Piwonka then made a motion to approve the minutes of the July 26, 1994 regular meeting as presented. Alderman Kress seconded this motion which passed unanimously.

Mayor McDonald then recognized employees for their years of service to the City as follows: Glen Dillender, six years; Phil Kempthorne, five years; Beverly McMinn, four years. Mayor McDonald said it was good to see the large number of City employees who choose to work here for so many years.

Janet Piwonka then reported to council about the delay in construction of the Sugar Land Library. She noted that in 1989, the City of Meadows was among the very first cities in Fort Bend County to pass a resolution in support of library bonds. Voters were told that, if the bond election carried, there would be an approximate \$1.85 per month tax increase per homeowner. There was a projected 1992 completion date. This bond election passed with 68.5% of the voters voting yes. It was supported by 72% of Meadows voters. The library has not yet been started. If the project is started today, the earliest ground breaking would commence in early 1996. Mrs. Piwonka requested Council to approve a resolution to encourage the county commissioners, and in particular Commissioner Alton Pressley, in whose precinct the library is to be built, to expedite the selling of the library bonds, as well as the construction and equipping of the Fort Bend County Library to be built in Sugar Land. Responding to council's questions, Mrs. Piwonka said that Commissioner Pressley said the County Commissioners were holding off on selling library bonds since they just issued \$30 million dollars in jail bonds and did not want to raise taxes further. She also noted that voters approved the sale of jail bonds in the same election that they approved the sale of library bonds. She also noted that projected costs may be down graded and the 70 week process time shortened if the same plans used to build the Missouri City Library are utilized with this building. Alderman Piwonka noted that in the Sunday, August 21 edition of the Houston Chronicle an article stated that residents of Sugar Land were circulating a petition in support of this same issue. Alderman Henley said his family routinely travels to the George Memorial Library in Richmond because the Mamie George Branch Library in Stafford is inadequate. Alderman Kress said he called Commissioner Pressley on Monday and was informed that the library would be funded in the 1995 County budget. Mrs. Piwonka said the library was already four and a half years behind schedule and should be started immediately.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS IN SUPPORT OF EXPEDITING THE SELLING OF BONDS, CONSTRUCTING AND EQUIPPING A FORT BEND COUNTY LIBRARY TO BE LOCATED IN SUGAR LAND, TEXAS ON ELDRIDGE ROAD AND SEVENTH STREET.

Alderman Little made a motion to adopt the resolution, numbered 94-03, in support of expediting the sale of bonds, construction and equipping of a library to be built in Sugar Land. Alderman Henley seconded this motion, which carried unanimously.

Mayor McDonald then read a resolution proclaiming Friday, September 23, 1994 as Fort Bend County Day in Meadows, Texas.

Council then considered approval of a plat of the Grove Outlet, Retail and Town Center. Mayor McDonald said some last minute revisions were completed on the plat since this item was postponed



at Council's last meeting. The Planning and Zoning Commission gave their unanimous consensus for Council to approve the plat. Surveyor Andy Sikes was in the audience. He noted the only item changed was the abandonment of a right of way by W.C.I.D. #2 who said they would not need it. W.C.I.D. #2 will handle the utilities in the portion of the project that lies within the City of Stafford. That portion lying in Meadows will be served by the City of Meadows Public Utility Department. Council was assured approval of this plat would have no effect on the proposed landscaping development ordinance. Alderman Piwonka made a motion to approve the plat of The Grove Outlet, Retail and Town Center as recommended by the Planning and zoning Commission. Alderman Henley seconded this motion which carried unanimously.

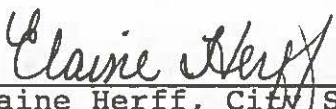
Council then considered possible action concerning the closed status of Brighton Lane at Dairy Ashford. Mayor McDonald said that, after reviewing reports from the Traffic Engineer, he feels the affected streets, which are the same size as all the rest of the City's streets with the exception of Dorrance Lane, carry less traffic than the other streets. Neither the City Engineer nor the Police Chief could come up with any reason to permanently close the street. The ninety day trial period for the barricade has expired. Legal counsel advises that, to leave the the barricade up longer would require a finding stating the matter is a health, safety and welfare problem. Legal counsel strongly advises, if a majority of council wishes to keep the barricade, council members get together and write up a finding as to why they believe that barricade is necessary. Alderman Little said, as far as he can determine from traffic studies, citizen's reactions and his own observations, no new data has been received to change his feelings that the barricade should not remain in place. The barricade has resulted in reduced cut through traffic, aided the city administration to provide a safe and more liveable environment and allows the city to correct an error in traffic management which was made when Meadowglen II was constructed. Alderman Little then made a motion that the City replace the present barricade with one that would be more attractive and mobile enough to allow passage of emergency vehicles without writing any finding. Alderman Piwonka seconded the motion which passed unanimously.

A bill from R.L. Utilities for \$10,000 for filling in the abandoned sewer line south of West Airport was presented for payment. Alderman Piwonka made a motion, seconded by Alderman Henley, to pay the bill. The motion carried unanimously.

There were no further audience comments. Alderman Henley noted that, even though there were no findings to permanently barricade Brighton at Dairy Ashford, the potential exists for health and safety problems to arise if the barricade is removed. Alderman Piwonka said the situation could be looked at again when improvements to Dairy Ashford are completed.

Alderman Kress spoke in support of Pat Sears and the Planning and Zoning Commission for the excellent job they did developing a landscape development ordinance and recommended Council move with all possible haste to go through the hearing process and adopt the ordinance.

There being no further business to discuss, Alderman Henley moved to adjourn the meeting. Alderman Kress seconded the motion and, with unanimous approval, the meeting was adjourned at 8:26 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., TUESDAY, SEPTEMBER 13, 1994  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Terry J. Henley  
Craig A. Kress  
Clyde E. Little  
Joe McCann  
David J. Piwonka

City Secretary  
Elaine Herff

PURPOSE: WORKSHOP MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Workshop to discuss the proposed budget for fiscal year 1994 - 1995.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 9TH DAY OF SEPTEMBER, 1994, BY 7:00 P.M.

Elaine Herff  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF SPECIAL MEETING  
OF  
SEPTEMBER 13, 1994  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

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

thus constituting a quorum.

Mayor McDonald stated that this was a workshop meeting to discuss the City's budget for fiscal year 1994-1995. He apologized for not having the budget to council for their study earlier. He explained that the format of the budget was the same as in prior years.

Going over revenues, it was noted that the 1/2 cent property reduction tax was added to the description column. Mayor McDonald is proposing that the tax rate stay much the same as last year. Last year's rate was .76 per hundred dollar valuation. He is proposing a .749 per hundred dollar valuation for the 1994 tax year. The appraised value of property in the city has increased from \$143.7 million dollars to \$149.3 million dollars this year. Sales tax this year will come in about \$20,000 short of what was budgeted. There was no budget amount for the State Justice Fund as the City is just a collection agency for the State for these funds. Total projected revenues for City general operations are \$1,618,558.

Expenses reflect a three percent salary increase for all employees with no additional employees to be added. Expenses also reflect a cost for dependent insurance for all employees which may not all be used as not all employees have dependents. Total administration costs are budgeted to be about \$3,000 higher than last year. Court expenses are budgeted lower because the expense for the State Justice Fund has been removed. Costs in this department are up for judges, prosecutors and juror expenses due to the increase in citations being written.

Public Works expenses are budgeted higher due to additional funds being budgeted for medical insurance, garbage service (which will include a heavy trash pick up,) and street repairs.

The Police Department has asked for two additional officers. Mayor McDonald said he tried to budget for at least one additional officer but was unable to do so at this time. It is hoped that close to the end of this fiscal year, when the new homes and the new shopping center are being constructed, funds will be available for a new officer. Currently, excellent police coverage of the city is being given with the help of the many non paid officers in the department. A new police vehicle (and possibly two) will be needed. Chief Pickett gave council members a packet showing what his department has accomplished this past year and his hopes for the future. It was noted that several officers have relayed to the Mayor their appreciation for the inexpensive opportunity afforded by the City for dependent medical insurance.

The Parks and Recreation Department budget contains funds to replaster the pool, resurface the tennis courts and for field maintenance.

Total budgeted expenses are \$37,640 over total budgeted revenues. Mayor McDonald said city reserve funds can cover this deficit but he suggested it would be dangerous to run a deficit budget for more than one year.

Alderman Henley then made a motion to take a ten minute break before discussing the Public Utilities budget. Alderman Piwonka seconded this motion which carried unanimously.

Returning to open session at 9:13 p.m., council began to discuss the Public Utilities budget. This budget, too, projects fewer revenues than expenses. The City will probably need to look into increasing water and sewer rates this year. According to Director B.L. Abbott, these rates were last amended about three years ago. The cost borne by the City of Houston for contracted sewer treatment will be increased in the budget to \$15,000. It was noted that non-routine maintenance relates primarily to summer time water and sewer line breaks. Routine maintenance relates to smaller main and service line repair and replacement. It is anticipated a chlorine stabilizer/analyzer will need to be added to the sewer treatment plant. Costs budgeted for tap connection (which do not apply to the treatment plant) will be applied to this item. Additional funds will be needed near the end of the 1994-1995 fiscal year or at the start of the 1995-1996 fiscal year to move an eight inch water main along the U.S. Highway 59 feeder road.

Mayor McDonald reminded Council that a public hearing on the budget would take place next Tuesday evening, September 20, at 7:30 p.m. He plans to have a revised budget for Council to study no later than Monday evening. He said this may be the last year, depending on revenues, for the City to experience no increase in the ad valorem tax rate.

There being no further business to discuss, Alderman Kress made a motion, seconded by Alderman McCann, to adjourn the workshop meeting and with unanimous approval the meeting was adjourned at 9:56 p.m.

  
Elaine Herff, City Secretary





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:

7:15 P.M., TUESDAY, SEPTEMBER 20, 1994  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald


Aldermen  
Terry J. Henley  
Craig A. Kress  
Clyde E. Little  
Joe McCann  
David J. Piwonka

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 Mayor and the City Secretary of the City of Meadows, Texas to execute an interlocal agreement with the City of Sugar Land, Texas for improvements to the intersection of Dairy Ashford and West Airport Boulevard in a form as attached hereto and marked exhibit "A".
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 16TH DAY OF SEPTEMBER, 1994 BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
SEPTEMBER 20, 1994  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:17 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
	Joe McCann
	David Piwonka

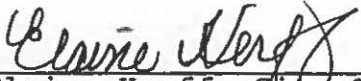
thus constituting a quorum.

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 AN INTERLOCAL AGREEMENT BY AND BETWEEN  
THE CITY OF MEADOWS, TEXAS, AND THE CITY OF SUGAR  
LAND, TEXAS, FOR IMPROVEMENTS TO THE INTERSECTION  
OF DAIRY ASHFORD AND WEST AIRPORT BOULEVARD, IN A  
FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

He explained that Sugar Land has already entered into an agreement with TXDOT to install a traffic signal at Dairy Ashford and West Airport. This intersection is half in Meadows and half in Sugar Land. Approval of this ordinance will make it possible for Meadows to pay Sugar Land for Meadows' fair share of the cost of this signal. After Sugar Land completes the engineering work on the project, TXDOT will do the bidding and installation of the signal. They will turn the signal over to Sugar Land and Meadows upon its completion. Meadows' cost of the engineering part is estimated at \$10,300. Meadows will also commit no more than \$40,000 if it is determined that a left turn lane can be installed at the location for this amount. At this point it is doubtful that \$40,000 will cover this cost. Alderman Little asked if this project would be coordinated with the widening of West Airport. Mayor McDonald said that was a separate project but that the signal light to be installed will fit into the final design of the widening of both West Airport and Dairy Ashford. It is anticipated the signal should be installed around the end of the year. Left turn lanes will definitely be installed when both roads are widened. Alderman Little moved to approve the ordinance, numbered 94-24, authorizing the Mayor and the City Secretary of the City of Meadows, Texas to execute an interlocal agreement with the City of Sugar Land for improvements to the intersection of Dairy Ashford and West Airport Boulevard. Alderman McCann seconded this motion which carried unanimously.

There being no further business to discuss, Alderman Kress made a motion to adjourn the meeting. Alderman Piwonka seconded this motion and, with unanimous approval, the meeting was adjourned at 7:24 p.m.

  
Elaine Herff, City Secretary





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 20, 1994  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Terry J. Henley  
Craig A. Kress  
Clyde E. Little  
Joe McCann  
David J. Piwonka

City Secretary  
Elaine Herff

## PURPOSE: PUBLIC HEARING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Public Hearing on proposed Budget for fiscal year 1994 - 1995.
4. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 16TH DAY OF SEPTEMBER, 1994 BY 7:00 P.M.

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

(SEAL)

MINUTES OF PUBLIC HEARING  
OF  
SEPTEMBER 20, 1994  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The Public Hearing 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
	Joe McCann
	David Piwonka

thus constituting a quorum.

Mayor McDonald said the purpose of the meeting was to hold a public hearing on the proposed 1994-1995 fiscal year budget and that it was refreshing to see so many interested people in the audience. Mayor McDonald gave a quick review of the proposed budget which is scheduled to be approved at the September 27, 1994 regular council meeting.

Page one of the budget shows a summary of the City's cash position. Page two is a summation of the tax situation in the City since its inception in 1984. He is proposing a tax rate of .749 per hundred dollar valuation. This makes for a slightly lower tax rate than last year but the base evaluation is up.

Page three shows the history of sales tax collections in the City; page four shows current debt service requirements. The proposed budgeted amounts begin on page five with the first column denoting the amount requested for fiscal year 1994-1995 and column two denoting the amount budgeted for fiscal year 1993-1994.

Revenues show nothing notable. Sales tax collection, following this year's trend, is budgeted lower. It is anticipated there will be an increase of about \$60,000 in revenues.

The budget reflects a 3% pay increase for all employees as well as insurance coverage for employee dependents. Administration and Court budgets show little change except for funds left out of the Court budget for State Justice Funds. These funds are no longer shown as a revenue or an expense because the City actually acts as an agency for the State by collecting the funds and sending the funds on to the State quarterly.

The Public Works budget reflects a significant increase in employee insurance costs, garbage pickup and street repairs. A majority of the funds budgeted for street repairs will probably be spent fixing Mulholland just north of West Airport. Perhaps some bird baths can be fixed next year. \$40,000 has been budgeted for sidewalk repairs this year also.

The Police budget is up about \$60,000 from last year again because of employee insurance costs and also to purchase recording equipment at a cost of \$27,100 so that all 911, radio dispatch and telephone calls can be recorded. Funds to replace a police car are also budgeted.

Nonrecurring expenses of \$11,000 to resurface the tennis courts and \$20,000 to replaster the pool have been budgeted for Parks & Recreation. Debt repayment of \$115,300 for Certificates of Obligation sold to finance the construction of City Hall have also been budgeted for. The budget thus far reflects an almost \$53,000



deficit. City reserve funds are adequate to cover this amount for the next year. The tax base should increase next year.

The Public Utilities budget starts on page ten. Revenues reflect a small increase which may be conservative as new customers will be added next year. The Water Department shows an extraordinary budgeted expense of \$25,000 to move water lines out of a private easement so that highway expansion can take place. The Sewer Department has budgeted for needed chlorine controls and the Sewer - Other Department has budgeted \$16,800 for tap connections, an amount which will be charged back to the developers and is also shown as a revenue. Overall utility expenses over revenue show that a \$36,000 deficit is projected. The Tax and Debt Service fund has budgeted for about \$25,000 more revenues than expenses.

Total budgeted expenses for all City departments are approximately \$63,000 higher than budgeted revenues.

Alderman Henley then explained the Economic Development Corporation Budget for the same 1994-1995 time period. A cash balance of \$238,000 will be realized this year with \$300,000 expected to be generated from the 1/2 cent sales tax next year. Many of the items budget for this year were not purchased and have been put into the new budget. It contains funds for a traffic signal on West Airport at Kirkwood and engineering work for the widening of West Airport. Although this widening work will not proceed until, possibly, 1997, if TIPS sees that funds have been budgeted for a project by an entity, they will consider this project more closely when determining if it will be granted matching funds by TIPS.

The budget includes \$20,000 which are matching funds to a grant received to landscape Kirkwood from Brook Meadows south to the City limits.

Also budgeted for are street lights from the Southwest Freeway to Troyan Drive; Microprocessor controls for the two water plants, engineering fees for a third water well, funds to acquire the site for this well and for future surface water storage; promotional advertising, administrative expenses, legal fees, major repairs on Kirkwood near the northern City limits where a fault may exist; electronic data mapping equipment; and \$40,000 for left turn lanes at the intersection of Dairy Ashford and West Airport.

Mayor McDonald then turned the floor over to the audience for their questions and comments.

Evelyn Dickson, a 23 year Meadows resident and a Meadows school teacher thanked Council for the time Officer Ken Jackson has been able to give to the school. She said it was important for children to see police officers often. It makes them feel very safe and a good relationship develops. At a recent "Save the Children Symposium," it was noted how important it was to have the police involved with children on a day to day basis - before problems develop. She again said thank you to council and said the school appreciated what they were doing. Mayor McDonald responded it was Council's hope to be able to continue working with the school in the same manner as before with the amount of funds that are available.

Cinde Puma, a five year resident, said she was a concerned parent for Officer Ken. She would like to see him promoted as a full time Community Officer so that the Crime Watch and DARE programs could be kept. She feels it important to add another police officer to the department, even at a cost of \$53,000 per year. Mayor McDonald responded he has discussed this situation with the Chief and, although Officer Ken is returning to patrolman duties, as much time as possible will be made available to him so that he can continue current programs. He will still be visible at the school at the start of the day, during afternoon dismissals and noontime lunches and well as available to teach the DARE students. The time he spends and his visibility should not be much less than what it is now. If a windfall of funds comes to the City, the first thing we



will do is hire another police officer to free up Officer Ken. It was hoped he could spend time at Dulles Middle and High Schools but budget restraints require the City to maintain a status quo on Officer Ken's time for right now.

Debbie Waddell noted that Meadows was different from surrounding communities because of its Police force. She estimates another officer will cost \$31,520, not \$53,000, even with benefits. Perhaps another part time officer can be hired. Officer Ken and the rest of the Police officers are most important to the City. She said we need to keep and improve our police. She is willing to pay more in water fees and taxes to make this happen. She is aware of business economics and feels salaries are very high. They should be reevaluated and, perhaps, some need to be lowered. All of the recreational items budgeted for are wonderful but they don't benefit the whole city. She would like Council to evaluate the budget more, looking at what is really necessary, and find the funds for more policemen.

Ken Schackai, a Meadows resident since 1976, asked why the Economic Development Corporation was budgeting \$115,000 for an additional water well when they will soon be outlawed. He feels, even at \$52,000 per year, two police officers could be hired for this money instead. He also asked if the \$18,000 micro processor and the \$15,000 chlorinator could be combined to save money. Mayor McDonald responded that, with the new development imminent, a strain will be placed on the two existing water wells. Ultimately the City will be forced to use only surface water and acquiring this third well site will provide the space that will be necessary to store this water when we will need to purchase it. Funds for the dechlorinator are necessary to treat waste water before dumping it into the drainage ditch as State law dictates chlorine cannot be left in the water. Mr. Schackai feels Council should not reduce taxes but should leave them at the same rate and hire a new policeman with the extra funds.

Sharon Schackai said she was pleased with the two minute response time she received from the police this past week. She feels it would be all right to raise taxes some to hire a new policeman and wondered what taxes would be on an \$85,000 home if Officer Ken could keep his duties and one or two more police officers could be hired. Mayor McDonald said that would be difficult to answer but the City is acutely aware of the necessity of Police protection. Last year one and one half officers were added to the department. The city is close to where it needs to be based on its population. Adding a new officer would probably mean a new vehicle would need to be purchased also. Alderman Little noted that, at a recent workshop meeting, it was estimated adding two new officers would increase taxes by about 10%. This does not take new vehicles into consideration. Officer Ken currently spends about 66% of his time in DARE and Block Watch related meetings. Mayor McDonald added that the City has more than adequate police officers on patrol at all times. We also have a good relationship with the surrounding cities of Stafford and Sugar Land who will serve as backup protection in emergencies through an existing interlocal agreement. The goal of the Police Chief is to increase the size of the department so that it is more than adequate at any one time.

Keith Hammons was confused about the salary of one of the water and sewer employee's which, he said, seemed to be increased by 6%. It was explained the employee's salary was split between the two departments and was only increased 3% like all the other employees'. Mr. Hammons also questioned not raising legal fees and Mayor McDonald explained legal expenses go up and down each year. Much legal work was done this year on rezoning and should not have to be repeated next year.

George Gilbert noted that police salaries were increasing from \$321,000 to \$337,000 with no increase in officers. He quoted interesting excerpts and statistics from "The Index of Leading Cultures" and "Code Blue - Health of American Teenagers." He feels a full time Community Service Officer is needed in Meadows to handle



Block Watch, Block Parents, home insurance inspections, Operation ID and Operation Kid ID, Bicycle registrations, Camp Cops, Citizens' Police Academy, the GREAT and DARE programs and the "No Name Club." He stated that the burden of raising children should not be placed on the City but we have come to depend upon our police. Increasing taxes by \$30 per year per home (1500) would generate about \$45,000 to hire a full time paid Community Officer.

Carolyn Early, a 22 year resident and a Meadows Elementary teacher for 16 years said she was very pleased with the direction our police department has taken toward becoming a people friendly police department. She has personally worked with Officer Ken and the DARE program at the elementary school. She feels he presents truly learning lessons that children can put into effect in the everyday life. Officer Ken eats lunch with the children everyday. They have come to rely on him. The school appreciates the financial and moral support Council has given to them in the past and would like to see this support continued if at all possible. Mayor McDonald responded Officer Ken will need to do a balancing act with his on duty time so that most of his past projects can be continued. He will still be available to eat lunch every day at the school and will still have one complete day to devote to teaching DARE at the school. He agrees 100% that Officer Ken is one of the best things that has happened for the school children. However, every Meadows Police officer is acutely aware that they are a community officer. They all make house inspections and they all need to be friendly with residents, especially the kids.

Alderman Kress asked, even if Ken is on put on patrol, can the school anticipate no change in their DARE program? Mayor McDonald responded that Officer Ken should have ample time to handle the DARE program. Alderman Kress noted it was strange to have so many people saying the City was doing a good job and requesting more of the same and the City saying no funds are available. The Police Chief has requested more officers and we rely on him to give us a good police department. He feels Council needs to do something and has stated it would be hard for him to vote for the new budget unless one new officer is added.

Hugh Waddell said he agreed that the City needs a minimum of two paid officers on duty 24 hours each day. Reserves are good but it must be remembered they are still in training. When work schedules are developed, reserve officers should not be relied upon to fill in for vacations, days off, etc. Part time officers would not find it as easy to keep up with what is going on in the city as full time ones. There are gang problems all around the City. Other city curfews will send young problem children here. Only 20% of the City's revenue currently comes from ad valorem taxes. He feels this is extremely low. Any fluctuation in the City sales tax collections will have an effect on spending. He said our reserves should not be budgeted to make up for a budget short fall. He feels taxes should be raised so the City can be maintained and not run down. He wants to pay for what the City needs.

Roger Hardee, a 20 year Meadows resident, asked if sales tax from the new Grove Shopping Center was projected in this budget. Mayor McDonald said construction on that project will not begin until January and, even if some of the businesses do open up next summer, the sales tax realized will not be received until next October. Mr. Hardee asked what the projected cost to widen West Airport is. Mayor McDonald said the estimate is one half million dollars. Developers of the new homes in Meadow Glen III will participate by contributing one half of the cost of widening the road from Dairy Ashford to the drainage ditch. We have an application in for state funds to pay 80% of the cost. Mr. Hardee asked if engineering fees for widening West Airport included Dairy Ashford. Mayor McDonald said Dairy Ashford was a separate project, the total cost of which is estimated at \$6 million. This cost will be split proportionately between the four entities involved - Meadows, Sugar Land, Stafford and Fort Bend County. Mr. Hardee had a question about the traffic study which led to the closing of Brighton Lane. Mayor McDonald noted this question



should be brought up at another meeting as tonight's comments and questions should only pertain to the budget.

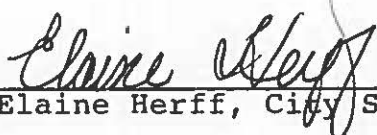
Seth Riklin said their home was the most important investment most residents have. He felt the various programs run by Officer Ken are very important to the safety of these homes and he supports a tax increase if that is necessary to make Officer Ken a full time Community Service Officer.

Mr. Schackai noted that if two new officers are added to the Police Department, it might be a good return on funds to allow one of them to become a part of the Fort Bend County Drug Force. Contraband funds are split among participating agencies. Also, all reserve officers have recently been tested and ranked for hire should new positions become available. Mr. Schackai feels if none are hired, those at the top of the list will leave for positions on other departments and the City will be left with only the lower ranking reserves. Alderman Little responded that he was a member of the interview committee and that nine out of the ten reserves tested ranked very high. Regarding salaries, statistics show Meadows is a little above middle range, state wide. Alderman Little continued that, after the budget workshop meeting, he took a close look at where something could be cut so that Officer Ken could be made a full time Community Service Officer. He realized there was very little that could be left out without cutting City services. He's not sure a small tax increase would be enough to fund one or two new officers and maintain our deteriorating infrastructure.

Mrs. Early commented that she appreciates the work and time Council gives to the City and that she has never been ashamed to say "I live in Meadows."

Alderman Little said he appreciated the time and work Mayor McDonald put into readying this budget.

There being no further comments or questions on the budget, Alderman Kress made a motion to adjourn the meeting. Alderman Little seconded this motion and with unanimous approval the budget public hearing was adjourned at 9:22 p.m.

  
Elaine Herff, City Secretary





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

# NOTICE OF REGULAR MEETING

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

7:30 P.M., TUESDAY, SEPTEMBER 27, 1994  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Terry J. Henley  
Craig A. Kress  
Clyde E. Little  
Joe McCann  
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 August 23, 1994, regular meeting; September 13, 1994, workshop meeting; September 20, 1994, special meeting; September 20, 1994, public hearing.
6. Presentation of plaque by Police Chief Mike Pickett to Officer Jerry Moffitt.
7. Recognition of employees for years of service to city as follows: Hal Clarida - one year.
8. Consideration of and action on a resolution proclaiming the week of October 22 - 31, 1994, as RED RIBBON WEEK in the City of Meadows, Texas.
9. Consideration of and action on an ordinance adopting the fiscal 1994-1995 budget for the City of Meadows, Texas, and appropriating the several sums set up therein to the objects and purposes therein named.
10. Consideration of and action on an ordinance approving the fiscal 1994-1995 budget for the City of Meadows Economic Development Corporation as adopted by the Economic Development Corporation Board of Directors at their September 14, 1994, regular meeting.

11. Consideration of and action on an ordinance levying a tax rate for the City of Meadows, Texas, for the tax year 1994.
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 sidewalk repairs with J.RAM CONSTRUCTION CO., in a form as attached hereto and marked exhibit "A".
13. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute a service agreement with BFI Waste Systems for sludge hauling for the period October 1, 1994, through September 30, 1995.
14. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute a service agreement with BFI Waste Systems for sludge hauling for the period October 1, 1995, through September 30, 1996.
15. Consideration of and action on a resolution designating a representative and alternate to the Houston-Galveston Area Council General Assemble for 1995.
16. Consideration of and action on a resolution casting the City's vote for a representative of Region 14 to the TML Group Benefits Risk Pool Board of Trustees.
17. Presentation of bills:

Chlorinator Maintenance Co.	\$6,540.00
-----------------------------	------------
18. Comments from the audience.
19. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 23RD DAY OF SEPTEMBER, 1994, BY 7:00 P.M.

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

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
SEPTEMBER 27, 1994  
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 Craig Kress Clyde Little Joe McCann David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. Contractors have begun pouring concrete for streets and curbs in Meadow Glen III. It is not yet known when the first homes will be built.
2. Latest information on the West Airport/Dairy Ashford traffic signal is that the Texas Department of Transportation estimates that it will be between thirteen and fifteen months before the signal is completely installed.
3. A workshop will be scheduled for Tuesday, October 18, 1994 at 7:30 p.m. to discuss several items.

During audience comments, resident Ken Schackai of 12002 Sturdivant questioned why sales tax on the budget is listed differently for the EDC and the City's property tax reduction; if the estimated sales tax revenue was listed correctly; what was being expended from the Capital Fund; why budget figures indicate a 3.5% increase in salaries; why the City Engineer's stipend is increased 40%; if an automatic chlorinator purchase can be delayed or paid for with EDC funds; if a \$27,100 recording system for the police department is necessary; what \$14,500 for computers represents; why a well is being built when surface water will soon be necessary; if anticipated revenues for the new shopping center are known. Mayor McDonald invited Mr. Schacki to visit with him after the meeting to go over each line item.

During Council comments, Alderman Henley said he learned at a recent HGAC Board of Directors meeting that the widening of West Airport and the Widening of Dairy Ashford were listed as projects #2 and #6 respectively in the 1997 TIPS program for funding.

Alderman Kress said that the Comprehensive Planning Committee made a presentation to the EDC at their September meeting to request a City-wide mapping system.

Alderman Kress then made a motion to approve the minutes of the August 23, 1994 regular meeting; the September 13, 1994 special meeting; the September 20, 1994 special meeting; and the September 20, 1994 public hearing as written. Alderman Henley seconded the motion which carried unanimously.

Police Chief Mike Pickett then presented Officer Jerry Moffett with a plaque in recognition of his actions. Officer Moffett is one of Meadows' new non paid officers who joined the force about three months ago after graduating from the Gus George Police Academy. On Wednesday, August 24, while on routine patrol, Officer Moffett responded to a 911 call at Garden Ridge Pottery where the store manager was suffering a heart attack. He arrived within thirty seconds after the call was made and began administering CPR breathing while being helped with compressions by an on duty security guard.



The manager was transported to the hospital where the attending physician, noting the time of arrival between the original 911 call and the EMS crew, felt that if the patient survived, there would be permanent brain damage due to lack of oxygen. Due to the immediate administration of CPR by Officer Moffett, the manager has recovered and is back to work today.

Mayor McDonald then recognized employee Officer Hal Clarida for completing one year of service with the City.

Mayor McDonald then read a resolution proclaiming the week of October 22 - 31, 1994 as "Red Ribbon Week in Meadows Texas." Billie Shadid, Assistant Principal of Meadows Elementary, thanked council for their interest in the children of the community and said Meadows Elementary was lucky to be a part of this community. She said a parade will be held on Saturday, October 22, beginning at 8:30 a.m. at the school. Alderman Piwonka made a motion to approve the resolution as presented. Alderman Henley seconded the motion which passed unanimously. Mayor McDonald encouraged everyone to get involved on the morning of October 22.

Mayor McDonald read the caption to the following ordinance:

AN ORDINANCE ADOPTING THE FISCAL 1994-1995 BUDGET FOR THE CITY OF MEADOWS, TEXAS, AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

He said a public hearing was held, as required by law, on September 20. Alderman Kress said he felt he didn't have enough time to study the budget and hoped to be able to find some items that could be delayed or deleted so that we would not have to use our reserves to balance the budget and revenue could be found to hire an additional police officer could be without changing the current tax rate. He said he realized the importance of passing the budget so that a tax rate could be set but wondered if the budget could be amended at tonight's meeting before being passed. Mayor McDonald said it is not typical to change an ordinance at the council table but that Council can amend the budget at any time with an ordinance and that it is important to pass a budget before midnight Friday so that the City could legally continue its operations. Alderman Kress said he felt insurance costs were high although it would be a shame if an employee benefit must be taken away. He also felt too much money was being budgeted for street repairs, tennis court resurfacing and pool replastering. Although three new officers were requested, he felt at least one should be budgeted for and thought funds could be moved around a little bit to accomplish this goal. Mayor McDonald reminded him that every year the Police Chief asks for more new officers and, although there was nothing wrong with asking, the city added the equivalent of one and one half officers to the department last year after not having added any for the previous four years. He has heard from residents who feel adding another policeman would be nice but they do not want their taxes increased because of it. The Police Chief has informed the Mayor that the same level of police service can be maintained with the same number of officers we currently employ. Any department would like additional staff however, a good manager gets the job done with the resources that are available. Estimates for repairing Mulholland at West Airport have been received from a civil engineer. Repairs to the twenty-three year old pool have been put off for the past three years. These one time, big expense items are what is requiring us to dip into our reserve this year only. Alderman Henley reiterated what Mayor McDonald said, adding that police coverage is better than it was one year ago and, although more police officers would be nice, the City must live within its means. Alderman Little said several changes to the budget were suggested by citizens and they should be looked into. He does not want to hold up passage of the budget but would feel better if he knew it would be examined during the year and especially before major expenditures are approved. He does not like the idea of operating with a deficit budget and would like revenues to come in before making large expenditures. Mayor McDonald said there will be ample



time to discuss the expenditures before the notices for bids are published. Alderman Kress made a motion to increase the police budget by approximately \$31,000 with a corresponding reduction in the parks & recreation budget, omitting repairs to the tennis courts and the pool, and further reduce the funds budgeted for repairs to Mulholland until the total reductions equal the cost needed to offset the cost of adding a new police officer. Alderman Little felt more information was needed before this motion could be voted upon. Aldermen Henley and Piwonka felt this could be discussed in the workshop meeting that has been scheduled. Alderman Kress' motion died for lack of a second. Alderman Henley then made a motion to approve the ordinance, numbered 94-24, adopting the fiscal 1994-1995 budget and appropriating the several sums set up therein to the objects and purposes therein named. Alderman Piwonka seconded the motion. When Mayor McDonald asked if there was any further discussion, Alderman Kress said it was unfortunate that there was so much to look into with so little backup information. Mayor McDonald called for a vote on Alderman Henley's motion. Aldermen McCann, Little, Henley and Piwonka voted "aye" and Alderman Kress voted "nay" and the motion carried by a vote of four to one.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPROVING THE FISCAL 1994-1995 BUDGET FOR THE CITY OF MEADOWS ECONOMIC DEVELOPMENT CORPORATION AS ADOPTED BY THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AT THEIR SEPTEMBER 14, 1994 REGULAR MEETING.

Alderman Piwonka made a motion to approve the ordinance, numbered 94-25, approving the EDC budget for 1994-1995 as adopted by the EDC Board of Directors at the regular September meeting. Alderman Little seconded this motion which passed with unanimous approval.

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 1994.

Mayor McDonald said he had originally proposed a tax rate of .7490, but after further calculations, realized that it would be alright to round up to .75 per hundred dollar valuation (after the reduction for the 1/2 cent sales tax is considered.) This will bring in \$1,400 in additional revenues. The rate will be .3139 for maintenance and operations and .4361 for debt reduction. Alderman Henley made a motion to approve the ordinance, numbered 94-26, setting the tax rate for 1994 at .3139 for maintenance and operations and .4361 for debt reduction, for a total tax rate of .75 per hundred dollar valuation. Alderman McCann seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

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

This contract is to repair approximately 1,200 linear feet of sidewalk at a cost of \$4.40 per linear foot and install five handicapped ramps for a total cost of \$23,320. \$40,000 was budgeted for sidewalk repairs and when this contract is completed, there will still be \$16,000 left for additional repairs. Alderman Kress noted the total cost was not listed in the contract and Mayor McDonald said the amounts would be added to the contract before it was signed. Alderman Little made a motion to approved the ordinance, numbered 94-27, authorizing the Mayor & City Secretary to execute a contract for sidewalk repairs with J.RAM CONSTRUCTION. Alderman Henley seconded the motion which passed unanimously.



Mayor McDonald then proposed the next two agenda items be considered jointly since they were both contracts with the same company for the same purposes. He read the captions to these ordinances as follows:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE A SERVICE AGREEMENT WITH BFI WASTE SYSTEMS FOR SLUDGE HAULING FOR THE PERIOD OCTOBER 1, 1994, THROUGH SEPTEMBER 30, 1995.

and

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE A SERVICE AGREEMENT WITH BFI WASTE SYSTEMS FOR SLUDGE HAULING FOR THE PERIOD OCTOBER 1, 1995, THROUGH SEPTEMBER 30, 1996.

Mr. Jerry Jones, with BFI, explained that landfill costs are up \$1.50 per cubic yards mainly due to rules implemented in October of 1993 by the EPA. BFI has agreed to spread out the cost increase over two years. Alderman Piwonka moved to approve the ordinances, numbered 94-28 and 94-29, authorizing the Mayor and City Secretary to execute an agreement with BFI for sludge hauling for the periods October 1, 1994 through September 30, 1995 and October 1, 1995 through September 30, 1996. Alderman McCann seconded this motion which carried with unanimous approval.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION DESIGNATING A REPRESENTATIVE AND ALTERNATE TO THE HOUSTON-GALVESTON AREA COUNCIL GENERAL ASSEMBLY FOR 1995.

Mayor McDonald recommended Alderman Terry Henley as the City's representative. Alderman Henley has served as the City's representative for several years. Currently he is on the Board of Directors of the HGAC and has been able to appoint Police Chief Mike Pickett to the Advisory Board for Police Grants. Mayor McDonald also recommended Alderman Clyde Little as the City's alternate representative. Alderman Little has also served as alternate representative for several years. Alderman Kress made a motion to adopt the resolution, numbered 94-04, designating Terry Henley as representative and Clyde Little as alternate representative to the Houston-Galveston Area Council. Alderman McCann seconded this motion which passed with unanimous approval. Alderman Piwonka thanked Aldermen Henley and Little for the good job they have done in the past as representatives of the City to the HGAC.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION CASTING THE CITY'S VOTE FOR A REPRESENTATIVE OF REGION 14 TO THE TML GROUP BENEFITS RISK POOL BOARD OF TRUSTEES.


Mayor McDonald said, he was presenting the name of Kitten Hajecate for consideration on the recommendation of City Secretary Elaine Herff who has had the opportunity to make the acquaintance of Ms. Hajecate. Ms. Hajecate is the current Region 14 representative to the TML Group Benefits Risk Pool Board of Trustees and is a council member in Friendswood, Texas. Alderman Henley moved to approve the resolution, numbered 94-05, casting the City's vote for Kitten Hajecate as representative of Region 14 to the TML Group Benefits Risk Pool Board of Trustees. Alderman Piwonka seconded this motion which passed with unanimous approval.



A bill from Chlorinator Maintenance Co. for \$6,540.00 was presented for Council's approval. Alderman Little made a motion to pay the bill as presented. Alderman McCann seconded the motion which carried unanimously.

There were no further comments from the audience.

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 8:44 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 27, 1994

[illegible]





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., MONDAY, OCTOBER 17, 1994  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Terry J. Henley  
Craig A. Kress  
Clyde E. Little  
Joe McCann  
David J. Piwonka

City Secretary  
Elaine Herff

PURPOSE: WORKSHOP MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Workshop to discuss the following items:
  - a. Budget.
  - b. Capital Improvement Program.
  - c. Proposed resolution to School Board.
  - d. Setting dates for public hearings for zoning changes.
  - e. Other matters.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 14TH DAY OF OCTOBER, 1994, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING  
OF  
OCTOBER 17, 1994  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special workshop meeting of the Meadows City Council was called to order at 7:38 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
	Joe McCann
	David Piwonka

thus constituting a quorum.

Also present were Parks Directors Monya Keenen and Terry Modeland, City Engineer B.L. Abbott, and resident Dick Marshall.

Mayor McDonald asked Parks Director Modeland to explain to Council the necessity for replastering the community swimming pool. Mrs. Modeland passed out copies of a written report from Tom Simmons of Contemporary Pools and Spas who has been maintaining Meadows Pool for several years. The report explained the problem and costs to repair the pool. Divers have been hired twice in the last five years to repair places on the pool where the plaster was severely damaged. Total cost to replaster, repair coping and replace tile was listed as \$29,310 and not \$22,000 as originally budgeted. Mrs. Modeland said the \$22,000 cost was from a bid obtained three years ago. This current cost is guaranteed for 90 days and includes a five year warranty against delamination. If the job is not done in this budget year, it is expected the cost will go up next year. Mrs. Modeland will have specifications worked up so that the job can be let out for bids to see if it might be repaired at a lower cost.

Mrs. Keenen was then asked to explain about the need to resurface the tennis courts. She passed around a letter from Tennis Management Services, Inc. which explained the reasons for cracks appearing on the courts as well as the recommended repairs. Council discussed the situation and asked for specifications to be worked up on this job also.

Alderman Little said he did not feel comfortable dipping into the City's reserve funds for these types of projects. Mayor McDonald explained that both of these projects have been put off for several years. During those years some funds were budgeted for repairs but not spent. These funds were added to the City's reserve funds and should be spent on those projects they were originally intended for.

Alderman Little said he felt the funds should be spent instead on hiring another police officer. He said he believes the City should have two paid patrol officers on duty at all times. Meadows would need 9.33 patrolmen to attain this goal. The city currently has 7.6 patrolmen. Mayor McDonald noted that crime was not rampant in the city with the current amount of patrolmen. A discussion followed about the need for more patrolmen.

Council then discussed the City's capital improvement program. Mayor McDonald said he was really bothered by the large amount required to build a new community center. He noted that he was going to propose a straw vote be taken at the May election to see if the community was in favor of this expenditure. Council felt information could be disseminated to the residents in the next several



Newsletters so that they would be able to make an informed vote on the matter.

Council then discussed a proposed resolution to the Fort Bend Independent School District Board, encouraging them to allow Meadows students to stay at Meadows Elementary School, Dulles Middle School and Dulles High School and not to rezone them to Kempner High School. The resolution will be ready for the next regular meeting.

Dates for public hearings were discussed. Currently, the Zoning Commission has requested two joint public hearings be held - one for landscaping regulations and one for front yard structures. Mayor McDonald said the City Attorney has advised taking requirements for landscaping out of the Zoning Ordinance and making a separate ordinance for landscaping regulations. If this is done, no public hearing will be necessary for this item. Regulating front yard structures will require a public hearing. They will be dealt with as a visibility problem and it has been suggested to allow nothing taller than the arbitrary height of three feet, with the exception of basketball goals. So that residents can be informed about the public hearing in the next newsletter, Mayor McDonald proposes to set the date for January 23 at 7:00 p.m. (thirty minutes before the January regular council meeting.)

Discussing other matters, Mayor McDonald informed Council that he has met with Mr. Lee Petros of the Fort Bend Independent School District and Meadows Parks Directors concerning the possibility of the City obtaining a long term lease of school district property so that the property can be improved and maintained for the good of area residents. The property in question abuts Meadows Elementary, is used as a soccer/baseball practice field and currently is just mowed by FBISD. Mr. Petros said a similar situation exists in Missouri City and he provided the Mayor with a copy of the contract between Missouri City and FBISD which can be altered to fit the City of Meadows. This will allow Meadows to irrigate the field and make it look like a part of the adjacent park off of Brighton Lane. The school will reserve the right to use the land during school hours and after school hours every one else will be able to use the land.

A letter was received from County Judge Roy Cordes requesting the City appoint a representative to a project steering committee being set up to review and advise on creating a planning document of mobility strategies for Fort Bend County. Since the City Engineer B.L. Abbott is familiar with the City's position on mobility matters and has attended the Fort Bend Mobility Committee meetings, Mayor McDonald proposed Mr. Abbott be appointed to this project steering committee.

Mayor McDonald passed around a sign up sheet for Council to note which months they would write an article for the City Newsletter.

B.L. Abbott noted the original timing for the installation of a traffic light will be a bit shorter because the State has quickly approved the list of contractors submitted by Sugar Land for the project. Sugar Land can now move ahead with contracting for design contractors and obtain estimates for a left turn lane. Mayor McDonald suggested it might be a good idea to install the signal light on Kirkwood at West Airport at the same time the light is installed on Dairy Ashford at West Airport.

There being no further business to discuss, Alderman Little made a motion to adjourn the meeting. Alderman Henley seconded the motion and with unanimous approval the meeting was adjourned at 9:07 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:

7:00 P.M., TUESDAY, OCTOBER 25, 1994  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Terry J. Henley  
Craig A. Kress  
Clyde E. Little  
Joe McCann  
David J. Piwonka

City Secretary  
Elaine Herff

PURPOSE: WORKSHOP MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Workshop to discuss the following items:
  - a. Session attendance at TML Conference.
  - b. Other matters.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS CITY HALL ON THE 21ST DAY OF OCTOBER, 1994, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF WORKSHOP MEETING  
OF  
OCTOBER 25, 1994  
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 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 Joe McCann David Piwonka

thus constituting a quorum.

Council discussed session attendance at the upcoming TML Conference, October 25 - 28, 1994 in Austin, Texas. Alderman Piwonka said he would like to attend sessions on Public Safety, and Utilities and Environment. Alderman Little said he would like to attend session on Community and Economic Development. Mayor McDonald encouraged all attendees to go to the Small Cities sessions as well. He said all were invited to a luncheon on Thursday with City Attorney Firmin Hickey also. Conference attendees would be asked to give a review of the sessions they attend at a future workshop meeting.

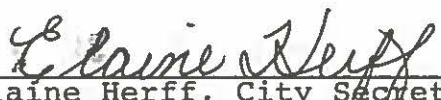
Discussion other matters, Mayor McDonald said it was his opinion that the Stafford Meadows Hospital that is for sale is too expensive for the city to purchase and it really was not anything the city could do with it as it is if the city does purchase it. Alderman Little said even if the city had the funds to purchase it, it just doesn't meet the city's needs. Maintenance costs alone are very high. Alderman Kress noted that the asking price is a good one as the land alone is worth that cost. Mayor McDonald questioned the advisability of the city becoming a land lord and property owner. He did not feel this would be a prudent move.

Alderman Piwonka asked if the installation of a traffic light at Dairy Ashford and West Airport was conceivable for 1995. Mayor McDonald said yes, as the original estimate was thirteen to fifteen months and things are progressing quicker than expected. It is hoped that the light at Kirkwood and West Airport can be installed at the same time.

A discussion followed on the new homes and street construction taking place in Meadowglen III.

Mayor McDonald said he received comments from the City Attorney regarding the proposed landscape ordinance and he will pass out copies of this response to council.

There being no further matters to discuss, Alderman Piwonka made a motion to adjourn the meeting. Alderman Little seconded this motion and with unanimous approval the workshop meeting was adjourned at 7:27 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, NOVEMBER 22, 1994  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

### Mayor

Jim McDonald

### Aldermen

Terry J. Henley  
Craig A. Kress  
Clyde E. Little  
Joe McCann  
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 to the City as follows: Monya Keenen - three years; Terry Modeland - three years.
6. Consideration of and action on an ordinance appointing both regular and alternate members of the Board of Adjustment of the City of Meadows, Texas, for a term of two (2) years commencing on November 24, 1994, pursuant to provisions of Chapter 24, of the Code of Ordinances of the City of Meadows.
7. Consideration of and action on an ordinance authorizing the Mayor and City Secretary of the City of Meadows to enter into a joint recreational area development, maintenance, and use agreement between Fort Bend Independent School District and the City of Meadows, Texas.
8. Consideration of and action on a resolution authorizing notice and public hearing under Sec. 42 of the Public Utility Regulatory Act regarding electric utility rates in the City of Meadows, Texas; and containing related provisions.
9. Discussion of proposed Landscape Ordinance.
10. Council committee reports.



11. Presentation of bills:

The Read Rite Company  
The Read Rite Company

\$5424.72  
5308.50

12. Comments from the audience.

13. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS  
POSTED AT MEADOWS CITY HALL ON THE 18TH DAY OF NOVEMBER,  
1994, BY 7:00 P.M.

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

(SEAL)

MINUTES OF REGULAR MEETING  
OF  
NOVEMBER 22, 1994  
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
	Joe McCann
	David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. The city's annual Christmas Memories event will be held at Meadows Community Park on Saturday, December 10.
2. A public hearing before City Council and the Planning & Zoning Commission will be held at 7:00 p.m. on January 24.
3. He recently attended a meeting with other area mayors and Representative Tom Delay to let him know the concerns felt if U.S. 59 is not expanded quickly. If problems along this freeway are not cured in a short period of time, the development of this area will be severely restricted. Currently, expansion is taking place from the Toll Road to the Fort Bend County line with the next segment to be contracted for in October of 1995. It is hoped Mr. Delay can exert his authority to get the rest of the expansion started quickly.
4. Several members of Council attended the November 14 FBISD School Board meeting where zoning was discussed. It appears Meadows children will still be zoned to Dulles Middle and High Schools as was hoped.
5. The fourth Tuesday in December falls on the 27th and, due to the Christmas holidays, Mayor McDonald received council's consensus to hold the December meeting on December 20th.

During audience comments, Zenaida Tapiador of 12223 Meadow Crest Drive, said she and her neighbors were concerned about traffic exiting from Meadow Bend onto West Airport from the new Meadowglen Section III. She felt, due to the narrowness of West Airport, there was the potential danger of a vehicle losing control and landing in her back yard. She would like to see Meadow Bend closed at West Airport. Mayor McDonald said he would have the traffic engineer check into the situation and get back to her.

During council comments, Alderman Piwonka said the presence of council at the School Board meeting along with letters from residents and their attendance at previous School Board meetings helped to sway their decision on zoning Meadows children to the Dulles schools.

Employees were recognized for their years of service to the city as follows: Monya Keenen - three years; Terry Modeland - three years.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPOINTING BOTH REGULAR AND  
ALTERNATE MEMBERS OF THE BOARD OF ADJUSTMENT OF  
THE CITY OF MEADOWS, TEXAS, FOR A TERM OF TWO (2)  
YEARS COMMENCING ON NOVEMBER 24, 1994, PURSUANT  
TO PROVISIONS OF CHAPTER 24 OF THE CODE OF  
ORDINANCES OF THE CITY OF MEADOWS.



Mayor McDonald said he was recommending the same members be reappointed. Alderman Piwonka made a motion to reappoint Jim Lindsay, Eric Brand, Lois Carlisle, Philip Carey and John Whiteman as members and Rick Taylor, Jr. as an alternate member to the Board of Adjustment of the City of Meadows for a term of two years. This motion was seconded by Alderman Henley and unanimously passed.

Mayor McDonald said the next agenda item, an agreement for joint recreational area development, maintenance and use of park land between Fort Bend Independent School District and the City of Meadows was still being worked on. Alderman Piwonka asked how soon after the agreement is signed would it go into effect? Mayor McDonald said immediately but since no funds were budgeted for this project, no funds would be spent on it until next year. Alderman Little asked if there were any requirements for the city to install any specific facilities on the property. Mayor McDonald said there were no requirements with the exception that any improvements be first approved by the FBISD Board of Directors. Alderman Henley made a motion to table the item. Alderman Little seconded the motion which carried unanimously.

Council then discussed a resolution authorizing notice and public hearing under Sec. 42 of the Public Utility Regulatory Act regarding electric utility rates in the City of Meadows. Alderman Little, the city's representative to the Coalition of Cities said this resolution was requested from the City of Houston. Mayor McDonald said City Attorney Firmin Hickey recommended we do nothing at this time so he recommended tabling the resolution. Alderman Little had no objections to this and made a motion to table this agenda item. Alderman McCann seconded this motion which passed unanimously.

Council then discussed the proposed landscape ordinance which was referred to them by the Planning and Zoning Commission. The proposed ordinance, as referred by the Commission, was submitted to the City Attorney for his comments. He has recommended that the ordinance not be a part of Chapter 24 (the zoning ordinance) but a part of Chapter 9 (building ordinance). This would make the ordinance easier to amend and defend in court as many aspects of the ordinance boarder on aesthetics. The ordinance, as presented, is somewhat restrictive. This is not a real problem. It was primarily drafted from one in place in the home rule City of Round Rock. Discussion followed on requirements in the ordinance regarding area necessary around trees, the definition of street yard, "trade-offs" allowed, etc. Mayor McDonald said he would ask the City Attorney to check the legality of several areas and put the ordinance on the agenda for adoption as soon as possible.

Council committee reports followed. Alderman McCann, Recycling Committee Chairman, said new 55 gal. drums have been placed in several areas of the city for aluminum can collection. His committee is always looking for new members and they meet on the second Tuesday of each month at 7:30 p.m.

Alderman Little, Beautification Committee Chairman, said the city has received approval for a \$20,000 grant for beautification of Kirkwood from the south city limits to Brook Meadows. Work must be started in early 1995.

Alderman Henley, Economic Development Corporation President said his committee did not meet in November and will not meet in December. The new project reporting system should be ready for approval at their January meeting. Alderman Henley is also on the Board of Directors of the Houston Galveston Area Council as their General Law Cities representative. He and Stafford Alderwoman Sandra Cable were recently reelected to this position. He noted the HGAC budget is up about 30% to \$60 million. More emphasis will be placed on recycling programs. They also have a cooperative purchasing agreement that cities may use for heavy equipment.



Alderman Kress, Comprehensive Planning Committee Chairman, said committee member John Perry was instrumental in getting proposals for CAD mapping for the city. This will be paid for with EDC funds. A questionnaire is being drafted to get citizen input on what they would like to see their city be like. A town meeting will be scheduled for February to consider the questionnaires that are returned.

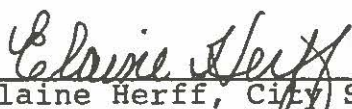
Alderman Henley then made a motion to approve payment of the bills as presented on the agenda. Alderman Little seconded this motion which was unanimously approved.

During audience comments, Judy Doherty, 11846 Amblerwood, thanked Janet Piwonka for getting the school zoning issue before City Council and for Council's action on the matter.

Leen Zellers, 11907 Brighton, asked when plastics would again be added to our recycled materials. Alderman McCann responded that there is still no market for plastics and while plastics make up 5 - 7% of our trash, yard waste makes up 20% so the committee is focusing on this problem.

Alderman Piwonka recognized the Boy Scouts who were in the audience as Brian Gill, Nathan Doherty, Steve Frachiseur and David Sealy.

There being no further business to discuss, Alderman Piwonka made a motion to adjourn the meeting. Alderman McCann seconded this motion and, with unanimous approval, the meeting was adjourned at 8:36 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, DECEMBER 20, 1994  
MEADOWS CITY HALL  
1 TROYAN DRIVE  
MEADOWS, TEXAS

Mayor  
Jim McDonald

Aldermen  
Terry J. Henley  
Craig A. Kress  
Clyde E. Little  
Joe McCann  
David J. Piwonka

City Secretary  
Elaine Herff

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from the audience.
4. Comments from council.
5. Consideration of and action on an ordinance 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 and marked Exhibit "A."
6. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas to execute an interlocal agreement with Fort Bend County to renew, extend and continue for the calendar year 1995, the terms and conditions of interlocal agreement(s) entered into between the city and county for the calendar year 1994, for maintenance, repair and construction of streets, roads and drainage; the enforcement of health regulations; the enforcement of animal control; in a form as attached hereto and marked Exhibit "A."
7. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows, Texas, to execute an agreement with Traffic Engineers, Inc., for traffic signal design, construction support and construction administration for a traffic signal to be installed at the intersection of West Airport Boulevard and Kirkwood Road, in a form as attached hereto and marked Exhibit "A".

8. Council committee reports.
9. Discussion of proposed landscape ordinance.
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 16TH DAY OF DECEMBER, 1994, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)



MINUTES OF REGULAR MEETING  
OF  
DECEMBER 20, 1994  
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 Joe McCann David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. He would like to set up a workshop meeting for January 10. Alderman Piwonka will not be available that evening so the workshop was set for January 9.
2. A public hearing is set for January 25 at 7:00 to consider a zoning change.
3. Plans should be received about Jan 2 or 3 for The Grove Center with construction to begin before March 15. Owners hope to open the center in early 1996.
4. The parks directors did a very good job running this year's Christmas Memories on December 10. They even provided snow to put everyone in the Christmas spirit. Mayor McDonald wished everyone a Merry Christmas and Happy New Year.

During audience comments, Leen Zellers, Chair of the Planning & Zoning Commission, said she had invited representatives of the two home building companies in Meadowglen III to come to tonight's meeting to meet council. Joe DeGeorge, owner of J. Patrick, and Chris Boelsterli, sales manager, were introduced. They said they have been looking at this area for a long time and were excited about building in Meadows. They will begin construction in January on their model homes which will sell from \$100,000 and up. Mrs. Zellers suggested the two home builders hold a sales meeting in January at City Hall so they can become familiar with the city. Alderman Piwonka asked when she would like to set this meeting up and she said when the promotional brochures were ready so that they could go back to their sales offices with information on the city.

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 PROVIDING FOR THE HOUSING OF CITY  
PRISONERS, IN A FORM AS ATTACHED AND MARKED  
EXHIBIT "A."

Alderman Piwonka made a motion to approve the ordinance, numbered 94-32, authorizing the agreement with Fort Bend County to provide for the housing of city prisoners. Alderman Henley seconded this motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY  
SECRETARY OF THE CITY OF MEADOWS, TEXAS TO  
EXECUTE AN INTERLOCAL AGREEMENT WITH FORT BEND  
COUNTY TO RENEW, EXTEND AND CONTINUE FOR THE  
CALENDAR YEAR 1995, THE TERMS AND CONDITIONS OF



INTERLOCAL AGREEMENT(S) ENTERED INTO BETWEEN THE CITY AND COUNTY FOR THE CALENDAR YEAR 1994, FOR MAINTENANCE, REPAIR AND CONSTRUCTION OF STREETS, ROADS AND DRAINAGE; THE ENFORCEMENT OF HEALTH REGULATIONS; THE ENFORCEMENT OF ANIMAL CONTROL; IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A."

Alderman Henley made a motion, seconded by Alderman Little, to approve the ordinance, numbered 94-33, renewing the interlocal agreements with Fort Bend County for street repair, health regulation enforcement and animal control. The motion carried with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE AN AGREEMENT WITH TRAFFIC ENGINEERS, INC., FOR TRAFFIC SIGNAL DESIGN, CONSTRUCTION SUPPORT AND CONSTRUCTION ADMINISTRATION FOR A TRAFFIC SIGNAL TO BE INSTALLED AT THE INTERSECTION OF WEST AIRPORT BOULEVARD AND KIRKWOOD ROAD, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald said this was a first step in getting the signal light at West Airport and Kirkwood installed. The contract is designed so that we can pay for the work in stages. The first part of the contract covers the engineering portion of the project and will cost \$11,000. The estimated maximum for this light, depending on which options the city chooses to take, would be \$135,800. The EDC has set aside \$140,000 in their budget for this light. Once this portion of the project is completed, it will be up to the discretion of the City Engineer to proceed on to the next step. Construction should start on the signal light at Dairy Ashford in July. Council will be kept updated on both projects. Alderman Little made a motion to adopt the ordinance, numbered 94-34, as presented. Alderman Henley seconded this motion which passed unanimously. Mayor McDonald said he would present the bill to the EDC Board of Directors when it is due for payment. Alderman Kress suggested the city be sure that the Traffic Engineers, Inc. have proper Professional Liability Insurance.

During Council Committee reports, Alderman Henley, the city's representative to the Houston Galveston Area Council, said the Board of Directors will be holding an election for new officers in January. The new officers will be installed at a February 10 installation dinner. He also noted that the brochure being designed by the Image Committee and paid for with EDC funds should be available for review in the next six to eight weeks.

Alderman Kress, Chairman of the Comprehensive Planning Committee, said his committee met on Tuesday. They finalized a questionnaire to be included in the city's February Newsletter and are hoping for publicity in the This Week section of the Houston Chronicle. A town meeting has been set for February 26 at 2:00 p.m. to receive Citizen input into the planning process of the committee.

The proposed landscape ordinance was then discussed. Mayor McDonald noted that City Attorney Firmin Hickey still strongly recommends that this ordinance be left out of Chapter 24 of the Code of Ordinances (Zoning) as it would then be easier to modify it when necessary. The ordinance will have the same authority in Chapter 9 as it would in Chapter 24. Mr. Hickey has drafted copies of the ordinance as it would appear in Chapter 9. Copies have been distributed to the two major commercial developers for their comments. The ordinance will be considered at the January 24 council meeting.



There were no further comments from the audience.

There being no further business to discuss, Alderman Kress made a motion, seconded by Alderman McCann, to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:57 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.

December 20, 1994

[illegible]