

MINUTES OF SPECIAL MEETING  
OF  
JANUARY 9, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special workshop meeting of 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
	Joe McCann
	David Piwonka

thus constituting a quorum.

Also present were Parks Director Monya Keenen and City Engineer B.L. Abbott.

Mayor McDonald asked Parks Director Keenen to give an update on the tennis court maintenance situation. Mrs. Keenen said a bid has been received from Tennis Management Services for \$12,000. Of this cost, \$2,700 is for crack repair and \$9,300 is for resurfacing the courts. Included in the repairs are leveling the areas of water retention on the courts. Another water problem, where water near the grassy area near the street tends to drain onto the courts, may also need looking into. Council had no objections to the Parks Department proceeding with getting a second bid on the project.

Council then discussed meetings they attended at the October Texas Municipal League Conference in Austin. Alderman Little said he attended several sessions where he learned that TML is trying to do away with unfunded mandates (giving examples of those from the Texas Water Quality Board); that it is relatively easy to regulate alcohol and tobacco in public parks; that several cities have installed juvenile curfews that help protect juveniles and control but not totally prevent juvenile crimes; and that many solid waste regulations are costing more than they are helping and that it might be better to spend these funds on health problems such as children's vaccination and no smoking campaigns.

Alderman McCann learned about the necessity to be careful not to violate the Open Meetings Law at social functions and about several studies going on to rework the Penal Code as well as the State Juvenile Code.

Elaine Herff attended sessions on mentoring, zoning problems and personnel matters which stressed the ADA Act as it pertained to cities.

Alderman Piwonka attended EDC adoption, budget preparation and zoning litigation sessions. He noted the importance of being truthfully honest with EDC matters to the public.

Mayor McDonald attended sessions on legal questions and answers for General Law cities, budget preparation, economic development in small cities and police and fire relations. He noted that all in all it was a very good conference and provided excellent opportunities to talk with representatives of other cities and build good comradery with other cities.



Water and sewer rates were then discussed. Mr. Abbott said it has been four years since residents last experienced a rate increase. He plans to begin a study on the issue and would like to look into purchasing a computer program where information, costs, etc could be entered for an accurate representation of the situation. Costs to users outside the city must also be considered. When the information is gathered and a determination is made, an ordinance will be prepared for council's consideration, hopefully within the next two to three months.

Council then discussed next year's budget. Mayor McDonald said the tax base will be about the same as this year since the rate will be set on values in existence on December 31, 1994. No appreciable capital projects are currently planned. Two new police cars (totalling \$30,000 to \$35,000) will be needed. The swimming pool renovations may need to be done. No new personnel will be added until revenue from new construction starts coming in. While some new residents will begin occupying their new homes, construction on the Sam White dealership will not begin until June and construction on the Grove Center will not begin until mid March with opening set for Spring of 1996. A decision to replace street signs could require some money. Currently Fort Bend County charges \$11.00 per sign. There are approximately 400 signs and, depending on the style we choose, it could cost from \$30,000 to \$50,000 if we want to install unique signs in Meadows. The EDC could pay for the signs along West Airport, Kirkwood and Dairy Ashford. It was suggested the Image Committee look into the situation and, by June, recommend a functional but distinctive sign that could be mounted on existing posts.

Council then discussed wording on the May Ballot for a proposed community center. This will be in the form of a non-binding referendum. It was suggested that facts be collected and given to voters about how big a building could be built and what the cost per household might be. The wording should be similar to "Should the City pursue development of a new community center" with "yes" or "no" being the possible answers.

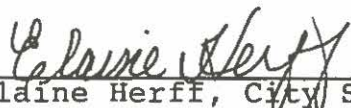
Council then discussed types of Economic Development Corporations. Meadows currently is a type 4A EDC. At the time we elected to form an EDC, there was no type 4B EDC. A type 4B EDC, which allows more options on how funds can be spent, has since become an option. For Meadows to become a type 4B EDC, an election would have to be held. Voters would have to decide to either be both 4A and 4B (and designate a set portion of the 1/2 cent sales tax to each) or to repeal the type 4A EDC currently in Meadows completely and become a strictly 4B EDC.

There were no other matters to discuss.

Alderman Henley then made a motion, seconded by Alderman Piwonka, to adjourn into executive session as authorized by Chapter 551.052, Govt. Code, Vernon's Texas Codes Annotated (Open Meetings Law), to discuss real property acquisition after first taking a five minute break. This motion was seconded by Alderman Piwonka and unanimously approved.

Council returned to open session at 9:45 p.m. Alderman Little requested a contract for landscape architectural services be placed on the next meeting agenda.

There being no further business to discuss, Alderman Little made a motion to adjourn the meeting. Alderman McCann seconded this motion and with unanimous approval the meeting was adjourned.

  
Elaine Herff, City Secretary



MINUTES OF PUBLIC HEARING  
OF  
JANUARY 24, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The Public Hearing of the Meadows City Council was called to order at 7:03 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

Also in attendance were members of the Planning & Zoning Commission as follows:

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

thus constituting a quorum.

Mayor McDonald stated 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 V, "Zoning Regulations," Division 1, entitled "Zoning Districts and Regulations of General Applicability," by adding thereto a new Section 24-519, entitled "Unrestricted Fields of Visibility - Certain Improvements in the Front Yard Area Prohibited".

He said passage of this ordinance would prohibit any permanent improvement in front yards including basketball goals and gazebos. Those basketball goals and gazebos currently in front yards would be grandfathered under the ordinances and allowed to stay but if they are more than 50% destroyed they would be required to be taken down.

John Schneider of 11310 Dorrance, said in the past he was denied the permit to install a yard light in his front yard and wondered why.

Dick Marshall, 11927 Brighton, thanked Council and Planning & Zoning for considering the question.

Cathy Sullivan, 12311 Scarcella, said she was glad Council was grandfathering permanently erected improvements already installed.

Susan Wade, 11910 Brighton, asked how the ordinance would be enforced regarding future improvements that might be installed. Mayor McDonald said passing the ordinance gives the City authority to enforce it. The usual course of action is to give one warning and then issue a citation to be heard in Municipal Court. If the problem still is not taken care of, the City can remedy the situation and place a lien on the property.

A Scottsdale resident wondered what prompted the original complaint as he could not understand how a basketball goal could prohibit street vision. Mayor McDonald noted a field of visibility is necessary for the health, safety and well being of residents -

especially when emergency vehicles need to see addresses, etc. Although basketball goals in themselves are usually not a problem, when one improvement is restricted, all must be restricted. Restricting improvements based on a group of individuals' likes and dislikes (aesthetics) is not proper in a Zoning Ordinance.

Another resident asked if there really was a problem, or if this was just a case of trying to make government larger. Alderman Little responded Council shouldn't have to make these kinds of laws but the requests and concerns of citizens seems to mandate them.

Sally Baker, 11922 Brighton, said a current resident has made this problem which brings down property values in the area and is a safety problem for area children.

James Sanford, 11823 Dorrance, feels all of this ordinance is based on aesthetics and he currently has plans to install a gas light in his front yard.


Debbie Schnarr, 11819 Amblewood, said, if the ordinance restricts future basketball goals, she is against it. She wonders why neighbors near the offending playground equipment could not ask the owners to remove it or if a letter from the City might remedy the problem. She feels all residents should be able to enjoy their homes.

Dick Marshall said he agrees with everyone else. He is not in favor of passing more ordinances but this one might be necessary. He would like more research to see if basketball goals could be allowed.

Jeanne Canales, 12319 Scottsdale, has a bench and two chairs in her front yard and thinks they should be allowed. Charlotte Langer, 11310 Dorrance, also has a bench in her front yard she thinks should be allowed. Under the proposed ordinance, any bench that exceeds three feet in height would be illegal.

Ann Brand, 12507 Brook Meadows, addressed another problem. As Programs Director for Meadows Garden Club, she noted that a flyer advertising the upcoming task force program was not intended to imply that gangs are a serious problem in Meadows and she apologized if anyone got the wrong impression.

There were no further questions or comments from the audience and at 7:30 p.m. Mayor McDonald declared the public hearing adjourned.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF  
JANUARY 24, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 6:31 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 Clyde Little Joe McCann David Piwonka

thus constituting a quorum.

Alderman Henley made a motion, seconded by Alderman Kress to adjourn into executive session as authorized by Chapter 551.052, Govt. Code, Vernon's Texas Codes Annotated (Open Meetings Law), to discuss real property acquisition. This motion was unanimously approved and Council adjourned into executive session.

Council reconvened into open session after their executive session and after holding a Public Hearing at 7:35 p.m.

During Mayor's comments, Mayor McDonald noted:

1. The recent agreement worked out between Houston Lighting & Power Company and the City of Houston involving a rate reduction will apply to City of Meadows residents as soon as it is ratified since Meadows is a member of the Coalition of Cities with Houston and has lent its support to Houston concerning this matter.

There were no comments from the audience.

During Council comments, Alderman McCann, Chairman of Meadows' Recycling Committee, noted that through the hard work of Pat Sears and Alderman Henley, the City has received a \$10,000 grant to be used to further composting by residents of Meadows.

Alderman Kress, referring to the just concluded public hearing, said the residents have indicated they do not like blue houses or jungle gyms in front yards but they do like benches, lights, etc. and, while the City cannot legally legislate such things as aesthetics and good tastes, he is glad that so many residents are interested in having a better City.

Alderman Henley, Economic Development Corporation president, gave an update on the two signal lights to be installed in the City. He said the estimated completion date for the one at West Airport and Kirkwood is June, 1995 and the one being installed at West Airport and Dairy Ashford in conjunction with the City of Sugar Land has an estimated completion date of August, 1995.

Bob Goldstein, Tomahawk District representative then made a presentation of awards. He said Cub Scout Pack 301, Boy Scout Troop 301 and Explorer Ship 301 were named best overall units in their district. He said this was the first time for three groups, all chartered by the same sponsor, to win best this award. East Fort Bend County has 98 units of scouts and every year 301 has exceeded the program goals. This year, Mr. & Mrs. Roel Arevalo have been named "Family of the Year." Awards were presented and Troop Committee Chair Fred Chladek, Ship Committee Chair Susan Arevalo and Pack Committee Chair Kathy Sealy along with Cub Master James Roberson, Scout Master Roel Arevalo and Ship Skipper Phil Steffen presented Certificates of Appreciation to Meadows City



Council for their support to 301. (Proceedings were held up for approximately 10 minutes when someone accidentally turned off the overhead halogen lights.) Alderman Piwonka, the city's representative to the Scouts, accepted the certificates on behalf of the city. Mayor McDonald said the world needed more people like these scout leaders. The scouts thanked City Council and Alderman Piwonka for their support.

Eric Beckers and Don Mueller of the Texas Forestry Service then presented a \$7,700.00 matching grant check from the Federal Government under their America the Beautiful Program sponsored by the Texas Forestry Service. Mr. Mueller said he was very please to present the \$7,700.00 check because it shows the high level of commitment Meadows City Council has to the quality of life in Meadows. Meadows has planted over 100 trees, sponsored learning workshops for residents and trained city staff with grant funds. Alderman Little expressed the city's appreciation to the Texas Forestry Service, and to Eric Beckers personally, for their help to the city. He also noted that resident Pat Sears was very instrumental in getting the various projects underway.

Mayor McDonald then recognized employees and council members for years of service to the City as follows: Jim McDonald - 11 years; Charles Johnson - 5 years; Steven Dewey - 2 years; Judy Forrest - 2 years; Bernard Harrington - 2 years; Dan McGraw - 2 years; Chuck Smith - 2 years; Patty Spade - 2 years.

Mayor McDonald then read the caption to the following ordinance:

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

Mayor McDonald said he was recommending Eric Brand be appointed to this position. Alderman Piwonka made a motion to approve the ordinance, numbered 95-01, appointing Eric Brand as an alternate member of the Planning Commission. Alderman Henley seconded the motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS TO ENTER INTO A CONTRACT FOR LANDSCAPE ARCHITECTURAL SERVICES WITH J. PAT SEARS, A.S.L.A. TO RENDER SERVICES FOR SBA GRANT AGREEMENT #94-0712 KNOWN AS THE SOUTH KIRKWOOD ROAD TREE PLANTING PROJECT AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Alderman Little made a motion to approve the ordinance, numbered 95-02, entering into the contract with J. Pat Sears for landscape architectural service for the South Kirkwood Road Tree Planting Project. His costs will be \$2,400 out of the \$40,000 grant. Alderman McCann seconded the motion which passed unanimously.

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," BY ADDING THERETO A NEW ARTICLE V, ENTITLED "LANDSCAPE DEVELOPMENT REQUIREMENTS FOR COMMERCIAL DEVELOPMENT," AND THE FOLLOWING SECTIONS THEREUNDER: SECTION 9-300, ENTITLED "APPLICABILITY"; SECTION 9-301, ENTITLED "DEFINITIONS"; SECTION 9-302, ENTITLED "HORTICULTURAL SITE PLAN FOR STREET YARD DEVELOPMENT REQUIRED"; SECTION 9-303, ENTITLED "REQUIREMENTS"; SECTION 9-304, ENTITLED "REQUIREMENTS FOR NEW TREES"; SECTION 9-305,



ENTITLED "VEHICULAR USE AREAS, PARKING LOTS AND AREAS ADJACENT TO PUBLIC STREET RIGHTS-OF-WAY"; SECTION 9-306, ENTITLED "CREDIT/BONUSES"; SECTION 9-307, ENTITLED "FEES AND INSPECTIONS"; SECTION 9-308, ENTITLED "EXHIBITS"; SECTION 9-309, ENTITLED "OBSTRUCTIVE VEGETATIVE GROWTH"; SECTION 9-310, ENTITLED "LANDSCAPE AREAS TO BE MAINTAINED FREE OF DEBRIS AND LITTER"; SECTION 9-311, ENTITLED "REPLACEMENT OF DEAD, DYING OR DISEASED LANDSCAPING MATERIALS"; AND SECTION 9-312, ENTITLED "PERMITS AND CERTIFICATES OF OCCUPANCY."

Mayor McDonald noted Section 9-303 (a) on page 6 has been modified to allow City Council to grant an exception to the 20% landscaped street yard if landscape plans are submitted which meet with city approval. Alderman Kress said Council noted that the city's Zoning Ordinance allows for 85% of the land to be paved in commercial areas. Alderman Henley moved to adopt the ordinance, numbered 95-03, as presented, allowing City Council to grant exceptions to 9-303 when adequate landscape plans are submitted. Alderman Little seconded this motion which carried unanimously.

Council then considered granting an exception to Chapter 9 of the Code of Ordinances of the City of Meadows, Section 9-303, to allow for 12% street yard landscaping. Alderman Little agreed The SWA Group, landscape architects for the project, submitted plans which, in many areas, provided more landscaping than required (i.e. an additional 100 trees and extra islands.) A discussion about required parking also took place. Alderman Little moved to grant the exception from 20% to 11.89% to The SWA Group. Alderman Henley seconded the motion which carried unanimously.

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 6TH DAY OF MAY, 1995, FOR THE PURPOSE OF ELECTING CITY OFFICIALS AND APPOINTING ELECTION OFFICIALS, PROVIDING FOR EARLY VOTING AND PROVIDING FOR NOTICE OF SAID ELECTION.

After a short discussion, a canvass date of Tuesday, May 9th at 7:30 p.m. was arrived at. Alderman Piwonka moved to approve the ordinance, numbered 95-04, calling the May 6, 1995 election and setting the canvassing date on Tuesday, May 9 at 7:30 p.m. The motion was seconded by Alderman Kress and 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 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 IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald said this ordinance would allow for a joint election, as was held last year, between the stated entities, providing for additional convenience to voters. Alderman McCann moved to approve this ordinance, numbered 95-05, as presented. Alderman Piwonka 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, TEXAS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, "ZONING REGULATIONS," DIVISION 1, ENTITLED "ZONING DISTRICTS AND REGULATIONS OF GENERAL APPLICABILITY," BY ADDING THERETO A NEW



SECTION 24-519, ENTITLED "UNRESTRICTED FIELDS OF  
VISIBILITY - CERTAIN IMPROVEMENTS IN THE FRONT  
YARD AREA PROHIBITED."

Leen Zellers, Chairman of the Planning Commission, presented Council with a letter which stated the the Planning and Zoning Commission is strongly against the adoption of this ordinance. They further recommended tabling this ordinance until a revised ordinance can be drafted which conforms much closer to the original intent of the ordinance as previously submitted by the Planning & Zoning Commission. In addition, Planning & Zoning would like to point out to Council and Meadows residents, that the ordinance presented at the Public Hearing tonight, Tuesday, Jan. 24, 1995 in no way compares to the ordinance as originally drafted by the Commission. Mayor McDonald said he believes the original problem will be solved shortly and he recommended tabling consideration of this ordinance to the regular February City Council meeting at which time it can be looked at again if the situation is not cured. Scheduling tonight's public hearing has served two purposes. It has helped to get the situation cleaned up and it has announced to citizens that the city will do its best to solve problems that crop up. Alderman Kress made a motion to table the ordinance. Alderman Piwonka seconded the motion which passed unanimously. Alderman Little added that he appreciated Mayor McDonald's personal attention involved in solving this problem.

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 AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF MEADOWS TO BE HELD ON THE 21ST DAY OF FEBRUARY, 1995, AT 7:30 P.M. AT THE CITY OF MEADOWS CITY HALL, ONE TROYAN DRIVE, MEADOWS, TEXAS, TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION INVOLVING A PROPOSAL TO AMEND CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 2, ENTITLED "ZONING DISTRICT REGULATIONS," SECTION 24-537, ENTITLED "C-3 SPECIAL COMMERCIAL DISTRICT," SUBSECTION (b), ENTITLED "USES," SUBSECTION (2), ENTITLED "SPECIFIC USES," BY ADDING THERETO A NEW SUBSECTION c), ENTITLED "RESTAURANTS IN CONJUNCTION WITH AUTOMOBILE SERVICE STATIONS USES," AND FURTHER, BY AMENDING ARTICLE IX OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "SPECIFIC USE AMENDMENTS," BY ADDING THERETO A NEW SUBSECTION 24-902, GRANTING A SPECIFIC USE PERMIT TO AYRSHIRE CORPORATION, AND TO PROVIDE FOR NOTICE AS REQUIRED BY LAW.

Mayor McDonald explained that the property on the west side of West Airport at U.S. 59 has been purchased with the intention of building a self-service station along with a fast food restaurant. The property owner made a presentation to the Planning Commission to allow the restaurant as an accessory use. The Planning Commission felt the restaurant was too large to be considered an accessory use and the public hearing is being called to consider making the restaurant a specific use. Alderman Little made a motion to pass the ordinance, numbered 95-06, calling a joint public hearing before City Council and the Planning and Zoning Commission on Tuesday, February 21, 1995, at 7:30 p.m. to consider this question. Alderman Piwonka seconded this motion which carried unanimously.



Bills were then presented for their approval. The \$27,117 bill to Dictaphone is for a recording device that will record all radio transmissions and telephone lines going into the Police department. Alderman Piwonka made a motion to pay the bills as presented. Alderman Little seconded this motion which passed unanimously.

There were no further comments from the audience.

Alderman Henley then made a motion to adjourn the meeting. Alderman Little seconded this motion and, with unanimous approval, the meeting was adjourned at 9:09 p.m.

  
Elaine Herff, City Secretary



MINUTES OF PUBLIC HEARING  
OF  
FEBRUARY 21, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The Public Hearing 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: Craig Kress  
Clyde Little  
Joe McCann

those absent were:

Aldermen: Terry Henley  
David Piwonka

Also in attendance were members of the Planning & Zoning Commission as follows:

Chairman: Leen Zellers

Members: Eric Brand  
John Perry  
Jerry Sides

thus constituting a quorum.

Mayor McDonald stated 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 V, "Zoning Regulations," Division 2, entitled "Zoning District Regulations" Section 24-537, entitled "C-3 Special Commercial District" subsection (b), entitled "Uses," subsection (2), entitled "Specific uses," by adding thereto a new subsection c), entitled "Restaurant in conjunction with automobile service station uses."

Mayor McDonald noted that building a fast food restaurant along with a service station seemed to be a new concept. Land located along the southwest corner of West Airport and the Southwest Freeway has been purchased by a Meadows resident for a service station which is allowed in the C-3 zoning section. The C-3 section allows only one stand alone, drive thru restaurant. Property owners of The Grove Center have the room and hope to build their own drive thru restaurant in the future. The new land owners have presented their idea to Planning & Zoning and been present at two meetings with the Commission. Tonight's public hearing will hear comments, both pro and con, from the area residents about the idea. If the comments are favorable and Planning & Zoning recommends favorably, Council will have the opportunity at a second meeting this evening to approve the construction of a restaurant with a drive thru window along with the service station at this site. They can also grant permission for the land owners to proceed with submitting plans so the permitting process can begin. All C-3 guidelines must be followed when building this project.

There were no comments for or against the project from the audience or from council. Alderman Little made a motion, seconded by Alderman McCann, to adjourn the meeting and, with unanimous approval, the public hearing was adjourned at 7:48 p.m.

  
Elaine Herff, City Secretary



MINUTES OF SPECIAL MEETING  
OF  
FEBRUARY 21, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 8:10 p.m. by Mayor Jim McDonald at Meadows City Hall, One Troyan Drive, Meadows, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor:	Jim McDonald
Aldermen:	Craig Kress Clyde Little Joe McCann

and the following absent:

Aldermen:	Terry Henley David Piwonka
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thus constituting a quorum.

There were no comments from the Mayor.

There were no comments from the audience.

During council comments, Alderman Kress said a very good response was received from the questionnaires which were mailed with the February Newsletters two weeks ago. The Comprehensive Planning Committee will meet with residents at a town meeting on Sunday, February 26 at 2:00 p.m.

Mayor McDonald received council consensus to consider agenda item six next. He read the caption to the ordinance as follows:

AN ORDINANCE AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 2, ENTITLED "ZONING DISTRICT REGULATIONS," SECTION 24-537, ENTITLED "C-3 SPECIAL COMMERCIAL DISTRICT," SUBSECTION (b), ENTITLED "USES," SUBSECTION (2), ENTITLED "SPECIFIC USES," BY ADDING THERETO A NEW SUBSECTION c), ENTITLED "RESTAURANT IN CONJUNCTION WITH AUTOMOBILE SERVICE STATION USES," AND FURTHER, BY AMENDING ARTICLE IX OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "SPECIFIC USE AMENDMENTS," BY ADDING THERETO A NEW SUBSECTION 24-902, GRANTING A SPECIFIC USE PERMIT TO MONARCH EQUITIES GROUP, INC. OR ITS SUCCESSOR FOR THE OPERATION OF A RESTAURANT IN CONJUNCTION WITH AN AUTOMOBILE SERVICE STATION ON PROPERTY DESCRIBED AS 12300 SOUTHWEST FREEWAY, (THE CORNER OF WEST AIRPORT AND THE SOUTHWEST FREEWAY,) MEADOWS, TEXAS, IN THE C-3 SPECIAL COMMERCIAL DISTRICT: SAID PROPERTY BEING MORE FULLY DESCRIBED HEREIN SET UP.

Mayor McDonald said a public hearing was held as required on the issue and he will read the recommendation of the Planning & Zoning Commission shortly. If the recommendation is favorable, council will not make a two part decision. First they will decide if a drive through restaurant in conjunction with a service station should be allowed as a specific use on the site and second they will decide whether or not this specific permit should be granted. Mayor McDonald then read the recommendation from the Planning & Zoning Commission. Their recommendation was a unanimous yes, a restaurant with a drive through service area in conjunction with a service



station should be allowed on this one tract of land. They also gave unanimous approval to grant permission to Monarch Equities Group, Inc. to operate a restaurant in conjunction with an automobile service station on this one tract of land. Council then considered their recommendation and Alderman Little made a motion, seconded by Alderman Kress to approve the ordinance, numbered 95-07, as defined by the Mayor. His motion was approved by a vote of three "Aye's" in favor and no "No's" against with two aldermen absent from the meeting.

Council then considered agenda item five and Mayor McDonald read the caption to the ordinance as follows:


AN ORDINANCE AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS TO ENTER INTO AN AGREEMENT WITH CL SPORTS FOR MAINTENANCE AND REPAIRS TO THE CITY'S TENNIS COURTS.

Mayor McDonald noted the parks directors solicited two more bids on the project. Both came in within \$30 dollars of each other and both were considerably less than the \$12,000 bid originally obtained. This bid with CL Sports is the lowest, at a cost of \$8,645. If council approves the bid, a notice will be published in the March Newsletter informing residents that the work will be accomplished and when the courts will be closed to facilitate this project. Alderman McCann made a motion to approve the ordinance, numbered 95-08, as presented. Alderman Little seconded the motion which passed with unanimous approval.

A bill for \$5,148.64 from The Read Rite Company for PVC pipe and saddle tees to be used in the Meadowglen III subdivision was presented for approval. Alderman Kress moved to pay the bill from The Read Rite Company as presented. Alderman Little seconded the motion which was unanimously approved.

There were no further comments from the audience.

There being no further business to discuss, Alderman Little made a motion, seconded by Alderman McCann to adjourn the meeting and, with unanimous approval, the meeting was adjourned at 8:28 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF  
FEBRUARY 28, 1995  
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  
Joe McCann  
David Piwonka

and the following absent:

Alderman: Clyde Little

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. There has been a snag in the signal light installation at West Airport and Kirkwood. Approximately eight feet on two corners are needed for additional right of way. Engineering should be completed within two weeks.

2. Construction work at West Airport & U.S. 59 involves moving a sewer line by WC&ID #2 necessitated by The Grove development. Two trees have been moved to another esplanade during this work. All of the trees will probably be moved by September to accommodate widening of U.S. 59.

3. The City has received \$60,000 in grant money to hire an additional policeman for two years. We are currently waiting for additional details before hiring a new officer.

4. March 22 is the last day to file for office for the May 6, 1995 general election.

There were no audience comments.

During council comments, Alderman McCann noted the Recycling Committee, of which he is chairman, meets the second Monday of each month at 7:30 p.m. at City Hall. Composting seminars will be held at the Recreation Center on the following four Wednesdays: April 12; May 10; June 14; July 12 at 8:00 p.m. The dates will also appear in the monthly Newsletters. An excellent video will be shown. It was originally thought that 18% - 20% of the waste going to the garbage dump was yard waste. This figure has recently been revised to 32% or approximately 1/3 of our garbage. Composting should reduce this amount significantly.

Alderman Henley, Economic Development Corporation President, said the EDC meets the second Wednesday of each month at 7:30 p.m. at City Hall. Their brochure is nearing completion and they are contemplating renewing their ad in the Fort Bend Realtor Newcomers' magazine.

Alderman Piwonka, Image Committee Chairman, said his committee was still gathering information on street signs. This committee meets the first Thursday of each month.

Alderman Kress, Chairman of the Citizen's Planning Committee, said there was a good turnout at the Town Meeting on Sunday. Close to 100 questionnaires were returned and compiled to arrive at concepts citizens want for their city. Sunday's meeting answered some questions as to what the City can do and what residents can do to make their city better.



Alderman McCann then made a motion to approve the minutes of the October 25, 1994 workshop meeting; October 25, 1994 regular meeting; November 22, 1994 regular meeting; December 20, 1994 regular meeting; January 9, 1995 workshop meeting; January 24, 1995 public hearing; January 24, 1995 regular meeting; February 21, 1995 public hearing and the February 21, 1995 special meeting. Alderman Henley seconded this motion which carried unanimously.

Mayor McDonald received council's consensus to consider agenda item 12 next. He read the caption to the following ordinance:

AN ORDINANCE APPOINTING MEMBERS OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS, TEXAS, (CITY PLANNING AND ZONING COMMISSION) FOR A TERM BEGINNING IMMEDIATELY UPON PASSAGE OF THIS ORDINANCE, AND ENDING ON THE 1ST DAY OF FEBRUARY, 1997, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS.

Mayor McDonald said he was proposing that Mark McGrath, Jerry Sides and Eric Brand be appointed as members of the Planning Commission. Current members are Leen Zellers and John Perry. The city is looking for alternate members to appoint to the commission. Alderman Piwonka made a motion to adopt the ordinance, numbered 95-09, appointing Mark McGrath, Jerry Sides and Eric Brand as members of the Planning Commission of the City of Meadows for a term beginning immediately and ending on February 1, 1997. Alderman Henley seconded this motion which passed with unanimous approval.

Mayor McDonald then read a resolution proclaiming March 8, 1995 as Fort Bend County Day in the City of Meadows, Texas. He said many citizens of Fort Bend County will be traveling to Austin on that day to attend a luncheon at which Governor Bush will be the featured speaker. They will also meet with local legislative representatives. Alderman Henley made a motion to adopt the resolution as read. Alderman Piwonka seconded the motion which carried with unanimous approval.

Mayor McDonald then read a resolution proclaiming the week of March 5-11, 1995 as Severe Weather Awareness Week in Meadows, Texas. Alderman Piwonka made a motion, seconded by Alderman McCann, to adopt the resolution as presented. The motion carried unanimously.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS, FORT BEND COUNTY, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT REQUEST TO THE GOVERNOR'S CRIMINAL JUSTICE DIVISION FOR FUNDING TO THE CITY OF MEADOWS FOR A PROGRAM KNOWN AS "COMMUNITY SERVICE OFFICER".

Mayor McDonald said the Police Department has put together a grant request which requires this resolution showing City Council's approval of the request. Alderman Kress made a motion to approve the resolution, numbered 95-01, as presented. Alderman Henley seconded this motion which passed unanimously.

The next agenda item was presentation of the City of Meadows, Texas audit for fiscal year 1993-1994 from a Null & Associates representative. Mayor McDonald said he met with the auditors about two weeks ago to go over the preliminary audit. There are still two or three changes to make. It will be ready next week and will be on the next meeting's agenda.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE REPEALING THE TELECOMMUNICATIONS SALES AND USE TAX EXEMPTION FOR THE CITY OF MEADOWS AS PROVIDED FOR UNDER SECTION 321.210 OF



THE TEXAS TAX CODE AND PROVIDING THAT THE CITY SECRETARY SHALL SEND NOTICES OF THE ADOPTION OF THIS ORDINANCE TO THE COMPTROLLER OF SUCH TELECOMMUNICATIONS CARRIERS DOING BUSINESS IN THE CITY OF MEADOWS.

Mayor McDonald reminded council that the subject of repealing this tax exemption had been discussed at a council workshop in December. Alderman McCann moved to adopt the ordinance, numbered 95-10, repealing the telecommunications sales and use tax exemption for the City of Meadows as provided for under Section 321.210 of the Texas Tax Code. Alderman Henley seconded this motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 5 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "AMUSEMENTS," ARTICLE III, ENTITLED "REGULATION OF AMUSEMENTS," BY DELETING THE ASTERISK AFTER THE TITLE OF SAID ARTICLE, AND SECTION 5-41, ENTITLED "PERMIT REQUIRED," BY DELETING THE WORD "IS" FROM THE FIRST (1ST) LINE OF THE SECOND (2ND) PARAGRAPH AND INSERTING THE WORD "IF" IN PLACE THEREOF, AND SECTION 5-42, ENTITLED "POSTING OF PERMIT," BY DELETING THE WORDS "SIDE" AND "THAN" FROM THE THIRD (3RD) LINE AND INSERTING "SITE" AND "THAT" IN PLACE THEREOF, AND DIVISION 2, ENTITLED "COIN-OPERATED MACHINES," BY ADDING AN ASTERISK AFTER THE TITLE OF SAID DIVISION 2, AND SECTION 5-51, ENTITLED "SCOPE OF DIVISION," BY DELETING THE WORD "FORM" FROM THE ELEVENTH (11TH) LINE AND INSERTING THE WORD "FROM" IN PLACE THEREOF; AND FURTHER, AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "BUILDINGS," ARTICLE I, ENTITLED "IN GENERAL," SECTION 9-10, ENTITLED "CONNECTION TO SEWER SYSTEM," BY CHANGING THE NUMBER OF SAID SECTION 9-10 TO SECTION 9-11; AND FURTHER, AMENDING CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "MISCELLANEOUS OFFENSES," ARTICLE I, ENTITLED "IN GENERAL," SECTION 20-14, ENTITLED "OBSTRUCTIONS, VEGETATION ON PUBLIC STREET RIGHT-OF-WAY," BY DELETING THE WORD "IF" FROM THE FIFTH (5TH) LINE AND INSERTING THE WORD "OF" IN PLACE THEREOF; AND FURTHER, AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE III, ENTITLED "DECISION-MAKING AND ADMINISTRATIVE BODIES," SECTION 24-303, ENTITLED "BOARD OF ADJUSTMENT," SUBSECTION (i), "POWERS AND DUTIES," (1), BY DELETING "TEX.REV.CIV.STAT.ANN. ART. 10011a - 1011m" AND INSERTING IN PLACE THEREOF "CHAPTER 211 OF THE TEXAS LOCAL GOVERNMENT CODE," AND ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 2, ENTITLED "ZONING DISTRICT REGULATIONS," SUBSECTION 24-532, ENTITLED "R-2 RESIDENTIAL DISTRICT," SUBSECTION (c), ENTITLED "STANDARD REGULATIONS," SUBSECTION (1), RESIDENTIAL STRUCTURES," SUBSECTION a), "SIZE AND AREA," SUBSECTION 6), "MINIMUM REQUIRED YARDS," c, "REAR YARD," 1. BY DELETING "THAAT," FROM THE FOURTH (4TH) LINE AND INSERTING "THAT" IN PLACE THEREOF.

Alderman Henley made a motion to approve the ordinance, numbered 95-11, as presented. Alderman Piwonka seconded this motion which carried unanimously.



Alderman Piwonka then made a motion, seconded by Alderman Henley, to approve payment of the bills as presented on the agenda. This motion passed unanimously.

There being no further business to discuss, Alderman Henley made a motion, seconded by Alderman McCann, to adjourn the meeting. With unanimous approval, the meeting was adjourned at 8:05 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF  
MARCH 28, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 6:33 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.

Alderman Henley immediately made a motion to adjourn into executive session as authorized by Chapter 551.052, Govt. Code, Vernon's Texas Codes Annotated (Open Meetings Law), to discuss real property acquisition. This motion was seconded by Alderman Piwonka and passed with unanimous approval.

Council entered into a workshop after their executive session ended at 7:01 p.m. Drawings of proposed entrance signs were studied. The proposed signs contain brick that matches in color the brick that is on the Municipal Facility building. Mayor McDonald requested Alderman Piwonka present the drawings at the next Image Committee meeting for those members' comments. He requested Alderman Henley do the same at the next EDC meeting. It is possible for colors in the entrance sign to coordinate with future street sign colors.

Mayor McDonald informed Council that in the year 2000, all current bonded indebtedness of the city will be paid off. Major street and infrastructure (water and sewer line) repairs will probably be needed soon. These repairs will be costly and probably require additional bonds to be sold. A consultant should be able to tell the city how long our infrastructure should last and an estimate of the cost to repair and/or replace it.

Another workshop meeting was scheduled for Tuesday, April 11.

A heavy trash pickup is tentatively scheduled for the weekend of May 19 - 21. We are still awaiting confirmation from Purvis Disposal Company.

Alderman Little then made a motion to adjourn the workshop session and return to the regular meeting. His motion was seconded by Alderman McCann and, with unanimous approval, council adjourned the workshop meeting at 7:26 p.m.

Council reconvened into their regular session at 7:33 p.m.

During Mayor's comments, Mayor McDonald noted:

1. A \$60,000 grant (over a three year period) to hire an additional policeman has been received. It will still cost the City approximately \$12,000 to \$13,000 per year for this policeman. Two other grants were applied for through HGAC with the aide of our representative to that organization, Alderman Terry Henley who currently serves on their Board of Directors. The first, a recycling grant, has been approved. The second, for a community police officer is still awaiting approval.
2. After receiving the March sales tax check, revenues from sales tax are down approximately \$5,300 from last year. When April's check



is received, the problem will be discussed to see if estimated revenues for the year need to be lowered.

3. New homes are being built very quickly in the Meadowglen III subdivision. Both builders have expressed their pleasure at the rate of sales at that location. Both builders are very cooperative with the city.

4. Building of The Grove Shopping Center should begin shortly after May 1st. Things are falling into place nicely with this project.

5. A heavy trash pickup has tentatively been scheduled for the weekend of May 19. We are awaiting confirmation of the date from our trash hauler. Residents will be informed of the date in the May Newsletter.

6. Several committees are working on developing entrance signs for use on major city streets.

During audience comments, Jackie Lane of 12338 Brighton spoke, noting he has been a Meadows resident since 1992. On April 18 of last year, a barricade was erected on Brighton Lane at Dairy Ashford for a ninety day trial period. This barricade is still up. Many junked cars park at various times on both sides of the barricade. Children, knowing the street is closed, now play in the street. Police never see the front end of Mr. Lane's house and they have indicated to him that they don't want the barricade there either. Mr. Lane said he also has a problem turning left off of West Airport unto Blair Meadow to get to his home because cars, waiting for the stop sign at West Airport and Dairy Ashford block this intersection. At the very least, Mr. Lane would like the city to do something about the cosmetic appearance of the barricade. Mayor McDonald said council voted at the end of the ninety day trial period to leave the barricade in place for an indefinite length of time. The situation will again be looked into when the traffic light at Dairy Ashford and West Airport is installed and functional. Alderman Little noted a majority of the residents want the street closed although the problem of cars blocking the Blair Meadow intersection does need to be addressed.

During council comments, Alderman McCann said the Recycling Committee, of which he is chairman, is holding a composting clinic on the second Wednesday of each of the following four months at 8:00 p.m. at the recreation center. He hopes yard waste being sent to the landfill will be reduced by up to 30% by Meadows residents.

Alderman Henley noted that, as a member of the HGAC Board of Directors, he was able to aid in the presentation and attainment of the \$10,000 composting grant as well as a \$60,000 grant for a Community Service Officer to be added to our Police Department.

Alderman Piwonka, Chairman of the Image Committee, noted his committee meets on the first Thursday of each month and they are currently looking for distinctive street signs for Meadows streets.

Alderman Kress, Chairman of the Citizen's Planning Committee, said his committee plans shortly to contact about two dozen people who responded to the questionnaire and attended the town meeting.

Minutes of the February 28, 1995 regular meeting were presented for approval. Alderman Piwonka made a motion, seconded by Alderman Henley to approve the minutes as presented. The motion carried unanimously.

Mayor McDonald recognized employees for years of service to the city as follows: Elaine Herff, 11 years; Joe Wappel, 6 years; Santana Mendoza, 1 year.

Null & Associates representatives Chuck Yapel and Don Irby presented the City of Meadows audit for fiscal year 1993-1994 to council. Mr. Yapel pointed out the unqualified, clean audit opinion letter on page one, the combined funds balance sheet of the city on pages 2 and 3 (noting the Economic Development Corporation as a special revenue fund,) as well as the comparison of the budgeted to actual monies spent. He noted that additional details can be found



in the audit's summary statements. The report is essentially complete, pending final approval by Council. Alderman Little asked if the report notes how well the city's investments are doing. Mr. Yapel showed where page four lists interest earned on investments at \$91,000. Alderman Kress made a motion to accept the draft financial report as prepared by Null & Associates. Alderman Little seconded this motion which carried with unanimous approval.

Most council committee reports were given during council comments. Alderman Henley added that, at their March meeting, the Economic Development Corporation approved running an advertisement in the Fort Bend County Board of Realtors Magazine which presents Meadows as a great place to live. Two other projects being funded by the EDC are progressing well. The traffic lights should in place this summer and the city brochure is four to six weeks to completion.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, PROCLAIMING APRIL, 1995, AS CHILD ABUSE PREVENTION MONTH.

Alderman McCann made a motion to pass the resolution, numbered 95-02, as read by Mayor McDonald, proclaiming April, 1995 as Child Abuse Prevention Month in the City of Meadows. Alderman Henley seconded this motion and the resolution passed with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS TO EXECUTE AN INTERLOCAL AGREEMENT FOR POLICE PROTECTION BETWEEN THE CITY OF MEADOWS, FORT BEND COUNTY, CITY OF FULSHEAR, CITY OF HOUSTON, CITY OF KATY, CITY OF MISSOURI CITY, CITY OF NEEDVILLE, CITY OF RICHMOND, CITY OF ROSENBERG, CITY OF STAFFORD AND THE CITY OF SUGAR LAND AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McDonald said the named cities and Ft. Bend County have had an interlocal agreement for police protection for a number of years, but it has not been renewed. The county attorney has recommended this mutual aid agreement with all Ft. Bend county policing departments be passed as it is essential that each department have the authority to help any other department - in emergencies or otherwise. This is a benefit to all police officers. Alderman Henley moved to adopt the ordinance, numbered 95-12, as presented by Mayor McDonald. Alderman Piwonka seconded this motion which was unanimously passed.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS TO EXECUTE AN AGREEMENT WITH THE LOWEST QUALIFIED BIDDER TO PLANT TREES AND SUBCONTRACT A SPRINKLER SYSTEM ON A PROJECT KNOWN AS THE SOUTH KIRKWOOD ROAD AND WEST AIRPORT BLVD. TREE PLANTING PROJECT.

Alderman Little said he and Pat Sears opened bids this afternoon. Five bids were received with the highest being \$109,000 and the lowest being \$60,000 which included a sprinkler system as well as an alternative of adding additional trees to the base bid of 110 trees. The city, through the EDC, has budgeted \$40,000 for this project. It has been decided not to go with the alternative of additional trees. NTS Landscape Services, Inc.-1995 was the low bidder at \$38,432. \$20,000 of the cost will be paid with a grant from the Federal Government with the rest being paid by EDC funds. Alderman Kress questioned passing the ordinance with blanks in the contract and no performance bond required on the contractor. Mayor McDonald noted the ordinance requires the successful bidder to be qualified and Alderman Little said the City would not pay the contractor until the



project was satisfactorily completed. Mr. Sears said all questions asked are covered in the contract documents which are in accordance with AIA qualifications. Alderman McCann made a motion, seconded by Alderman Henley, authorizing the Mayor and City Secretary to execute an agreement with NTS Landscape Services, Inc.-1995 to plant trees and install a sprinkler system on a project known as the South Kirkwood Road and West Airport Blvd. Tree Planting Project.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE ADOPTING A STIPULATION AND AGREEMENT TO THE RATES OF HOUSTON LIGHTING & POWER COMPANY; DETERMINING THE JUST AND REASONABLE RATES TO BE OBSERVED AND IN FORCE WITHIN THE CITY LIMITS OF THE CITY OF MEADOWS; ORDERING RATE REDUCTION AND CREDITS TO RATEPAYERS' BILLS; FIXING THE RATES THAT SHALL CONSTITUTE THE LEGAL RATES OF HOUSTON LIGHTING AND POWER COMPANY UNTIL CHANGED AS PROVIDED BY THE PUBLIC UTILITY REGULATORY ACT; PROVIDING FOR THE FILING OF RATE SCHEDULES AND TARIFFS AND THE APPROVAL OR MODIFICATION OF SAME; AND PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND ADOPTING A COPY OF CITY OF HOUSTON ORDINANCE NUMBER 95-268 AS A PART OF THIS ORDINANCE TO THE EXTENT THAT IT SHALL BE APPLICABLE WITHIN THE CITY LIMITS OF THE CITY OF MEADOWS.

Mayor McDonald said this ordinance was a result of work between the City of Houston and the Coalition of Cities. Rate reductions will apply equally to all City of Meadows residents. An additional benefit will be the yearly installation of street lights (up to 50 lights or 6% of the amount of lights in place on December 30 of each year). The new rates are retroactive to January 1, 1995. Alderman Little made a motion to approve the ordinance, number 95-14, as described by Mayor McDonald. Alderman McCann seconded this motion which was unanimously approved.

Bills were presented for council's approval. Alderman Kress made a motion to pay the bills as presented. Alderman Little seconded this motion which passed unanimously.

Resident Debbie Waddell asked when Mulholland near West Airport would be fixed reminding council that \$40,000 had been budgeted for this project. Mayor McDonald said as soon as the weather permitted, work on the project would begin. He called Mrs. Waddell's attention to the orange marks on the road which were recently put down by the City Engineer indicating the areas which would be replaced.

There being no further business to discuss, Alderman Piwonka made a motion, seconded by Alderman Little to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:40 p.m.

  
Elaine Herff, City Secretary







MINUTES OF SPECIAL MEETING  
OF  
APRIL 11, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special workshop meeting of Meadows City Council was called to order at 7:37 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.

Also present were City Attorney Firmin Hickey, City Engineer B.L. Abbott, Building Official Glen Dillender and resident Myra McMillan.

Mayor McDonald asked Mr. Hickey to explain the legal aspects of the possibility of the city working with deed restrictions where a city ordinance cannot address the problem. Two years ago the state legislature passed a law allowing cities to help enforce deed restrictions by allowing them to fund legal costs but cities cannot be the actual enforcer. He said Mr. Hickey will attempt to answer "What can the city legally do and at what cost." It is hoped that the item can be on a council agenda within the next month or two. The city has gone about as far as it can with city ordinances. Recently a home that had deteriorated to a dangerous point was boarded up and the grass was mowed. It is now safe but the city cannot force the owner to paint or put a new roof on the house. Deed restrictions are necessary for this.

Mr. Hickey said he appreciated the opportunity to address council in a general and informal manner. He said deed restrictions are restrictive covenants or contracts imposed by a developer on home owners. Some deed restrictions are very strict, designed to maintain everything in the subdivision. An active homeowners association is generally necessary to insure deed restriction violations are addressed. There are many things a municipality cannot do as their power comes from state law. A municipality can address all matters that pertain to the health, safety and well being of its residents. It cannot address aesthetics. Larger cities, such as Dallas and Houston, maintain a staff to prosecute for civic associations. A city can spend funds to prosecute deed restrictions. This is done in district court with a suit for mandatory injunction which would require a homeowner to do certain things to his property. The court may order the prevailing party to pay for all attorney fees. This cost becomes a lien on the property. If the property owner does not follow the injunction requirements, he would be in contempt of court. Only cities with a population greater than 900,000 can sue in their own name. A city the size of Meadows can only file suit in the name of two or three homeowners or in the name of a homeowner's association.

Mr. Hickey said the first step for the city was to authorize him to obtain a signed copy of deed restrictions. It must then determine in which areas properties are in violation of the restrictions and a uniform policy to enforce the restrictions must exist. It would then request that homeowners voluntarily comply with the restriction, if this is not done, a suit may be filed if the city decides it wants to "front" the legal fees.



Homeowners associations can make a determination if an offensive or noxious situation exists. This would address anything that has a deteriorating effect on the community. If there is no homeowners association, citizens may themselves sue in district court.

Mr. Hickey recommends council consider rejuvenating the Meadows Community Improvement Association. They can then request the city attorney to attend their meetings. There is a definite advantage for determinations to be made at the homeowner association level rather than at the district court level. Mr. Hickey believes that if the city backs the association and they prosecute one or two cases, a majority of the problems that exist in the city will go away. Meadows deed restrictions are enforceable if they have not expired. Deed restrictions apply to all home owners and no one is exempt simply because he might be destitute.

Mr. Hickey recommends a committee be formed to decide 1: Does the city want to provide the funds for the legal enforcement of deed restrictions? and 2: Does the city want to rejuvenate the MCIA?

Mayor McDonald thanked City Attorney Firmin Hickey for his advice and council took a short brake before resuming the rest of their workshop.

Council returned to their meeting at 8:45 p.m. and began discussing council committees and charges. Alderman McCann, chairman of the recycling committee said a grant is expected soon to aid in a back yard composting project. Also he plans to meet with Purvis Disposal Co. to discuss a place that accepts all recyclable materials, including plastics. The committee is trying to obtain coloring books for school children and is looking at the possibility of providing home awards for recycling. They have placed large drums at various park locations for the collection of aluminum cans and the first composting clinic takes place tomorrow night. Currently Purvis recycles at no charge to the city and new bins will be needed for the new homes being built in Meadowglen III. Mayor McDonald thanked Alderman McCann for the 55 gallon red barrels for aluminum can recycling. He charged Alderman McCann with increasing the items to be recycled, continuing the composting clinics and continuing to provide articles about recycling for the City Newsletter.

Alderman Henley, Chairman of the Economic Development Corporation, was charged to continue the work the EDC is currently involved in.

Alderman Piwonka said the Image Committee brochure was almost ready for the printer. His committee was charged with finalizing the design for street signs and entrance signs as soon as possible (at least within the next three months) so that necessary funds could be budgeted for next year.

Alderman Little said his Beautification Committee originally had eight members but because all of their projects cost money and no funds have been budgeted, the committee no longer meets regularly. Alderman Little has been successful at obtaining several grants for beautification projects and is working closely with the Meadows Home and Garden Club to obtain ideas, and possibly some funds, to beautify city cul de sacs, entrances, landscaping at the Kirkwood office and a third tree planting project. He was charged with continuing to seek opportunities for beautification in the city, perhaps in the park or at the Kirkwood office and determining if any of the projects should be put in the city's five year capital projects budget.

Alderman Kress outlined work completed thus far on the Citizen's Planning Committee. He said they were half way into collecting data and recording results of the town meeting. They are doing a land use survey and an interim report can be expected in the fall. He was charged to develop a plan showing what the city consists of now, why it is like that and what type of community it will be within the next



five years. He was reminded that much of the information he was seeking already exists and that within the next three to four years the city's infrastructure will have to be looked at to determine what will need to be repaired or replaced in the future.

Mayor McDonald said he appreciated the work all of the committees are doing.

Council then discussed how to develop the information necessary to determine what the city's capital needs will be in five years. Mayor McDonald noted that within five years the city would have no debt which will result in a 59 cent decrease in the city's tax rate. Many of the city's structures are deteriorating and it might be a good idea to employ a consulting or engineering firm to evaluate our streets, sanitary and storm sewer lines, water lines and buildings so that a bond issue could be put together and sold to city voters. City engineer B.L. Abbott could put together a request for proposal for council's information to give them a guide when they interview the experts. Over all, this should probably take place over a three year period.

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

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF  
APRIL 25, 1995  
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 contract for signal lights at Dairy Ashford and West Airport is scheduled to be let in June by the Texas Department of Transportation. It will take 45 to 60 days for project completion. Left turn lanes will be installed.
2. Engineering drawings for the signal light at Kirkwood and West Airport are complete and the project is scheduled to be bid within 30 days.
3. Initial planning for the widening of Dairy Ashford and West Airport should begin soon. The planning process takes about nine months to one year to complete.
4. Trees on Kirkwood are now being installed with costs being paid by a matching grant from the Federal Government.
5. Repairs to Mulholland at West Airport are scheduled to start the second week in May. Alternate lanes will probably need to be closed during this time.
6. Early voting is currently going on for City Aldermen and School Board Directors daily from 8:00 a.m. to 5:00 p.m. and this weekend from 12 noon - 5:00 p.m.. Election day, May 6, polls will be open from 7:00 a.m. to 7:00 p.m. Council will meet at 7:30 p.m. on May 9 to canvass the city election.

Mayor McDonald received council's consensus to address agenda item 6 next, a presentation by Garden Club. The club's scholarship will be presented in May. This evening awards were presented to school children who won the poster contest for Arbor Day in their respective grade levels. Katy Hammons, club secretary, presented each winner with a congratulations certificate along with a \$10.00 gift certificate to be used at Book Stop. A \$40.00 Book Stop gift certificate was also presented to Meadows Vice Principal Billie Shadid for purchases for the school library. Grade level winners of the contest were as follows: Kindergarten - Marina Brown; Grade 1 - Ashley Amador; Grade 2 - Lisa McDonald; Grade 3 - Joshua Douglas; Grade 4 - Clara Nelson; Grade 5 - Kimberly Asuncion.

Returning to the agenda, Mayor McDonald introduced Mr. Phil Boudreau as the new District Manager for Houston Lighting & Power company. He then invited Mr. David Johnson to speak under audience comments.

Mr. Johnson, 12006 Alston, said that on Saturday, April 4, 1995 his truck, which was towing an empty trailer, struck a large pot hole on West Airport near Meadow Valley Lane causing \$450 damage to his trailer and approximately \$2,000 damage to an oncoming car. He feels that trees, while they are beautiful along city streets, are eroding the streets the city needs to keep the streets repaired.

Mrs. Vivian Whiteman, 11419 Brook Meadows, spoke complementary words about Community Service Officer Phil Kempthorne. She said he



has done much research for Crime Watch and makes the neighborhood meetings interesting. Also, the children at Meadows Elementary are excited about him becoming their next DARE officer. Her daughter said he is fun and makes the program exciting, not scary. Mayor McDonald added that Officer Kempthorne has taken the place of Sergeant Ken Jackson in the DARE program and will be certified to teach the program in August.

During council comments, Alderman Kress said the last two years have been a great learning experience for him and he is looking forward to the next two years on council. He also invited everyone to attend the DARE soap box derby to be held on June 17 on Westpark between Edloe and Wesleyan Streets.

Alderman Henley noted the EDC project report had already been covered by Mayor McDonald and that he was excited to have been able to help Alderman McCann receive his \$10,000 grant from the HGAC for his composting project.

Alderman Little noted that trees were also being planted along West Airport near the Trojan intersection where room for a left turn lane was being maintained.

Alderman McCann said the Recycling Committee is sponsoring the first of five composting clinics on Wednesday, May 10 at 8:00 p.m. at the recreation center. Funds for these clinic, videos on composting and composting binds are being provided by the \$10,000 HGAC grant.

Mayor McDonald then recognized council members for their years of service to the city as follows: David Piwonka - 10 years; Craig Kress - 2 years.

Construction standards to be used for parking lots in the C-3 zoning district of the City of Meadows were then discussed. Currently City Ordinance requires asphalt lots to have six inches of top soil removed and replaced with seven inches of a limestone base and two inches of asphalt topping. Bernard Lerner of The Grove Center said he would like to see these standards changed for his project. He wants to build a parking lot that will withstand the test of time. His company is committed to owning the land for at least fifteen years. Concrete will not blend with the architecture of the Grove Town Center. Asphalt has a warmer feeling and can be equal to or superior to concrete when it is maintained properly. He introduced Mark Gregory of 20th Century Construction Services, Inc., Louis Stranahan, Steiner & Associate's architect representative, Ray Murrilo, owner of Murrilo Testing Lab. and Russel Copeland of Tribble Stephens Company.

Mr. Murrilo said he had designed many asphalt pavements during the early 60's and 70's for the Alief and Fort Bend School Districts which are in good shape today. A typical asphalt lot will have six inches of stabilized limestone with 1½ inches of asphalt topping. It is true asphalt will deteriorate in about fifteen years at which time it must be topped again. Unlike concrete, asphalt improves and is rejuvenated with vehicular traffic. He is proposing the lot for the Grove Center have six inches of stabilized limestone and 1½ inches topping. The City of Meadows code calls for 7 inches of stabilized limestone and two inches of asphalt. This is good for a heavy traffic street such as Kirkwood where 18 wheel trucks travel often. The additional base, in his opinion, does not improve the lot but just adds to the cost. He believes allowing six inches of limestone with 1½ inch topping will work well. His firm will perform testing and supervise the building of the lot.

Mr. Stranahan attempted to summarize the problem. He said in the beginning of the project it was assumed that concrete would be used on the parking lot. Aesthetics and design then indicated asphalt would look better. It is not their intention to imply that the city ordinance is inappropriate. It is highly appropriate when a project, unlike this one, has no controls while it is built. He noted that roads have a eight inch base with two inches of topping.



Mr. Lerner said the group wants to do the right thing. They appreciate the cooperation they have received between Meadows and Stafford. He hopes the city will see its way clear to work with them on this issue.

Mr. Joe Edwards, City of Meadows Consulting Building Official, then addressed council. He gave the history of this ordinance. He said several years ago he met with engineers regarding parking lot requirements. It was their consensus that, for this kind of soil in this area, the six inch soil removal with a seven inch stabilized limestone and two inch topping is preferable. While this can be construed as a road bed instead of a parking lot, the city has no control over who uses the parking lots once they are built. The extra base and topping would make these asphalt lots parallel with concrete. This was not a rash decision. The Grove group is requesting a six inch base with 1½ inches of topping. The Asphalt Institute recommends two inches of topping be used. Standard Building Codes used across the country are minimal codes. Municipalities often adopt ordinances to amend these codes to make them stricter. A parking lot with minimum specifics will not last. The proposed lot in question will only be guaranteed for two years. How long it lasts will depend on its usage. He has viewed the proposed center model and feels the building and internal workings are fine. Parking is a problem. His opinion is to leave the ordinance as it is and not allow less than a two inch topping.

Alderman Kress noted the discussion assumes a lime stabilized sub base will be used and asked if four inches of an asphalt base would be equal to a six inch limestone base? Mr. Edwards said it appeared not. He said ideally the lot would be built of concrete. Mr. Murriilo said a black four inch base is equal to a six inch limestone base and that six inches of unstabilized base is equal to five inches of stabilized base. Fiesta Marts are the only projects that he knows that require a two inch topping. Mr. Lerner said the City of Stafford requires a two inch topping but said in this case a 1½ inch topping would be permitted because they are taking into consideration the fact that it is an engineered lot. From a contractor's standpoint, a lot is guaranteed for two years no matter what material it is made out of. Mr. Edwards said he has just recently talked to Stafford and was not aware they changed their standards. A long discussion followed.

Mayor McDonald asked what Council's feelings were on this matter. He said he personally would feel much better if the Consulting Building Official and the City Engineer would meet with the Grove representatives to discuss this problem and then make a recommendation to Council. Alderman Piwonka said he would go along with Mr. Edward's recommendations. Council was reminded that there is little flexibility in the ordinance. The Building Standards Commission can grant variances on materials used but not on requirements. Alderman Piwonka made a motion, seconded by Alderman Henley to defer the issue to a committee consisting of Mr. Edwards and Mr. Abbott on whether or not to amend the ordinance and if they recommend an amendment, how should it be amended. The motion received unanimous approval.

Alderman Piwonka then made a motion, seconded by Alderman Henley and unanimously approved, to take a short brake.

Returning to the open meeting at 9:35 p.m., Alderman Henley made a motion to table action on amending Chapter 9 of the Code of Ordinances of the City of Meadows, entitled "BUILDINGS," Article I., entitled "In General," section 9-9, "Construction Requirements for Private Parking Areas in Residential and Commercial Zoned Districts." Alderman Piwonka seconded this motion which passed with unanimous approval.

Alderman Kress then made a motion to authorize the City Attorney to proceed with a review of deed restrictions in all sections of the City to determine how the City may participate in deed restriction enforcements. This motion will authorize the City Attorney to



proceed with obtaining signed copies of the various deed restrictions and report back to council on how best to proceed in the matter. Alderman McCann seconded this motion which passed unanimously.

Mayor McDonald recommended no action on the next agenda item, the purchase of 4.554 acres of land at the intersection of Dairy Ashford and West Bellfort be tabled as the necessary paperwork from the title company was not yet ready. Alderman Piwonka made a motion, seconded by Alderman Henley, to table action on the purchase of the 4.554 acres of land. The motion carried unanimously.

Alderman Henley then made a motion to table action on the transfer of funds from the City's Capital Projects Fund to the City's General Fund for the purchase of 4.554 acres of land at the intersection of Dairy Ashford and West Bellfort. Alderman Piwonka seconded this motion which passed with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES WITH J. PAT SEARS, A.S.L.A. TO COORDINATE THE DEVELOPMENT OF A GRANT PROGRAM AND PROVIDE CONSULTATION, DESIGN, PRESENTATION AND IMPLEMENTATION SERVICES FOR THE SAME, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

This project pertains to the composting project the city is entering into with the HGAC. Alderman McCann said the contract met with his approval with the exception of one typographical error which will be corrected. Alderman McCann made a motion to approve the ordinance, numbered 95-15, as read by Mayor McDonald. Alderman Henley seconded this motion which passed unanimously.

AN ORDINANCE APPOINTING FIVE (5) MEMBERS OF THE MEADOWS ECONOMIC DEVELOPMENT COUNCIL AND DIRECTORS OF MEADOWS ECONOMIC DEVELOPMENT CORPORATION FOR A TERM COMMENCING IMMEDIATELY AND ENDING ON THE 31ST DAY OF DECEMBER, 1996.

Mayor McDonald said he was recommending that the current Board be reappointed. Those members are: Terry Henley, Harry Hamilton, Mike Read, Bob Graf and Margaret Sandlin. Alderman Kress asked if council might ever want to stagger these appointments. Mayor McDonald said there was no need as any members could be replaced at the will of council. Alderman Piwonka made a motion to adopt the ordinance, numbered 95-16, reappointing the current EDC board to another two year term. Alderman Kress seconded this motion which passed with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPOINTING ALTERNATE MEMBERS OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS, TEXAS (CITY PLANNING AND ZONING COMMISSION) FOR A TERM BEGINNING ON THE DATE OF THE ADOPTION OF THIS ORDINANCE AND ENDING ON THE 1ST DAY OF FEBRUARY, 1997, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS.

Mayor McDonald said he and Planning Commission Chairman Leen Zellers have had several discussion about names for alternate members for this commission. Mrs. Zellers said that although she believes all the proposed alternate members are willing to serve on the commission, she has not yet been able to contact them on an individual basis to discuss their possible appointment. Alderman Kress said it would be beneficial to choose members with backgrounds that would enable them to contribute to the commission. Alderman Henley said council should rely on the decision of Mrs. Zellers in

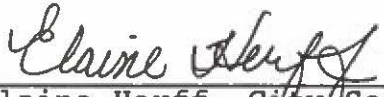


this matter. Mrs. Zellers agreed to provide council with some background on the proposed members. Alderman Kress made a motion to table the appointments. Alderman Little seconded the motion which carried unanimously.

A note taken out by the Municipal Utility District several years ago was presented for payment. Mayor McDonald said the terms are no longer favorable on the note (1% over prime which is not 10%) as our funds are now earning only 6% to 7% interest. Alderman Piwonka made a motion to pay off the note to Coamerica Bank-Texas. Alderman Henley seconded the motion which passed unanimously.

There were no further comments from the audience.

There being no further business to discuss, Alderman Little made a motion to adjourn the meeting. Alderman McCann seconded this motion and with unanimous approval the meeting was adjourned at 10:00 p.m.

  
Elaine Herff, City Secretary







MINUTES OF SPECIAL MEETING  
OF  
MAY 9, 1995  
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.

During Mayor's comments, Mayor McDonald noted:

1. Documents have been received from the City Attorney on the park land purchase and final documents will be ready shortly.

2. A memo from Joe Edwards, Consulting Building Official, has been received which recommends changing our ordinance to allow certain parking lots to be permitted if plans have been approved by a professional engineer. The city will reserve the right to hire their own professional engineer if it feels the need at a cost to be borne by the contractor requesting the permit. An additional section will be added to address commercial lots which expect heavy trucks (i.e. gasoline tanker trucks) as normal users.

There were no comments from the audience.

There were no comments from council.

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 6TH DAY OF  
MAY, 1995, IN THE CITY OF MEADOWS, TEXAS, FOR THE  
PURPOSE OF ELECTING CITY OFFICIALS, TO-WIT:  
ALDERMAN PLACE NO. 4 AND ALDERMAN PLACE NO. 5.

Mayor McDonald read the official returns as certified by R. Dianne McWethy, Elections Administrator of Fort Bend County, as follows: Alderman, Place No. 4 - Bill Dagley, 138 votes and Terry Henley, 185 votes; Alderman, Place No. 5 - Craig Kress, 224 votes thus proclaiming Terry Henley and Craig Kress winners in the race for Alderman, Place No. 4 and Place No. 5 respectively. Alderman Piwonka moved to accept the ordinance, numbered 95-17, declaring as winners Terry Henley, Alderman Place No. 4, and Craig Kress, Alderman Place No. 5 in the election held on May 6, 1995. Alderman McCann seconded this motion which carried unanimously. Mayor McDonald said a swearing in ceremony would be conducted at the next regular council meeting.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY  
SECRETARY OF THE CITY OF MEADOWS TO ENTER INTO A  
FY95 SOLID WASTE IMPLEMENTATION PROGRAM CONTRACT  
WITH THE HOUSTON-GALVESTON AREA COUNCIL TO  
ESTABLISH BACKYARD COMPOSTING AND LANDSCAPING  
REDUCTION ACTIVITIES FOR EAST FORT BEND COUNTY  
AREA (CITIES OF MEADOWS, SUGAR LAND, AND MISSOURI  
CITY) IN A FORM AS ATTACHED HERETO AND MARKED  
EXHIBIT "A".

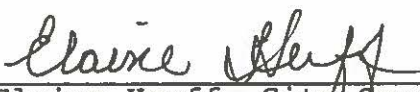


This contract provides a \$10,000 grant issued through the HGAC for composting. Programs will be conducted by Alderman Joe McCann. The cities of Missouri City and Sugar Land will determine their own participation in the program. The goal of the program is to encourage backyard composting by providing free composting bins and teaching sessions on how to use them. A video offering complete composting guidelines is available for check out at City Hall. This information will be published in the City Newsletter. Alderman McCann made a motion to adopt the ordinance authorizing the Mayor and the City Secretary to enter into a FY95 Solid Waste Implementation Program Contract with the HGAC to establish backyard composting and landscaping reduction activities for the East Fort Bend County area. Alderman Henley seconded the motion which passed unanimously.

Alderman Piwonka commented on the samples of the brochure his Image Committee has put together noting they are ready for printing. He also noted he will have sample street signs this week which will be in the \$25 to \$30 price range.

Mayor McDonald said he was concerned about the most recent sales tax check received because it was so low. He plans to wait for the May check to see if it is close to what was budgeted before he reassess the situation.

There being no further business to discuss, Alderman Henley made a motion to adjourn the meeting. Alderman Piwonka seconded this motion and, with unanimous approval, the meeting was adjourned at 7:52 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF  
MAY 23, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:34p.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.

The Honorable Judge Faye Dettling, Justice of the Peace, Fort Bend County Precinct 3, administered the oath of office to Aldermen Terry Henley, Place 4 and Craig Kress, Place 5 - successful candidates in the May 6, 1995 city general election.

During Mayor's comments, Mayor McDonald noted:

1. Alderman Clyde Little was to be congratulated on the success of his tree planting program.
2. The city's annual Splash Day will take place on June 3 at Meadows pool from noon to 5:00 p.m.
3. The Parks and Recreation brochure, listing various programs conducted by that department and mailed to each residence, has stimulated a tremendous interest with registrations for the summer program running far ahead of last year's numbers.
4. Hopefully, a permit for site work to begin on The Grove Center will be issued later this week.

There were no audience comments.

During council comments, Alderman Little said leaves on some of the new live oak trees had turned brown due to them going into shock when they were planted. The trees are guaranteed and some are already greening up. Next Tuesday a representative from the Texas Forest Service will meet with him to decide which of the trees will need replacing.

Alderman Kress said Houston's Fifth Annual Soap Box Derby Races, in which he and his son were racing a D.A.R.E. car and in which council expressed an interest, will be held on Saturday, June 17 beginning at 9:00 a.m. on Westpark between Wesleyan and Newcastle.

Alderman Henley noted the Parks and Recreation brochure previously spoken about was totally paid for with outside contributions, a majority of which came from Hammonds Homes.

It was council's consensus to consider agenda item eight next. Pat Talbott, outgoing president of Meadows Home and Garden Club and Pam Raymond, long time club member presented scholarships to Kevin Bickers, graduating senior at Dulles High School and Laura Strickland, sophomore at Baylor university. Mr. Bickers will be attending Texas A&M University in the fall. Miss Strickland, who was not able to attend the evening's meeting, will continue her studies at Baylor University.

Alderman Henley then made a motion to approve the minutes of the March 28, 1995 regular meeting, April 11, 1995 workshop meeting, April 25, 1995 regular meeting and the May 9, 1995 special meeting as presented. Alderman Piwonka seconded this motion which was approved unanimously.



Mayor McDonald then recognized council members and employees for years of service as follows: Terry Henley - 8 years; Joe McCann - 1 year; Debbie Wood - 10 years; Jeff Ramirez - 2 years; Tommy Tobias - 2 years and Tracy Hudspeth - 1 year.

Mayor McDonald then read the caption to the following ordinance:

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

Alderman Piwonka made a motion to elect Alderman Terry Henley for the position of Mayor Pro Tempore. Alderman McCann seconded this motion. After Alderman Henley agreed to serve in this capacity, council unanimously approved the motion.

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," SECTION 9-9, ENTITLED "CONSTRUCTION REQUIREMENTS FOR PRIVATE PARKING AREAS IN RESIDENTIAL AND COMMERCIAL ZONED DISTRICTS," BY DELETING THEREFROM THE CURRENT PROVISIONS OF SUBSECTION (b) AND INSERTING IN PLACE THEREOF NEW PROVISIONS WHICH SHALL PROVIDE FOR DIFFERING PROCEDURES FOR PAVED PARKING AREA CONSTRUCTION.

Mayor McDonald explained this ordinance was a result of the discussion held at last month's regular council meeting and subsequent meetings between Consulting Building Official Joe Edwards, City Engineer B.L. Abbott and representatives of The Grove Center. He asked Mr. Edwards to explain the proposed changes to the ordinance to Council. Mr. Edwards said these changes made the ordinance more definitive than before. Section (b) 1. now requires five sacks of cement per cubic yard of ready mixed concrete be used with concrete parking lots. Section (b) 2. now requires asphalt lots be compacted to 95% density. The ordinance also requires asphalt lots to be checked by a laboratory with results forwarded to the city to make sure they conform to the approved design. The ordinance also provides for an outside engineering firm or laboratory to provide an opinion in the event the city disagrees with the design submitted by the architect/engineer. The cost of this opinion is to be borne by the developer/contractor. A discussion followed during which Mr. Edwards said he did not know if Stafford was subscribing to the same criteria and Alderman Kress said he did not feel it was right to require the developer/contractor to bear the cost of an outside opinion as he believes this cost, as well as the cost for plan approval and construction inspections should come out of the permit fees charged, especially since the results of the opinion would be the property of the city. He said the purpose of the ordinance is correct with what the city wants to accomplish but he believes there could be a problem with the way the paragraph is worded. Mayor McDonald said legal counsel feels comfortable with the ordinance since a developer would not necessarily have to bear the cost of an outside opinion, especially if he followed parts one or two of the ordinance. It will not be necessary to hire an outside consultant for The Grove Center. This paragraph allows a developer a way to get a parking lot approved if he would like to design it differently than as required by sections one and two of Section 9-3, subsection (b) of the ordinance. Alderman Henley made a motion to adopt the ordinance, numbered 95-20, amending Chapter 9, Section 9-9 of the Code of Ordinances of the City of Meadows providing for differing procedures for paved parking area construction. Alderman Little seconded this motion which passed with approvals from Aldermen Henley, Little, McCann and Piwonka and Alderman Kress abstaining.

Council then considered taking action on the purchase of 4.554 acres of land at the intersection of Dairy Ashford and West



Bellfort. Mayor McDonald said, while there was no documentation to consider, the purpose of this discussion was to give authority to sign the documents at the title company. Council previously discussed purchasing this land with the understanding that a baseball field and some parking could be put here. The seller is asking for a purchase price of \$18,823.04 plus 1995 Ad Valorem taxes and closing costs. Total cost should not exceed \$21,000 for the 4½ acres. Based on its commercial value, this is quite an economical purchase. Final documents should be ready to sign any day. The seller has requested the land be designated as park land. Council agreed this was the best use for the present time but cannot bind future councils to this commitment. As long as the property remains a park, the city will agree to call it Dorrance Park per the seller's wishes. Since the EDC has agreed to fund the traffic light at the corner of West Airport and Dairy Ashford, \$32,000 set aside for this project is available for the purchase of and improvements to this land. Alderman Kress made a motion to authorize the Mayor and City Secretary to execute the purchase of 4.554 acres of land at the intersection of Dairy Ashford and West Bellfort to be initially used as a park with the possibility of allowing a different use in the future and to transfer the \$32,000 from the City's Capital Project Fund to the City's General Fund for purchase of and improvements to the land. Alderman Piwonka seconded this motion which carried unanimously.

During council committee reports, Alderman McCann - Recycling Committee Chairman - said the next composting clinic will be held at the recreation center on June 14 at 8:00 p.m. Free composters will be given to all attendees. He hopes all Meadows residents are considering reducing their yard waste by mulching.

Alderman Little - Beautification Committee - said 104 trees consisting of live oaks, burr oaks, water oaks, Mexican plums and elms have been planted. Twelve of the live oaks and three of the water oaks are in stress. It is recommended we give them six to eight weeks to revive. Each tree has its own bubbler system and the sprinkler system on four of the islands has been upgraded. The Texas Forest Service has passed the project and some of the grant funds have arrived. The grant requires that 90% of the trees live.

Alderman Henley - Economic Development Corporation - said the EDC has received the appraisal value for the land for the third water well. \$100,000 has been budgeted for purchase of this land. It was appraised at \$109,000. An infrastructure agreement allows purchase of the land at the lower of the appraisal value or \$1.70/sq ft. or \$77,000.

Alderman Piwonka - Image Committee - said the EDC has approved the ordering of the city brochures which will be done this week. The committee is still studying styles of street signs.

Alderman Kress - Comprehensive Planning Committee - said his committee is working on the compilation of a list of realtors doing business in the city as well as continuing to gather data on city facilities.

Bills were then presented for payment. Alderman Piwonka made a motion, seconded by Alderman Little, to pay the bills as presented. The motion passed unanimously.

Mayor McDonald then introduced Mr. Phil Boudreau, new District Manager for HL&P, who was in the audience. Mr. Boudreau said he was looking forward to working with council on the new park which needs overhead lines buried, on street light projects in the city and on The Grove Center.

Leen Zellers said she has delivered copies of the Fort Bend Association of Realtors magazine to City Hall which contains the ad approved by the EDC about Meadows.



There being no further business to discuss, Alderman Henley made a motion to adjourn the meeting. Alderman McCann seconded this motion and with unanimous approval the meeting was adjourned at 8:38 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF  
JUNE 27, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The 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 Joe McCann David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. He would like a workshop on the budgets for this year and next on July 11th at 7:30 p.m. Everyone will be able to attend.
2. The agreement with FBISD for the land behind the school was on their Board Meeting agenda last night. The proposal passed unanimously. It will be on our next regular meeting agenda. No particular restrictions have been added by FBISD other than usage can not conflict with school hours.
3. The building officials have met with the Grove people and we have final plans for the project. Bud Abbott and Joe Edwards are to sign off on the plans. No changes are anticipated and they want to start by July 15th.
4. The 4th of July Parade will be attended by all of Council.
5. A bill from J. Ram Construction Co. for repairs to Mulholland was received after the agenda was posted. It is for \$7,336. It was circulated for council's information. It will be paid and put on next month's agenda for ratification.

There were no comments from the audience.

During council comments, Alderman Little said the maintenance crews working on both Kirkwood and W. Airport are parking their trucks in a traffic lane while doing work on the esplanades. He requests they only park their truck there while loading and unloading equipment.

Alderman McCann said the fourth and final composting clinic will be held on July 12 at 8:00 p.m. Past attendees have enjoyed the clinic and received their free composting bins. There will be four or five workshops in both Missouri City and Sugar Land and one in Sugar Mill. They will be held between the months of August and November. It is hoped more people will either use mulching mowers or save their yard waste for their mulch piles.

Alderman Henley, president of the EDC, is hoping HL&P will expedite the dropping of power so that construction on the traffic lights at Airport & Kirkwood as well as street lights on W. Airport can proceed. The left turn lanes on Dairy Ashford and West Airport should be completed by September. The EDC is paying for these projects.

Alderman Piwonka said the brochures are ordered and should be at City Hall any day now.

Alderman Kress thanked Chief Pickett and Officer Phil Kempthorne for their help with the Soap Box Derby. He also noted that, contrary to a newspaper article, he voted in favor of purchasing the land for a park at West Bellfort and Dairy Ashford.



Alderman Kress made a motion to approve the minutes of the May 23, 1995 regular meeting as presented. The motion was seconded by Alderman Little. The motion passed unanimously.

The representative from Warner Cable had not yet arrived.

Agenda items #7 and #8 were very similar and council's consensus was to discussed them together. Mayor McDonald read the caption to the ordinances as follows:

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 TO PAY TO THE CITY OF SUGAR LAND A PROPORTIONATE SHARE OF SUGAR LAND'S COST UNDER THE TxDOT CONTRACT FOR THE COSTS INCURRED FOR THE CONSTRUCTION OF ROAD AND ASSOCIATED DRAINAGE IMPROVEMENTS TO DAIRY ASHFORD ROAD FROM STILES ROAD TO WEST BELLFORT IN A FROM AS ATTACHED HERETO AND MARKED "EXHIBIT A."

and

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE CITY OF SUGAR LAND, TEXAS TO PAY TO THE CITY OF SUGAR LAND A PROPORTIONATE SHARE, ESTIMATED AT 17.55% OF THE NONFEDERAL SHARE OF THE PROJECT COSTS PAID BY SUGAR LAND TO TxDOT AND TxDOT APPROVED CONSULTANTS FOR IMPROVEMENTS TO WEST AIRPORT BOULEVARD, FROM U.S. HIGHWAY 59 TO ELDRIDGE ROAD.

Both Dairy Ashford Road and West Airport Boulevard will be widened with funds from the TIPS program. The TIPS program relates to State and Federal funds. TxDot manages this program and it is their policy to work with only one entity when a road is shared. Sugar Land is in a better position to manage this project. Now that Sugar Land has the preliminary requests it needs, an interlocal agreement between the two entities is needed to assure Sugar Land that Meadows will reimburse Sugar Land for the work that is completed in Meadows. There may be need for an amendment to the agreement when Sugar Land turns Meadows' share of the project over to us. The same will apply to Stafford and Ft. Bend County. Mayor McDonald recommended approving the request as presented. This will also allow the Mayor and City Secretary to sign an amendment, if necessary. Councilman Piwonka asked if Sugar Land has the largest share. Mayor McDonald said their 37% was the largest. Alderman Piwonka then made a motion to approve the ordinance, authorizing payment of Meadows' share of the cost for improvements to Dairy Ashford, numbered 95-21, as marked by Exhibit A and to allow the Mayor and City Secretary to sign the addendum for acceptance. The motion was seconded by Alderman McCann and passed unanimously.

Mayor McDonald noted that the 17.55% of the nonfederal share of the project costs for West Airport improvements is an estimate from the engineering firm and will vary when the work is completed. Alderman McCann made a motion to approve the ordinance, authorizing payments of Meadows share of improvements to West Airport, numbered 95-22, to be paid as marked by Exhibit "A" and allow the Mayor and City Secretary the authority to sign an addendum. The motion was seconded by Alderman Little and passed unanimously.

The purchase of property for City of Meadows' third water well site has been previously discussed. The papers are at the title company. Ayshire, the owner, has agreed upon the price of \$1.70 per square foot. The appraisal is higher. \$77,607 plus \$2000 for appraisal fee has been paid by EDC. A motion was needed to grant authority to the Mayor and City Secretary to sign the papers. Alderman Henley made a motion to enable the Mayor and City Secretary



to sign papers from the title company to acquire the 1.048 acres at Dairy Ashford and W. Bellfort. The motion, seconded by Alderman Little, passed unanimously. Mayor McDonald said the papers were expected from the title company any day.

Bills were presented for council's approval. Alderman Little moved to pay the bills as presented. The motion was seconded by Alderman Kress second and passed unanimously.

Alderman Henley moved to ratify the expenditure to J. Ram Construction Company. The motion was seconded by Alderman Kress and unanimously approved.

During audience comments, Kelly Whitehead of HL&P asked where the site for the third water well was located in relationship to the existing HL&P power lines and the new homes going in.

City Engineer B.L. Abbott said the contracts to expand Dairy Ashford to 4 lanes to add a turn lane in both directions at Dairy Ashford and W. Airport are expected to be executed July 5, 1995.

Councilman Piwonka asked about the request from City Attorney Firmin Hickey to pay for him to go to Chicago and if the city had paid for it before. Mayor McDonald said the city had not and he would like to defer the request to the budget workshop.

There being no further business to discuss Alderman Piwonka made a motion to adjourn the meeting which was seconded by Alderman Henley. The meeting was unanimously adjourned at 8:10 p.m.

As everyone was leaving, Monette Chilson from Warner Cable arrived. The meeting was readjoined at 8:10 by a motion from Councilman McCann and seconded by Councilman Henley. Ms. Chilson explained Warner Cable's Home Town Hero program and how each franchise community is asked to nominate someone. This year a \$5000 grant to a non profit organization will be determined by a drawing among the nominees. The deadline is July 19th.

There being no further business to discuss, Alderman McCann moved to adjourn the meeting. This motion was seconded by Alderman Kress with no opposition the meeting adjourned at 8:15 p.m.

  
Debbie Wood, Assistant City Secretary



MINUTES OF SPECIAL MEETING  
OF  
JULY 11, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:32 p.m. by Mayor Jim McDonald at Meadows City Hall, One 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 City Secretary Elaine Herff and City Engineer B.L. Abbott.

Discussing the budget for the current fiscal year, Mayor McDonald noted sales tax receipts were down for the year. Additional changes may need to be made after the July sales tax check is received later this week. Current revenue changes proposed by the Mayor are as follows: increase ad valorem tax revenue by \$5,000; decrease the 1/2 cent ad valorem tax reduction sales tax by \$27,300; reduce anticipated revenues from the 1 cent sales tax by \$41,000; increase income from licenses & permits by \$20,000 (maybe more if permits are issued for The Grove); decrease franchise fees revenue by \$5,000 (primarily due to the HL&P rate reduction); increase fines and forfeitures and interest income by \$5,000 each.

Current expenditure changes proposed are as follows: Administration - decrease audit fees by \$1,000; decrease computer maintenance by \$1,000; decrease employee training & travel by \$2,000 and decrease the discretionary fund by \$3,000. Courts - decrease health insurance by \$3,000 and computer expenses by \$1,000. Public Works - decrease health insurance by \$5,000, street repairs by \$17,000 and sidewalk repairs by \$10,000. Police Department - decrease computer maintenance by \$2,000 and vehicle purchases by \$16,500 (putting the purchase of a new car on hold.) Parks & Recreation - decrease capital improvements by \$20,000 (the pool will not be replastered this year.) Additional revenues, not shown in the budget, will be received from the COPS grant and the HGAC recycling/composting grant.

No changes were proposed in the revenues and expenses of the Public Utilities Department, however it was noted that expenses as well as revenues for tap fees were up. It was also noted that a note for the new sewer treatment plant was paid off this year ahead of schedule.

The original budget was higher in expenditures than revenues. These changes should bring it closer into balance. The July and August sales tax revenues must still be carefully watched. If that income is significantly less, more cuts will be made to the budget. A budget amendment should be ready to be passed at the August regular council meeting.

The 1995-1996 budget figures still need to be projected. Revenues for the year are not expected to be any higher than this year. Department heads will be informed next week of next year's tight budget. Mayor McDonald said he would very much like for next year's budget to come in balanced.



Mayor McDonald asked Council members to check their schedules and let the City Secretary know of their intentions to attend the October 25 - 28 Texas Municipal League in Dallas.

Sugar Land has let the contract to add left turn lanes at the intersection of West Airport and Dairy Ashford. Work on these should be completed by the middle of September. Signal lights should be installed at this location and at Kirkwood at West Airport by the middle of November. We are currently waiting for HL&P to bring power to the Kirkwood location. This should occur in late September or early October. TxDOT has issued the preliminary "go ahead" to widen and lower Dairy Ashford. Work could start in 1997.

U.S. Representative Tom Delay met with area mayors and the county judge recently. He was quizzed extensively about the U.S. 59 expansion. Mayor McDonald said it is hoped that stone walls might be installed along Dairy Ashford and West Airport as part of the contract to widen these two roadways.

The new budget will require funds for a larger fire truck building. The new building may be moved further north - on the other side of the water well tank, behind the Kirkwood office.

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 8:29 p.m.

  
Elaine Herff, City Secretary



MINUTES OF MEETING  
OF  
JULY 25, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The meeting of the Meadows City Council was called to order at 6:30 p.m. by Mayor Jim McDonald at Meadows City Hall, One Trojan Drive, Meadows, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor:	Jim McDonald
Aldermen:	Terry Henley
	Craig Kress
	Clyde Little
	Joe McCann
	David Piwonka

thus constituting a quorum.

Alderman Piwonka made a motion to adjourn to the conference room for the scheduled workshop. Alderman McCann seconded this motion which carried unanimously.

Discussing the budget, Mayor McDonald noted that sales tax revenue has dipped a bit more with the check received in July. He informed department heads at a meeting on Thursday that they each needed to shave about 5% off of this year's budget amounts for next year's budget and will meet with them to see their figures no later than August 11.

Discussing proposed ordinances, Mayor McDonald noted the Zoning Ordinance allows only acute care hospitals in the C-M District of the city. A corporation is interested in purchasing the site of the Stafford-Meadows hospital and turning it into an adult care facility for Alzheimer's patients. An ordinance calling a public hearing to allow this sort of care in the C-M District and to grant a specific use permit to the interested corporation will be presented at tonight's meeting.

Mayor McDonald said he would entertain a motion at tonight's meeting to table the proposed utility ordinance outlawing overhead utility poles in the city until he can meet with representatives of HL&P on the matter. The current ordinance was hastily prepared and some refinements may be needed. A meeting is scheduled for August 7 with HL&P representatives on the matter. HL&P has sent a letter noting they will not install any poles until the city reaches a decision on the matter. Aldermen Henley and Piwonka volunteered to attend the August 7 meeting with Mayor McDonald.

Discussion other items, Mayor McDonald said he received a request to have a "Don Cook" day in Meadows. Mr. Cook is recently deceased. During his lifetime, he was an extremely active member of the community and served it in many ways which included membership on the Board of Directors of the Meadows Municipal Utility District, the Fort Bend Independent School District, the Meadows Community Improvement Association, The Meadows Swim Team and the Fort Bend Central Appraisal District. Mayor McDonald will check with Mrs. Cook to find an appropriate day.

Among other matters: Mayor McDonald said the city has until October 15 to nominate a candidate for the Ft. Bend Central Appraisal Board of Directors if it chooses to do so; Warner Cable will make a free cable drop in the City Hall complex, probably in the Police Department; a FAXBACK proposal to link governmental agencies in Ft. Bend County for an initial setup cost of \$2500 has been received but will probably not be incorporated due to computer requirements and employee time necessary to implement and update the system; an HGAC meeting will be held on Wednesday, August 23 at the Harvey Hotel



from 8:00 am until 4:30 p.m. to inform governments on grant funds available - Alderman Little volunteered to attend the meeting; a request from Alderman Little was received to study the cost of in house landscape maintenance versus privatizing the task; use of the land at the southwest corner of Dairy Ashford and West Bellfort was discussed; and what could be done about miscellaneous run down homes in the City was also discussed.

At 7:25 p.m. Alderman Henley made a motion to take a five minute break and reconvene in the council room for the regular meeting. Alderman McCann seconded the motion which carried unanimously.

Council reconvened the regular meeting at 7:32 p.m.

During Mayor's comments, Mayor McDonald noted:

1. August 1 is National Night Out and council members are invited to join Meadows police as they drive around the city. Residents are encouraged to participate in the evening.
2. The city is in the process of cleaning up the underbrush at the recently acquired Dorrance Park. Work should be completed shortly.
3. Mayor McDonald recently attended a luncheon with area Mayors and a representative of TxDOT. Currently U.S. 59 (Southwest Freeway) is being widened from the Sam Houston Toll Road to the Fort Bend County line. The contract to begin the next phase, widening the freeway from the county line to a point just west of Kirkwood, is estimated to be let in late 1996.

During audience comments, James Sanford, 11823 Dorrance, said he was denied a roofing permit based on the color of shingle he wants to use (charcoal blend - a very dark grey.) He believes City Ordinance does not allow denial based on color as this would base denial on aesthetics. He said City Ordinance only specifies the roofing material used must conform to the texture of wood shingles (not their color.) He is planning to file a lawsuit against the city.

Jerry Massera, 11827 Meadow Crest, said she and her husband go walking around the neighborhood often and wonder why something cannot be done about fences falling down and residents who do not edge their lawns as this makes the city look bad. Mayor McDonald said there was nothing that could be done about not edging lawns but, if fences are a safety hazard because they are in danger of falling on someone, something might be done. He urged Mrs. Massera to phone him Thursday afternoon when he would be at City Hall to discuss the problem with her.

During council comments, Alderman Kress said the falling down fence referred to was probably across the street from him and, while he himself sometimes fixed the fence and he also wished there was something the city could do about the problem, he could only empathize with Mrs. Massera.

Alderman McCann said the composting clinics scheduled for Meadows have been completed. Several more are planned for Sugar Land and Missouri City. He also noted that the amount paid for recycled plastic was still \$0.00.

Mayor McDonald then recognized council and employees for years of service to the City as follows: Alderman Clyde Little - 6 years, Joe MacDonough - 9 years; A.J. Hernandez - 2 years, Jose Cardenas - 1 year.

Mayor McDonald then read the caption to the following ordinance:

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 WITH FORT BEND INDEPENDENT SCHOOL DISTRICT IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".



This agreement will allow the fields on school property to be irrigated and maintained by the city. Residents will benefit from the improved fields which will be managed by the city's Parks Department. The only stipulation put in by the school district was that the fields must be available to school children during the hours school is in session. Mayor McDonald thanked Mr. A. Lee Petros, Associate Superintendent of Facilities and Planning with the FBISD for his help with the agreement. The agreement was signed by Mr. Dale Wooten, President of the FBISD Board of Trustees at their June 26, 1995 meeting. Alderman Henley made a motion to approve the ordinance, numbered 95-23, authorizing the Mayor and City Secretary to enter into a Joint Recreational Area Development, Maintenance and Use Agreement with FBISD. Alderman Piwonka seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CREATING CHAPTER 31 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS WHICH SHALL BE ENTITLED "UTILITIES" AND PROVIDING FOR THE AMENDMENT OF THE CODE OF ORDINANCES BY ADDING THERETO A NEW SECTION 31-1 WHICH SHALL PROHIBIT THE PLACEMENT OF UTILITY POLES FOR NEW RUNS, SERVICE LINES OR TRUNK FEEDS IN ANY UTILITY EASEMENT OF THE CITY OF MEADOWS.

Mayor McDonald noted that this ordinance had been drafted rather hurriedly. He has since had a number of discussions about it, including one with Phil Boudreau, District Manager of HL&P. Mr. Boudreau has requested we table this ordinance until some details and questions can be worked out. He has provided Mayor McDonald a letter with assurances that no utility poles will be installed during the time of deliberations. Alderman Kress made a motion to table agenda item 9, an ordinance which would prohibit the placement of utility poles. Alderman Little seconded the motion which passed unanimously.

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 AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF MEADOWS TO BE HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995, AT \_\_\_\_\_ O'CLOCK P.M. AT THE CITY OF MEADOWS CITY HALL, ONE TROYAN DRIVE, MEADOWS, TEXAS, TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION INVOLVING A PROPOSAL TO AMEND CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 2, ENTITLED "ZONING DISTRICT REGULATIONS," SECTION 24-534, ENTITLED "SPECIFIC USES," SUBSECTION b), ENTITLED "EDUCATIONAL, INSTITUTIONAL AND SPECIAL USES," BY ADDING THERETO A NEW SUBSECTION 4), ENTITLED "PERSONAL CARE FACILITIES," AND FURTHER, TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION INVOLVING AN APPLICATION AND REQUEST TO AMEND ARTICLE IX OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "SPECIFIC USE AMENDMENTS," BY ADDING THERETO A NEW SECTION 24-903, GRANTING A SPECIFIC USE PERMIT TO ADULT CARE MANAGEMENT CORPORATION; AND DIRECTING THAT NOTICE BE GIVEN AS REQUIRED BY LAW.

Mayor McDonald noted this ordinance is the first step to allowing Adult Care Management Corporation to follow through with their intent to purchase the closed Stafford-Meadows Psychiatric Hospital and turn it into an adult care management facility to take care of Alzheimers patients. Alderman Henley made a motion to adopt the ordinance,



numbered 95-24, calling a public hearing for Tuesday, August 15, 1995 at 7:30 p.m. Alderman McCann seconded this motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CALLING A PUBLIC HEARING ON THE  
BUDGET FOR FISCAL YEAR 1995-1996.

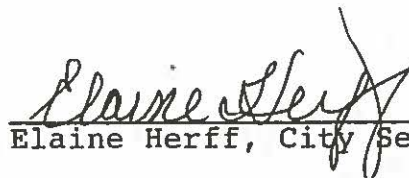
After a brief discussion, Alderman McCann made a motion to adopt the ordinance, numbered 95-25, calling a public hearing on the budget for fiscal year 1995-1996 on September 19, 1995, at 7:30 p.m. Alderman Little seconded this motion which carried unanimously.

Bills were then presented for council's approval. A question arose as to whether more funds (besides the \$29,000.00 to Uretex) would be spent on pumping up Kirkwood. City Engineer B.L. Abbott said no. Additional work adjustments, if needed, are included in this cost. It was noted that the actual cost was approximately half of what was anticipated and budgeted for. Alderman Little made a motion, seconded by Alderman Henley, to pay the bills as presented on the agenda. The motion carried unanimously.

Alderman Piwonka then made a motion to ratify the expenditure to J. Ram Construction for Mulholland repairs. Alderman McCann seconded the motion which passed unanimously.

There were no further comments from the audience.

There being no further business to discuss, Alderman Henley made a motion, seconded by Alderman McCann, to adjourn the meeting. With unanimous approval, the meeting was adjourned at 8:01 p.m.

  
Elaine Herff, City Secretary



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

July 25, 1995

[illegible]



MINUTES OF SPECIAL MEETING  
OF  
AUGUST 15, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:00 p.m. by Mayor Jim McDonald at Meadows City Hall, One 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

and the following absent:

Alderman: David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. There will be a public hearing at 7:30 p.m.
2. Council received a worksheet used to work up projected revenues for next year. Efforts are still being made to get expenses to equal revenues for next year.
3. Alderman Piwonka had another committment and will not be able to attend this evenings' meeting.

During audience comments, Mr. James Sanford, 11823 Dorrance, said that, while he and his wife strongly support Homeowner's Associations, he was questioning the fact that the Meadows Community Improvement Association did not become disbanded when Meadows became a City. Yesterday he received a letter from the Architectural Control Committee of the M.C.I.A., signed by Mike Read and Jim Strickland, about the color of the roof he wants to put on his home. He wondered, if the M.C.I.A. is still in existence, why the city needs to create a new "City of Meadows Home Improvement Committee" Mayor McDonald said that the M.C.I.A. has been dormant for a long period of time but they are still a legal entity. The new committee will have the financial support of the City when legal means are necessary to enforce existing deed restrictions. It will be up to the new Board, when they are elected, whether they will need new by-laws or not.

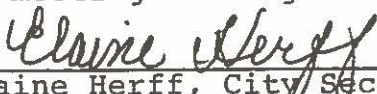
During Council comments, Alderman Henley said the new City brochures, a product of the City's Image Committee and funded by the EDC, are now available.

Mayor McDonald then read the caption to the following ordinance:

ON ORDINANCE AMENDING CHAPTER 2 OF THE CODE OF  
ORDINANCES OF THE CITY OF MEADOWS, ENTITLED  
"ADMINISTRATION," ARTICLE 1, ENTITLED "IN  
GENERAL," BY ADDING THERETO A NEW SECTION 2-14,  
ENTITLED "THE CITY OF MEADOWS HOME IMPROVEMENT  
COMMITTEE CREATED."

Alderman Henley made a motion to adopt the ordinance, numbered 95-26, as read. Alderman Kress seconded the motion and the motion carried unanimously.

There being no further business to discuss, Alderman McCann made a motion to adjourn the meeting. Alderman Kress seconded the motion and with unanimous approval the meeting was adjourned at 7:14 p.m.

  
Elaine Herff, City Secretary



MINUTES OF PUBLIC HEARING  
OF  
AUGUST 15, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The Public Hearing 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

those absent were:

Alderman: David Piwonka

Also in attendance were members of the Planning & Zoning Commission as follows:

Chairman: Leen Zellers

Members: Eric Brand  
Mark McGrath  
John Perry  
Jerry Sides  
Ken Wright

thus constituting a quorum.

Mayor McDonald stated 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 V, "Zoning Regulations," Division 2, entitled "Zoning District Regulations" Section 24-534, entitled "C-M Special Commercial-Residential Mixed Use District" subsection (b), entitled "Uses," subsection (2), entitled "Specific uses," subsection b), entitled "Educational, institutional and special uses," by adding thereto a new subsection (4), entitled "Personal Care Facilities" and an application and request to amend Article IX of Chapter 24 of the Code of Ordinances of the City of Meadows, entitled "Specific Use Amendments," by adding thereto a new Section 24-903, granting a Specific Use Permit to Adult Care Management Corporation.

Mayor McDonald introduced Mr. Mike Elliott, Project Coordinator of Adult Care Management Association which purchased the old Stafford Meadows Psychiatric Hospital site. Mr. Elliott explained that his company currently operated 2300 beds in Florida and Georgia. The Meadows facility will contain 82 units with 56 units in phase one and additional 26 units in phase two. There will be no more than 100 beds in the total project. They will service frail and elderly people with an average age of 80 years and older. The center will be an assisted living center and not a nursing home. Alzheimers patients will be accepted up to the sixth level. At the seventh level, when a patient becomes disoriented or combative, the family will be notified that they must move the patient to a skilled care center. Patients will live at the center 24 hours a day and be given three meals a day and encouraged to participated in proposed activities. This will be a strictly residential facility offering no day care for drop in patients. No medical services will be provided on site with the exception of reminding patients to take their medications. Shuttle bus service for doctors appointments will be provided. The existing pool will be left as is. Doors to the reception and exit areas will always be monitored. They will be



licensed by the Texas Department of Human Resources in Austin and be a for profit organization. Alzheimers patients will be kept separate from those needing assisted care. All patients will be basically ambulatory. Currently the corporation is totally private and they do not anticipate applying for any state funds. Adult Care Management Corporation is the third largest operator of assisted living facilities in the country. This facilities will probably employ twenty to thirty people and will probably use volunteers as well.

Mayor McDonald thanked Mr. Elliott for his presentation. Planning and Zoning Commission members were scheduled to meet immediately after this meeting to deliberate Adult Care Management's request and to make a recommendation to Council on action to be taken.

There being no further business to discuss, Alderman Henley made a motion to adjourn the public hearing. Alderman Little seconded this motion and with unanimous approval the meeting was adjourned at approximately 8:00 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF  
AUGUST 22, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:30 p.m. by Mayor Jim McDonald at Meadows City Hall, One Troyan Drive, Meadows, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor: Jim McDonald

Aldermen: Terry Henley  
Craig Kress  
Clyde Little  
David Piwonka

and the following absent:

Alderman Joe McCann

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. Aldermen Henley, Piwonka and Mayor McDonald met with representatives of HL&P regarding overhead utility poles on West Airport and Kirkwood. Last week HL&P presented a set of prints which basically accomplish the city's goal. The prints still need to be reviewed and approved by owners of The Grove Center.

2. The budget process is progressing and the budget will be ready to be filed with the City Secretary next week. With council's permission, two workshops will be held, one on Thursday, August 31 with just council members present and one on Tuesday, September 5 with council and department heads present.

3. The Fort Bend County Fair Committee has informed Mayor McDonald that this year it is the City of Meadows' turn to host the initial reception, attended by the Fair Committee, Fort Bend Mayors and Commissioners. A date will be set later. A resolution proclaiming September 29 as Ft. Bend County Fair Day in Meadows will be presented to the Fair Committee on September 26.

4. Alderman McCann was not present at tonight's meeting because he was conducting the first Sugar Land composting clinic due to the emergency absence of Pat Sears.

There were no audience comments at this time.

There were no council comments at this time.

Alderman Piwonka then made a motion to approve the minutes of the June 27, 1995 regular meeting, July 11, 1995, special meeting and July 25, 1995 regular meeting as presented. Alderman Little seconded this motion which passed unanimously.

Mayor McDonald then read a resolution which expounded on the good work accomplished by Meadows Home and Garden Club during the past twenty-five years that they have been in existence and proclaiming the week of September 10 - 16, 1995 as Meadows Home and Garden Club Week in the City of Meadows, Texas. Alderman Henley made a motion to approve the resolution as written. His motion was seconded by Alderman Little and unanimously approved. Mayor McDonald then presented the resolution to Meadows Home and Garden Club president Ann Brand saying the City was very appreciative of all the work done by the Club for the community - especially the scholarship funds provided to worthy residents.

Mayor McDonald then recognized the following employees for their years of service to the City as follows: Glen Dillender - seven years, Phil Kempthorne - six years and Beverly McMinn - five years.



Mayor McDonald then received the recommendation from the Planning and Zoning Commission regarding the addition of personal care facilities as a specific use in the C-M Commercial-Residential Mixed Use District and the granting of a specific use permit to Adult Care Management Corporation to operate a personal care facility at 11919 West Airport Boulevard in the C-M district. The Planning and Zoning Commission met last Tuesday, immediately after the public hearing on the matter and their recommendation was favorable in both instances with Planning & Zoning Chairman Leen Zellers adding the vote was unanimous for both proposals.

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, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 2, ENTITLED "ZONING DISTRICT REGULATIONS," SECTION 24-534, ENTITLED "C-M COMMERCIAL-RESIDENTIAL MIXED USE DISTRICT," SUBSECTION (b), ENTITLED "USES," SUBSECTION (2) ENTITLED "SPECIFIC USES," SUBSECTION b), ENTITLED "EDUCATIONAL, INSTITUTIONAL AND SPECIAL USES," BY ADDING THERETO A NEW SUBSECTION 4), ENTITLED "PERSONAL CARE FACILITIES," AND FURTHER AMENDING ARTICLE IX OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "SPECIFIC USE AMENDMENTS," BY ADDING THERETO A NEW SECTION 24-903, GRANTING A SPECIFIC USE PERMIT TO ADULT CARE MANAGEMENT CORPORATION TO PERMIT THE OPERATION OF THE PROPERTY LOCATED AT 11919 WEST AIRPORT BOULEVARD IN THE C-M COMMERCIAL-RESIDENTIAL MIXED USE DISTRICT AS A PERSONAL CARE FACILITY; SAID PROPERTY BEING MORE FULLY DESCRIBED AS HEREIN SET OUT.

Alderman Kress said his firm had done the architectural work on the original psychiatric hospital. This building would not be easy to convert into a nursing home due to the expense of having to add handicapped bathroom facilities in each room. An adult personal care facility/assisted living center for the elderly is probably the very best use the city could hope for on this property. Alderman Kress then made a motion to adopt the ordinance, numbered 95-27, as read. Alderman Piwonka seconded this motion which passed with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "ADMINISTRATION," ARTICLE 1, ENTITLED "IN GENERAL," BY ADDING THERETO A NEW SECTION 2-15, ENTITLED "ENFORCEMENT OF DEED RESTRICTIONS AND RESTRICTIVE COVENANTS."

Mayor McDonald explained that several months ago City Council met with the City Attorney to see how the City could best aid the Meadows Community Improvement Association to enforce deed restrictions. Three years ago the state legislature authorized cities to help homeowner's associations by funding legal actions to enforce deed restrictions. The City will therefore do all it can to assist the Meadows Community Improvement Association to enforce deed restrictions that are in existence. Alderman Little comments that this was a major step by the City in maintaining the integrity of the City. City Council and City residents should do everything possible to enforce the existing deed restrictions. Alderman Kress said that at the town meeting held in February, many residents expressed concerns that the City couldn't so certain things to keep the City looking good. Alderman Little made a motion to approve the ordinance, numbered 95-28, enabling the City to fund legal actions brought about by the MCIA in the enforcement of deed restrictions and



restrictive covenants. Alderman Piwonka seconded the motion which passed unanimously.

Council committee reports followed. Alderman Piwonka said his Image Committee has not had a recent meeting but that the long promised brochures are now available. Copies are in City Hall's lobby and it is hoped local realtors will utilize the brochures in their businesses. The new street sign project has been put on hold due to declining revenues.

Alderman Kress said the Comprehensive Planning Committee has been on vacation for the summer months. They will start meeting again in September.

Alderman Henley said the Economic Development Committee expects the traffic signal at West Airport and Kirkwood to be installed within the next few months. They have provided funds for the TIPS program to widen West Airport. Street lights along West Airport between the freeway and Kirkwood as well as Troyan Drive have been put on hold so they can better blend in with the decor of The Grove Center. The site for a third water well has been acquired and major street repairs on Kirkwood have been completed. They have provided funds for the installation of left turn lanes at Dairy Ashford and West Airport. One of the EDC members, Margaret Sandlin, suggested a sign similar to that used in Sugar Land indicating "Your tax dollars at work" be installed at future project sites.

Alderman Little said a letter has been sent to the contractor who planted the trees along West Airport and Kirkwood which contains the platted location of each tree and marked 31 one trees that the City would like replaced. The contractor tagged 27 of the trees on Monday. Hopefully all 31 of the trees will be replaced, although waiting for cooler weather is probably advisable.

During audience comments, Leen Zellers introduced Joe Weymon, Mark Looney and Ken Wright to council as prospective alternate members of the Planning and Zoning Commission. She said each candidate has provided a brief synopsis of their qualifications for council.

Mayor McDonald reminded everyone to attend the Silver Tea being held at Meadows Recreation Center on September 10 from 2:00 p.m. until 4:00 p.m. to celebrate Meadows Home and Garden Club's twenty-fifth anniversary. Details will be available in the September Newsletter.

There being no further business to discuss, Alderman Piwonka made a motion, seconded by Alderman Kress, to adjourn the meeting and with unanimous approval the meeting was adjourned at 9:02 p.m.

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Elaine Herff, City Secretary



MINUTES OF SPECIAL MEETING  
OF  
AUGUST 31, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special workshop meeting of the Meadows City Council was called to order at 7:37 p.m. 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  
Joe McCann  
David Piwonka

and the following absent:

Clyde Little

thus constituting a quorum.

Mayor McDonald noted two recent events that will impact next next year's budget. He said he met in the morning with Yarmir Steiner who informed him that The Grove Center will hold a ground breaking ceremony on September 25. Mr. Steiner acknowledged he had not promoted the center as he should have and his firm has now hired a public relations company for that purpose. All financing for the center has been approved and the center is currently 58% leased. A new tenant should be signed very soon which will make the center 67% leased. An August 1996 opening is anticipated. No sales taxes will be realized from this project for Meadows for the '95-'96 budget year.

The Sanford family has obtained a roofing permit and has informed the MCIA they intend to begin installing the new roof (in an unapproved color) on August 30. City Attorney Firmin Hickey strongly suggested the MCIA file a temporary restraining order to prohibit this event. A judge approved the temporary restraining order yesterday afternoon and set a hearing date for September 8 for both sides to present their cases. At that time a permanent restraining order will be issued (and legal fees should be paid by the Sanfords) or the judge will remove the temporary restraining order and the roof will be allowed to be installed and the City will have to pay legal fees.

Council then examined the proposed budget for the '95-'96 fiscal year. Past history of revenue items was examined. The tax rate for bonded indebtedness must be lowered as some bonds have been completely paid off and there will be less bond principal and interest due next year. Sales taxes have been declining and it will be necessary to raise taxes for maintenance and operation purposes above the roll back rate if current City services are to continue. This will necessitate a public hearing. Council agreed to meet at 5:00 p.m. on Tuesday, September 5 to consider calling the public hearing. Council will more closely examine requested expenditures on their own and meet with department heads on Tuesday, September 12 to discuss any questions they might have.

There being no further business to discuss, Alderman Kress made a motion to adjourn the meeting. Alderman McCann seconded this motion and with unanimous approval the meeting was adjourned at 9:16 p.m.

  
Elaine Herff, City Secretary



MINUTES OF SPECIAL MEETING  
OF  
SEPTEMBER 5, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 5:08 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. Notice was received from the Governor's office today that a \$40,000 grant for a DARE officer has been awarded to Meadows.

There were no comments from the audience.

There were no comments from council.

Mayor McDonald read the caption to the following ordinance:

AN ORDINANCE CALLING A PUBLIC HEARING BEFORE THE  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, IN  
ACCORDANCE WITH THE PROVISIONS OF THE TEXAS TAX  
CODE AS TO A TECHNICAL TAX INCREASE AND PROVIDING  
THAT SAID PUBLIC HEARING SHALL BE HELD ON THE  
19TH DAY OF SEPTEMBER, 1995 AT THE CITY OF  
MEADOWS CITY HALL, ONE TROYAN DRIVE, MEADOWS,  
TEXAS AT 8:00 O'CLOCK P.M. AT WHICH TIME ANY AND  
ALL PERSONS SHALL BE HEARD IN ACCORDANCE WITH THE  
PROVISIONS OF THE TEXAS TAX CODE AND THE NOTICE  
SENT IN ACCORDANCE THEREWITH.

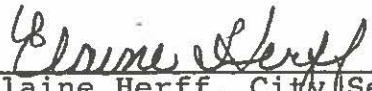
Mayor McDonald showed Council an example of what would be required to be printed in the newspaper if Council decided to pass the ordinance. He said he has seen several such notices on MUDs but never one on a city. He is worried about the effect such a notice would have on our City's image around the county and would feel more comfortable if some other way could be found to balance the budget. Because of lower bond payment requirements next year, that portion of the tax rate must be lowered. Because of dwindling sales tax revenues this past year, a four cent increase in maintenance and operation taxes is necessary. It might be possible to operate without the increase if necessary new vehicles and equipment are either leased or financed but this would cost the City more in the long run. If sales tax revenues continue to decline next year, the City will be in a worse position and will definitely have to raise taxes then. Alderman Little said raising taxes this year to assure continued City services would not bother him. Alderman Kress said that, although Sam White and The Grove developments should increase the tax levy next year, there is not much land left to develop and there currently is not much interest in developing the land that is available. Alderman Piwonka said we have put off raising taxes long enough and raising M&O taxes this year will not change the total tax rate from what it was last year. He hopes revenues from The Grove will increase sales tax revenues for next year also. After further discussion, Alderman Kress moved to adopt the ordinance, numbered 95-29, calling a Public Hearing before the City Council of the City of Meadows, Texas to be held on the 19th day of September, 1995, at 8:00 o'clock p.m. at the City of Meadows City Hall on a proposal to



increase total tax revenues from properties on the tax roll in Meadows. Alderman Little seconded this motion. The motion carried with unanimous approval.

There were no further comments from the audience.

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 5:40 p.m.

  
Elaine Herff, City Secretary



MINUTES OF SPECIAL MEETING  
OF  
SEPTEMBER 12, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special workshop meeting of 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.

Mayor McDonald noted this was a very tight budget. Employees will not have the option to be paid for their vacations. The 1994-1995 budget amendment is not yet ready. The good news is that September's sales tax check was not \$59,000 as projected but almost \$105,000.

Council studied the Economic Development Council's budget proposal. Added this year is the funding for a new, larger garage for a fire truck. This garage will be built behind the Kirkwood office on the grassy area next to the well. \$50,000 is only an estimate for the building which will be made out of metal. EDC budgeted expenditures for the 1995-1996 budget year total \$440,8928. Expenses for the third water well will be split between the 1995-1996 and the 1996-1997 budget years. This well is needed to supply water to The Grove Center. If one of the existing wells breaks down, water supply capabilities will be stretched tight. It is anticipated construction of a third well will take about sixty days, from start to completion. This budget will be presented to the EDC Board at their meeting tomorrow evening.

Major changes in the general fund consist of a proposal to reduce insurance costs by requiring employees to pay an additional \$10.00 (to the current \$25.00) for dependent medical insurance. Funds were also added for and additional DARE officer because of the rules of the grant we received. The total general fund shows a \$73,954 deficit in expenditures over revenues. This is mostly due to one time expenses that must be taken care of this year but are not expected next year.

Parks Directors Monya Keenen and Terry Modeland discussed their budget with council. The only difference in this year's budget over last year's is the \$41,500 in capital improvements necessary to replaster the pool. This includes replacing the pool tiling and coping also. The winter and summer recreational programs expenses have corresponding revenue expectations. Amounts budgeted for life guards are the same as last year. Not budgeted for are field house rest room repairs. Vandal proof fixtures will cost about \$12,000 and, if possible, will try to be worked into the budget. While we said we would put sprinklers in the ground leased from the school district, this does not have to be done immediately. \$7,200 will need to be added to the budget for this project. Grant funds that do not require matching funds will be looked into.

Council then discussed the police department. Mayor McDonald said Chief Pickett assured him that \$96,000 will be brought in on fines and forfeitures. The additional DARE officer was added but funds were eliminated for the two part time officers. The city currently receives excellent prices on its maintenance work and will



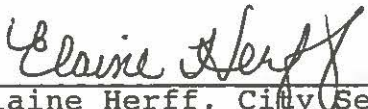
try to save more by purchasing tires through an interlocal agreement with the county. Two new police cars are in the budget. The police department, together with Alderman McCann are looking into ways to change the logo that is currently put on police patrol vehicles. The green paint costs \$450 per car, Instead of paint, a decal is being proposed. Any logo needs to be kept out of the working area of the vehicles.

The public works budget provides for one more full time person. Less funds are budgeted for street and sidewalk repairs. Repairs need to be made primarily to Mulholland and a few streets need to be jacked. Big time dips on West Airport will need to be repaired, probably with asphalt through the county interlocal agreement.

City Engineer B.L. Abbott said he has just started on a survey of area water and sewer rates. Information should be available for Council in November. Mayor McDonald would like to see the Public Utility Department operate without any ad valorem maintenance taxes. The system is getting old and is in need of repairs. Mayor McDonald would like to see a vehicle maintenance program applied to Public Utility vehicles also. Preliminary investigation finds Meadows water and sewer rates comparable to Sugar Land's. May Houston area MUD rates are much higher. A current average residential water/sewer bill in Meadows is about \$30 per month. The city's EPA permit is good for five years. A new sludge digester may still be required. No new employees are proposed. A new service truck will need to be purchased.

The proposed budget will be presented to the public next week.

There being no further business to discuss, Alderman Piwonka made a motion to adjourn the workshop meeting. His motion was seconded by Alderman McCann and, with unanimous approval the meeting was adjourned at 8:25 p.m.

  
Elaine Herff, City Secretary



MINUTES OF PUBLIC HEARING  
OF  
SEPTEMBER 19, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The public hearing 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 Clyde Little Joe McCann David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted that the proposed tax increase was actually a technical tax increase. State law required the city to publish two quarter page notices on the issue. Although the formula for tax calculations shows that taxes will go up, anyone living in an average \$80,000 home will actually see his taxes decrease by about \$3.00. Last year's tax rate was \$ .75 per hundred dollars of valuation - \$ .3139 for the purpose of maintenance and operation and \$ .4361 for the purpose of debt service reduction. Council intends to decrease by about \$ .07 the amount used for debt service but add the same amount to that used for maintenance and operation.

Alderman Piwonka, Chief Appraiser for Waller County Central Appraisal District has prepared a paper which explains council's intent. Alderman Piwonka encourage anyone with questions to please ask them. He noted that the debt service portion of the tax rate was to pay off the bonded indebtedness of bonds inherited when the City absorbed the Meadows Municipal Utility District. The maintenance and operation funds are to finance the day to day operations of the city. Tonight's public hearing is required by the Texas Property Tax Code. The tax rate, to be set at Council's regular meeting on September 26, will essentially be the same tax rate as last year's.

There were no comments from the audience or Council and no further business to discuss. Alderman McCann made a motion to adjourn the public hearing. Alderman Kress seconded this motion and, with unanimous approval, the meeting was adjourned at 8:05 p.m.

  
Elaine Herff, City Secretary



MINUTES OF PUBLIC HEARING  
OF  
SEPTEMBER 19, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The public hearing 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 Joe McCann David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted that this was not an easy budget to prepare due to declining sales taxes. Perhaps the freeway construction caused people to stay away from the area. If so, revenue from the 1% sales tax may raise as it becomes easier to travel on the improved roads. There is no guarantee this will happen, however, so the new budget revenues were reduced to match expectations.

Revenues are within last year's budgeted amount by a few dollars. Roughly, the total revenues budget for the City (including debt service) are \$3,142,000. Total budget expenses are \$3,265,000 - a slight deficit. The intent is to draw existing debt service funds down as the City is subject to arbitrage rules.

Mayor McDonald said the City is in good financial shape with adequate (about \$900,000 in the general fund) in reserved funds to handle expected expenses. There is an additional \$125,000 in reserves in the EDC fund.

The new budget adds one additional policeman who will be paid for from grant funds received to hire a full time DARE officer. The budget also reflects use funds from a COPS Fast grant. It is a tight budget with a slight deficit. This trend must not continue if the city is to stay out of serious trouble by using all of its reserve funds. Replastering and retiling the city pool at a cost of \$40,000 and repairs to the water pressure tank for \$40,000 are necessary expenses which have been budgeted for.

Mr. Phil Boudreau, District Manager with HL&P addressed council. He said he came to make three points. The Public Utilities Commission has approved a rate reduction for all customers. This will result in 1- a 25% reduction in street light costs; 2 - lower franchise taxes paid to the city (which will hopefully be offset by new residential customers and higher commercial usage) and 3 - the new park property (at Dairy Ashford and West Bellfort) has overhead electrical lines which the city may need to consider relocating when it considers budgeting funds to develop the park.

Alderman Henley went over the Economic Development Corporation's proposed budget. He said the budget, as approved at the EDC meeting on September 13 and recommended to council for approval, shows total expenses for the year at \$440,828. There will be a beginning cash balance of \$315,000 and it is anticipated \$247,500 in the 1/2% sales tax will be collected this year. Many of the budget expenses are carry overs from last year - such as the traffic signal on Kirkwood and costs for widening Dairy Ashford and West Airport. One half of the cost of building a third water well has been budgeted for as well as building a new, larger building for the replacement fire truck to be housed in the city by the Stafford Volunteer Fire Department.

Mayor McDonald explained the intention of Council to begin studying the needs of the city within the next year to year and a half to determine what the cost of anticipated utility system repairs, improvements to the new 4 1/2 acre park, renovations to the existing park system and street repairs will amount to. By the year 2000 the bonded indebtedness of the City will be paid off. A new bond election will probably need to be proposed to citizens to pay for the above mentioned improvements. A committee of five to seven citizens will be formed to determine exact needs.

There were no further comments from the audience or Council and Alderman Henley made a motion to close the budget public hearing at 7:50 p.m. and reconvene at the posted time of 8:00 p.m. for a public hearing to hear input about a technical tax increase proposed by Council. Alderman McCann seconded this motion and, with unanimous approval the meeting was adjourned.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF  
SEPTEMBER 26, 1995  
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  
Clyde Little  
Joe McCann  
David Piwonka

and the following absent:

Craig Kress

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. The Fort Bend County Fair will be kicked off with a parade which starts at 10:00 a.m. on Friday, September 29.

2. As noted in the Newsletter, the City and the MCIA is working jointly to enforce deed restrictions. The City will provide the necessary funds to allow the MCIA to perform their tasks. A citizen can also file a suit to correct deed restriction violations. Recently the MCIA, together with resident Tom Connell, joined together to file suit against a homeowner who wanted to put up a roof with a color not acceptable with deed restrictions. They were able to get a permanent injunction against the resident. Elections for new MCIA Board members will take place soon, probably in November. Information will be in the City Newsletter.

3. Alderman Kress was not able to attend tonight's meeting due to a business commitment.

There were no comments from the audience.

During council comments, Alderman Little reported he attended the trial mentioned in the Mayor's comments and was impressed that "the system" supports deed restrictions.

Alderman Henley made a motion to approve the minutes of the August 22, 1995 regular meeting and the August 31, 1995 special meeting as presented. Alderman Piwonka seconded this motion which was unanimously approved.

Mayor McDonald then recognized Police Officer Hal Clarida for his two years of service with the City.

Mayor McDonald then read a proclamation designating September 29, 1995 as Fort Bend County Fair Day in the City of Meadows. Alderman Little thanked Virginia McDonald for all the work she did in putting together a reception for county, city and fair officials. Alderman Piwonka repeated Alderman Little's thanks.

Mayor McDonald then noted the City needed to officially accept the grants awarded from the U.S. Department of Justice, Office of Community Oriented Policing Services (COPS) enabling Meadows to put an additional Police Officer on the streets and from the Office of the Governor of the State of Texas, Criminal Justice Division for a DARE Officer grant. The COPS Fast program is a three year grant which pays 75% of the cost of an officer for the first year, 50% for the second year and 25% for the third year. The DARE Officer Grant pays 100% of a DARE officer's salary for one year. This grant is renewable at a lesser percent. Alderman Henley moved to formally accept these grants as awarded. Alderman Little seconded this motion which carried unanimously.



Mayor McDonald then read the caption to the following ordinance:

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

Mayor McDonald recommended Ken Wright, Mark Looney and Joseph Weymon be appointed as alternates members of the Planning and Zoning Commission. Alderman Piwonka moved to adopt the ordinance, numbered 95-30, appointing Ken Wright, Mark Looney and Joseph Weymon as alternate members of the Planning and Zoning Commission. Alderman McCann seconded this motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CONFIRMING THE APPOINTMENT OF MEMBERS OF THE CITY OF MEADOWS HOME IMPROVEMENT COMMITTEE FOR A TERM COMMENCING ON THE 6TH DAY OF SEPTEMBER, 1995, AND ENDING ON THE DATE THE NEWLY ELECTED MEMBERS OF THE MEADOWS COMMUNITY IMPROVEMENT ASSOCIATION ARE SWORN IN.

Mayor McDonald said he was recommending Mike Read and Tom Connell to the committee. These two men have agreed to serve on the committee with the understanding that the City will support their endeavors. Alderman McCann moved to adopt the ordinance, numbered 95-31, confirming the appointment of Mike Read and Tom Connell as members of the City of Meadows Home Improvement Committee. Alderman Little seconded this motion which passed unanimously.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, DESIGNATING A REPRESENTATIVE AND ALTERNATE TO THE GENERAL ASSEMBLY OF THE HOUSTON-GALVESTON AREA COUNCIL FOR 1996.

The Houston-Galveston Area Council is an organization made up of representatives of thirteen counties in the area through which many financial grants are awarded based on applications received. Alderman Henley has been the city's representative to the HGAC for many years and currently serves on its Board of Directors. This has proven to be a great asset to the city. Both Alderman Henley and Alderman Little, the city's current alternate representative to the HGAC have agreed to serve again. Alderman Piwonka moved to pass the resolution, numbered 95-03, designating Alderman Terry Henley as the representative and Alderman Clyde Little as the alternate representative to the General Assembly of the Houston-Galveston Area Council for 1996. Alderman McCann seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE ADOPTING THE FISCAL 1995-1996 BUDGET FOR THE CITY OF MEADOWS, TEXAS, AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Mayor McDonald noted there have been several public workshops and a public hearing on this budget. There have been no changes made to the budget since the public hearing was held. Alderman Little said there was a representative of the baseball league who had questions about the City plans for the park areas. Mayor McDonald noted the representative did not sign up to address council but that he would make an exception in this case. Mr. Mike Jaetzold then addressed council. He said he was a seven year resident of Meadows and is currently serving as Commissioner of the Meadows baseball league. Because of the problems with the concession stand in the park the



league was not able to sell concessions during the past baseball season and were unable to make money for the league. These funds are used in the league to make some improvements to the fields and to pay for some youngsters who would be otherwise unable to play baseball due to family income. He wondered why no funds were set aside in the budget to make the needed repairs. Mayor McDonald noted that at this late stage, nothing can be done. If funds can be found, the repairs can be made. Alderman Little noted he has reviewed the report from the county health inspectors which notes 42 items which need to be rectified. There were 24 violations to the health code listed giving the city a 55% out of a possible 100% rating. He said we need to make a decision about what we are going to do with the field house. It could be that repairs would be too expensive. A floor drain and water heater are needed. Food handlers will need to wear gloves and hair protectors. Mrs. Jaetzold asked council why the city purchased a new park and plan to improve the park land behind the school when they cannot fund needed park repairs. She feels the city should fix what they have before purchasing new property. There was no further discussion about the budget. Alderman McCann moved to approve the ordinance, numbered 95-32, adopting a budget for fiscal year 1995-1996 for the City of Meadows, and appropriating the several sums set up therein to the objects and purposes therein named. Alderman Henley seconded this motion which passed with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPROVING THE FISCAL 1995-1996 BUDGET FOR THE CITY OF MEADOWS ECONOMIC DEVELOPMENT CORPORATION AS ADOPTED BY THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AT THEIR SEPTEMBER 13, 1995 REGULAR MEETING AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Alderman Piwonka moved to approve the ordinance, numbered 95-33, adopting the EDC budget as approved by the EDC Board of Directors on September 13, 1995. Alderman McCann seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE LEVYING A TAX RATE FOR THE CITY OF MEADOWS, TEXAS FOR THE TAX YEAR 1995.

Mayor McDonald noted the tax rate to support the budget was .387 for maintenance and operations (after applying the sales tax reduction) and .363 for debt service for a total tax rate of .75 per hundred dollars of valuation. Alderman Little moved to adopt the ordinance, numbered 95-34, levying a tax rate of .387 for maintenance and operations and .363 for debt service for the City of Meadows for tax year 1995. Alderman Piwonka seconded this motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

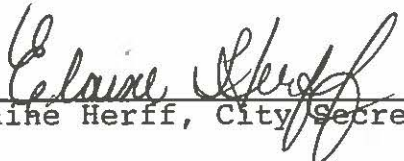
AN ORDINANCE AMENDING ORDINANCE NO. 94-24, ADOPTING THE FISCAL 1994-1995 BUDGET FOR THE CITY OF MEADOWS, TEXAS, AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Mayor McDonald noted that proceeds from the tree grant, part of the COPS fast grant and the composting grant needed to be added to revenues. Revenues were also reduced by \$92,000 in projected sales tax. There were minor expense items that needed adjustments. Cost of the tree planting was added and costs to replaster the swimming pool (\$40,000) and purchase a new police car (\$17,000) were removed.

Alderman McCann made a motion to adopt the ordinance, numbered 95-35, amending the 1994-1995 fiscal budget. Alderman Henley seconded this motion which passed with by unanimous vote.

There were no further comments from the audience. Alderman Henley noted the the city fully supports organized activities of kids and if it is at all possible to fix the field house we will do it. Alderman Piwonka thanked the new Planning and Zoning Commission members and the new Home Owner Association members for volunteering their time to serve on these committees.

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 8:13 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF  
OCTOBER 24, 1995  
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. Bills for two new police cars and legal bills are being circulated among Council. The bills will be on the November meeting agenda for ratification.
2. The logo for the police cars has been changed. The striping is complete but the logo is still not ready.
3. Alderman Joe McCann is now a Master Composter. He has completed training and is licensed by the state. His recycling committee is holding composting seminars in Sugar Land and Missouri City now.
4. Boy Scout Steven Franchesco was in the audience, working on his communications merit badge.

There were no comments from the audience.

During Council comments, Alderman Little noted the new police car markings are less costly to put on and maintain. The cost savings provides an attractive package. Alderman Little also noted the ballot for the MCIA Board of Directors election will be in the next City Newsletter. The red ballots will be collected and counted the week of November 13. Seven candidates are running for five positions. Alderman Little also commented on what he feels is an amazing improvement in the maintenance of City properties.

Alderman Henley noted the Houston-Galveston Area Council has approved a \$72 million budget. They are responsible for disbursing state and federal funds in a 13 county area. Meadows has recently been the recipient of three of these grants, two for the police department and one for composting clinic expenses.

Mayor McDonald then recognized employees for years of service to the city as follows: Mike Pickett - 9 years; Randy Schlauch - 7 years; Gary Stewart and Joe Cox - one year each.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY  
SECRETARY OF THE CITY OF MEADOWS TO ENTER INTO AN  
INTERLOCAL AGREEMENT WITH FORT BEND COUNTY, TEXAS  
FOR VEHICLE EQUIPMENT AND MAINTENANCE AND OFFICE  
SUPPLIES.

Mayor McDonald noted this interlocal agreement would be very beneficial, particularly to the police department. Alderman McCann made a motion to adopt the ordinance, numbered 95-36, authorizing the interlocal agreement with Fort Bend County for vehicle equipment and maintenance and office supplies. Alderman Piwonka seconded the motion which passed unanimously.

Mayor McDonald read the caption to the following resolution:

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

Alderman Piwonka made a motion to give all 18 of the City of Meadows votes for candidates to the Board of Directors to the Fort Bend Central Appraisal District to Mr. Ferrell Hays. Alderman Little seconded this motion. The motion passed with unanimous approval.

There were no comments from the audience. Mayor McDonald reminded those going to the TML Conference in Dallas to take their business cards with them. Alderman Piwonka asked how many of the recently planted dead trees have been replaces. Alderman Little said they are still in the process of replanting them. Eight have already been replanted and about fifteen more will still be replanted.

There being no further business to discuss, Alderman Henley made a motion to adjourn the meeting. Alderman McCann seconded this motion and with unanimous approval the meeting was adjourned at 7:45 p.m.

  
Elaine Herff, City Secretary



MINUTES OF SPECIAL MEETING  
OF  
NOVEMBER 20, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special workshop meeting of Meadows City Council was called to order at 7:37 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 received Council's consensus to discuss "other matters" first. He noted that earlier in the day he attended a meeting in Stafford with the TxDOT as well as county and other cities' representatives. It appears Meadows will be asked to pay an additional \$110,000 to \$120,000 for right of way acquisition. About \$70,000 has already been put aside for this project. Mayor McDonald will pursue the matter further.

Seventy three ballots were returned in the recent MCIA election. The five candidates receiving the highest number of votes were Grace Hines, Michael Kelly, Lyn Rosenberg-Johnson, E.J. Messarra and Mike Schofield. A meeting will be held on Wednesday, November 29 at 7:00 with the new directors and City Attorney Firmin Hickey. It will be stressed to them that the city will provide them with any help they might need and there will be no need to make an assessment for any additional funds.

A negative reply was received from the U.S. Postmaster regarding changing the city's name to "The Meadows" so that we might obtain our own zip code.

The Diamond Shamrock station being built on the corner of West Airport and Dairy Ashford still wants a drive through window for their restaurant. Planning and Zoning held a Public Hearing on the matter and is not recommending to Council that the request be granted. City Council can go along with this request and not take any further action on the matter.

Council then discussed a ways to develop a long range review of the city's infrastructure. The city's infrastructure consists of utilities, streets, parks and the community center. It seems to be advisable to hire outside help when determining what future needs of utilities, streets and parks will be. Currently there are no funds budgeted for studies of this sort. It may be possible to obtain a grant for this purpose or to budget the funds next year. Current bonds will all be paid off in the year 2000. A study will be expensive (\$50,000 to \$75,000) but we want to obtain good data. We don't want to waste our money but we don't want to scrimp on the matter and come up with a study that is not all encompassing or useless either. Council consensus was to have Mayor McDonald and City Engineer B.L. Abbott get together and prepare a written scope of what the City feels it would like an outside company to look at and determine needs for.

The HGAC is holding a workshop on Solid Waste Grant applications on December 11 and repeating it on January 15. Alderman McCann and Mr. Abbott agreed to attend on of the workshops.

Mayor McDonald said he met with representatives of the Ayrshire Corporation last week and was informed there is a bank interested in building a small branch office next to City Hall on Troyan Drive. Ayrshire would like to know how much land we would need for a drive around city hall. Mr. Abbott estimated 60 feet. Mayor McDonald also said that he has been informed by Bernard Lerner of The Grove Center that a new developer (Mr. Mel Simon) has purchased a 55% interest in the project and has the necessary funds to see the project to completion.

Council then discussed an ordinance about utility poles. The proposed ordinance allows no utility pole to be erected less than 500 yards from an existing structure or less than 100 yards from a public right of way. Council feels this may be excessive and that the 500 yards should maybe be 500 feet and the 100 yards 200 - 250 feet. Houston Lighting & Power Company prefers to do things in the cheapest way (overhead lines) but everything is negotiable. Council would like to see a way to approve the plans without dictating terms.

Discussing other matters. Mayor McDonald discussed the need for establishing guidelines for annual employee performance reviews. Sample guidelines will be distributed to council and their comments were asked for within the next three to four weeks.

Mr. Abbott said the preliminary work on the Dairy Ashford/West Airport traffic signal should be completed by Christmas with the total project being finished by March. The Kirkwood and West Airport signal will soon be ready to put out for bids.

Alderman Little noted the new police car logos look nice and asked if it were possible to look into why so many electrical transformers in the area blow during electrical storms.

There being no further business to discuss, Alderman Henley made a motion to adjourn the workshop session. Alderman McCann seconded this motion and with unanimous approval the meeting was adjourned at 8:43 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF  
NOVEMBER 28, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

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

Mayor:	Jim McDonald
Aldermen:	Terry Henley Craig Kress Clyde Little Joe McCann David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. He met twice within the last week with Texas Department of Transportation representatives regarding the Southwest Freeway expansion. They are anxious to get moving on the portion from the Harris/Ft. Bend County line to south of Kirkwood. Right of way acquisition is being held up. Funds have been committed but they have not yet been sent in. The Highway Department says that a contract must be issued by next September or the funds will no longer be available. All of the right of way must be acquired by that time.
2. He met today with representatives of the Sam White dealership. They have voiced two or three concerns with our ordinance requirements and were told to submit their final designs so that solutions can be reached.
3. A permit for the Texaco service station is scheduled to be issued tomorrow or the next day.
4. A new partner has joined The Grove with plenty of funds to see the project through to completion.
5. The MCIA election was tabulated and the five newly elected members will hold a meeting tomorrow evening at 7:00 p.m. at City Hall.
6. The final package for the signal light at Kirkwood and West Airport is just about ready and the project will soon be let for bid.
7. Meadows annual Christmas Memories will be held December 9 at Meadows Park. Parks Department hopes for good weather.
8. December 9 is also the date for residential outside Christmas lights to be ready to be turned on.

There were no comments from the audience.

During council comments, Alderman McCann noted his recycling committee has successfully completed the 17 composting clinics paid for by a grant from the HGAC.

Mayor McDonald then recognized and thanked Monya Keenen and Terry Modeland for their five years of service to the City.

Mayor McDonald then noted the receipt of a recommendation from the Planning and Zoning Commission on a request for a drive through restaurant at the corner of West Airport and Dairy Ashford roads. The Planning Commission held a public hearing on the matter. There was a low turn out but everyone was allowed to comment, both for and against the matter. After hearing all comments, the Commission met in open session to deliberate and by a majority vote they decided not to recommend a drive through restaurant be allowed at this site. City Council will take no further action on the matter.

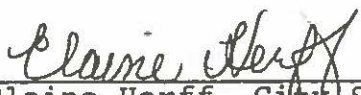
Council then discussed changing the date of the regular December City Council meeting. The fourth Tuesday of December is December 26. Alderman Piwonka made a motion to change the date to December 19. Alderman Henley seconded the motion which carried by unanimous approval.

Council then examined expenditures for ratification. Bills were for two police cars, a small public works truck, repairs to West Airport Boulevard and legal services. Alderman Henley moved to ratify the expenditures as presented. Alderman Piwonka seconded this motion which was unanimously approved.

During further comments, Alderman Little noted there seemed to be a problem with the electricity in the City during heavy rain storms. He wondered how often this problem occurred and if there was any pattern to it. Phil Boudreau, District Manager for HL&P, was in the audience and said his company could prepare a report obtained from HL&P's automated monitoring system which records and creates a history of power outages and their cause in any given area. He will prepare a report for the City which encompasses the past year.

Alderman Piwonka thanked those who ran for the MCIA Board and wished them all good luck.

There being no further business to discuss, Alderman McCann moved to adjourn the meeting. Alderman Little seconded this motion and with unanimous approval the meeting was adjourned at 7:48 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF  
DECEMBER 19, 1995  
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:38 p.m. by Mayor Jim McDonald at Meadows City Hall, One Troyan Drive, Meadows, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor: Jim McDonald

Aldermen: Craig Kress  
Joe McCann  
David Piwonka

and the following absent:

Aldermen: Terry Henley  
Clyde Little

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. Aldermen Henley and Little were unable to attend this evening's meeting due to previous engagements.

2. Phil Boudreau, District Manager for HL&P is looking into the recent rash of equipment failures in the area. He has not yet finished the project and may yet decide to do an inspection of equipment in the entire area.

There were no comments from the audience.

During Council comments, Alderman Piwonka asked what the status was on the shopping center. Mayor McDonald said he believes they are waiting until after the first of the year for tax purposes but he has been assured that all financing is in order for the project. The Texaco station has all of its permits and may proceed at any time. There was a meeting with the Sam White people last Thursday during which their plans were submitted. A few revisions are still needed. They want to break ground by January 15.

Mayor McDonald introduced Mr. Mike Casey who was in the audience. Mr. Casey is running for Precinct 3 County Commissioner.

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 1996, THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT ENTERED INTO BETWEEN THE CITY AND THE COUNTY FOR 1995 PROVIDING FOR THE HOUSING OF CITY PRISONERS, IN A FORM AS ATTACHED AND MARKED EXHIBIT "A".

Mayor McDonald noted there were no changes in the contract from last year. This contract, and all county interlocal agreements, must be renewed each year. Alderman Piwonka moved to adopt the ordinance, numbered 95-37, as presented by Mayor McDonald. Alderman Kress 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 1996, THE TERMS AND CONDITIONS OF INTERLOCAL AGREEMENT(S) ENTERED INTO BETWEEN THE



CITY AND COUNTY FOR THE CALENDAR YEAR 1995, 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 McCann made a motion to adopt the ordinance, numbered 95-38, as read by Mayor McDonald. Alderman Piwonka seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION DESIGNATING PERSONS WHO ARE AUTHORIZED TO MAKE APPLICATION TO THE STATE OF TEXAS FOR REGULAR LICENSE PLATES FOR CITY POLICE VEHICLES THAT ARE NOT MARKED AS SUCH ON THE OUTSIDE OF SAID VEHICLES.

A new state law requires all vehicles with exempt plates to be clearly marked as to what entity and department the vehicle is being used by. Our Police Chief and Detective vehicles are unmarked and they would like to keep them that way. We must pass this ordinance to allow those vehicles to be equipped with regular plates and not tax exempt ones. There is no charge for this action. Alderman Kress made a motion to adopt the resolution, numbered 95-05, authorizing the application to the State of Texas for regular license plates for City Police Vehicles that are not marked as such on the outside of the vehicle. Alderman Piwonka seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS, AUTHORIZING THE MAYOR AND THE CHIEF OF POLICE TO MAKE APPLICATION TO THE GOVERNOR'S CRIMINAL JUSTICE DIVISION FOR GRANT FUNDS AS SET BELOW.

This resolution allows the Mayor and Police Chief to continue to apply for grant funds from HGAC. Alderman Piwonka moved to adopt the resolution, numbered 95-06, authorizing the application for grant funds. Alderman McCann seconded the motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE ADOPTING AN INVESTMENT POLICY FOR THE CITY OF MEADOWS IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2256.005 OF THE TEXAS GOVERNMENT CODE AND PROVIDING FOR IMPLEMENTATION THEREOF IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

During the last legislative session a new law was passed requiring each municipality to have an investment policy. This one is fairly to the point allowing the city funds to be invested only in funds which are secured 100% by the FDIC or in a recognized government pool such as TEXPOOL or Lone Star Investment Pool. The city is more concerned about security than earnings. The policy designates the City Treasurer and the Mayor to make the investment decisions. Alderman McCann made a motion to adopt the ordinance, numbered 95-39, adopting an investment policy for the City of Meadows. Alderman Kress seconded this motion which passed with unanimous approval.

During audience comments, Keith Hammons said he was a recent graduate of the latest Citizen's Police Academy. He feels this is a very good program and the city should keep it up.

Mayor McDonald said he was notified by letter on November 30 that the rate for the fire protection contract will go up about \$35,000 this year due to purchase of new equipment by the City of



Stafford. These funds were not budgeted for the Meadows and he will meet with Mayor Scarcella to try to resolve the issue. The fire contract calls for a rate increase with proper notification of 14.5% of Stafford's costs.

There being no further business to discuss, Alderman Kress made a motion, seconded by Alderman McCann to adjourn the meeting and, with unanimous approval the meeting was adjourned at 7:51 p.m.

  
Elaine Herff, City Secretary