

MINUTES OF REGULAR MEETING
OF
JANUARY 23, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

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

and the following absent:

Aldermen: Terry Henley

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. Construction currently taking place on U.S. 59 is all outside of the City of Meadows. The city is currently working on obtaining the right-of-way necessary for the project to continue in the City of Meadows. The contract is scheduled to be let in September of 1997 and necessary right-of-ways must be obtained before that time.

2. The latest start date for The Grove is February 15, 1996.

3. Stafford has informed us of an increase in the annual fire contract cost from \$27,000 to \$60,000. They are willing to wait for the additional \$33,000 until the next budget year but that will mean a cost of \$93,000 for next year. The bulk of the increase is due to the purchase of a new fire truck.

4. Poles are up for the traffic signal light at West Airport and Diary Ashford. It is expected the signals will be operational in March. Bids for the West Airport/Kirkwood light will be opened on Feb 9.

5. Requests for bids to replaster the city's swimming pool will be published next week.

6. Alderman Henley was called out of town on business but he has conferred with Mayor McDonald and noted he had no problem with anything on the agenda.

During Audience comments, resident Charles Jessup said he intends to keep his business in Fort Bend County and his residence in Meadows. He feels Meadows children still need a place to play, such as a slab at the school, on rainy days. He feels Meadows should build a multi-use pavillion, which would enhance the intrinsic value of the city, for this purpose. He said the best place for such a building would be in the park since it would be near the school and could be used for school functions as well. He believes a 60 by 100 foot building could be built for \$100,000. He thinks the city should hold fund raisers for this purpose.

Resident Vicki Craven agreed with Mr. Jessup that a covered pavilion would be beneficial to Meadows. She noted that a large tent rents for \$900. The Dulles band rented one in September for \$575 and The city rented one for Christmas Memories for \$500. Mrs. Craven also invited council to attend the school's carnival and said she would like council members to consider running one of the free games.

During council comments, Alderman Kress noted that a pavilion would fit in with the plans for improving the community. He said additional parking and rest room facilities would also be a good idea. He also passed around an artist rendition of The Fountains, a new shopping mall currently under construction in Stafford.

Alderman McCann said he has started work on a new recycling and composting effort, focusing on schools this time. He noted that recycling profits are taking a big dip.

Council then considered minutes from previous meetings for approval. Mayor McDonald noted two minor typographical corrections, one in the September 12 special meeting and one in the November 28 regular meeting. Alderman McCann made a motion to approved the minutes of the August 7, 1995 special meeting; the August 15, 1995 special meeting; the August 15, 1995 public hearing; the September 5, 1995 special meeting; the September 19, 1995, 7:30 public hearing; the September 19, 1995, 8:00 public hearing; the September 26, 1995 regular meeting; the October 24, 1995 regular meeting; the November 20, 1995 workshop meeting and the December 19, 1995 regular meeting as presented and the September 12, and November 28, 1995 meetings with the changes mentioned. Alderman Kress seconded this motion which passed unanimously.

Mayor McDonald then recognized council and employees for years of service to the city as follows: Jim McDonald - 12 years; Charles Johnson - 6 years; Steven Dewey, Judy Forrest, Bernard Harrington, Dan McGraw, Chuck Smith, and Patty Spade - 3 years each; Donald Laster and Jerry Moffett - 1 year each.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPOINTING MEMBERS OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS, TEXAS (CITY PLANNING AND ZONING COMMISSION) FOR A TERM BEGINNING ON THE 1ST DAY OF FEBRUARY 1996, AND ENDING ON THE 1ST DAY FOR FEBRUARY, 1998, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS.

He recommended Leen Zellers and John Perry be reappointed for a two year term to this commission., Alderman Kress noted he has worked with both of these individuals on the Planning & Zoning Commission and on the Comprehensive Planning Committee. Mrs. Zellers' knowledge of the City and Mr. Perry's knowledge of the city's infrastructure is like having high price consultants work for the city for free. They are valuable folks in the City. Alderman Little made a motion to adopt the ordinance, numbered 96-01, appointing Leen Zellers and John Perry to the City Planning & Zoning Commission for a two year term. Alderman Piwonka seconded this motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPOINTING MEMBERS OF THE CITY OF MEADOWS HOME IMPROVEMENT COMMITTEE FOR A TERM COMMENCING ON THE 22ND DAY OF JANUARY, 1996, AND ENDING ON THE DATE OF COMPLETION OF THE TERM OF OFFICE FOR THE MEMBERS OF THE MEADOWS COMMUNITY IMPROVEMENT ASSOCIATION.

Members of this committee are the same members as those elected as members of the Meadows Community Improvement Committee. Making them a member of a city committee affords them the protection of the city's insurance policy. These members will still be known as the Board of Directors of the Meadows Community Improvement Association and their names are: Michael P. Kelly, E.J. Messarra, Ellen Rosenberg-Johnson, Grace Hines and Mike Schofield. Alderman Piwonka made a motion to adopt the ordinance, numbered 96-02, appointing Mr. Kelly, Mr. Messarra, Mrs. Rosenberg-Johnson, Mrs. Hines and Mr. Schofield to the City of Meadows Home Improvement Committee for a term commencing on the 22nd day of January, 1996, and ending on the date of completion of the term of office for the members of the Meadows Community Improvement Association. Alderman Kress seconded this motion which carried 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 _____, 1996, AT _____ O'CLOCK _____.M. AT THE CITY OF MEADOWS CITY HALL, ONE TROYAN DRIVE, MEADOWS, TEXAS, TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTERS OR QUESTIONS 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 REGULATION," DIVISION 2, ENTITLED "ZONING DISTRICT REGULATIONS," SUBSECTION (b), ENTITLED "USES," SUBSECTION (2), ENTITLED "SPECIFIC USES," SUBSECTION c), ENTITLED "TRANSPORTATION, AUTOMOBILE AND RELATED USES," BY ADDING THERETO A NEW SUBSECTION 4), ENTITLED "AUTOMOBILE SERVICES"; AND FURTHER, TO AMEND ARTICLE II OF CHAPTER 24, OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "DEFINITIONS AND INTERPRETATION," SECTION 24-202, ENTITLED "DEFINITIONS," BY ADDING THERETO A NEW DEFINITION (12a), ENTITLED "AUTOMOBILE SERVICES"; AND TO PROVIDE FOR NOTICE AS REQUIRED BY LAW.

Mayor McDonald recommended this public hearing be held on the 20th day of February at 7:30 p.m. to amend the zoning ordinance to accommodate repair services in the C-2 commercial district which the Sam White dealership will need at their new location in Meadows. Alderman Little made a motion to adopt the ordinance, numbered 96-03, calling a public hearing for February 20, 1996 at 7:30 p.m. as described by the Mayor. Alderman Piwonka seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

ON 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 _____, 1996, AT _____ O'CLOCK _____.M. AT THE CITY OF MEADOWS CITY HALL, ONE TROYAN DRIVE, MEADOWS, TEXAS, TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION INVOLVING A PROPOSAL TO AMEND CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE IX, ENTITLED "SPECIFIC USE AMENDMENTS," BY ADDING THERETO A NEW SECTION 24-904 GRANTING A SPECIFIC USE PERMIT TO SAM WHITE REALTY COMPANY AND TO PROVIDE FOR NOTICE AS REQUIRED BY LAW.

Mayor McDonald said this public hearing could be held in conjunction with the public hearing called in the Ordinance 96-03. This public hearing will be on a proposal to grant a specific use permit to Sam White Realty Co., to allow them to operate automobile services at their new Meadows location. Alderman Kress made a motion to adopt the ordinance, numbered 96-04, calling a public hearing to be held on February 20 at 7:30 p.m. as read. Alderman McCann seconded the motion which passed with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS TO EXECUTE AN INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF MEADOWS, TEXAS, AND FORT BEN COUNTY, TEXAS TO RENEW, EXTEND AND CONTINUE FOR 1996 THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT

ENTERED INTO BETWEEN THE CITY AND THE COUNTY FOR ACCESS BY THE CITY OF MEADOWS TO A PUBLIC SAFETY RADIO SYSTEM, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

This ordinance allows our police department access to the County's 800 radio system to continue to operate as they currently are. Alderman McCann made a motion to adopt the ordinance, numbered 96-05, as read. Alderman Piwonka seconded this 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 4TH DAY OF MAY, 1996, FOR THE PURPOSE OF ELECTING CITY OFFICIALS AND APPOINTING ELECTION OFFICIALS, PROVIDING FOR EARLY VOTING AND PROVIDING FOR NOTICE OF SAID ELECTION.

This ordinance adds two new voting precincts, 2217 and 2218, as eligible to vote in the city's general election on May 4, 1996. These two precincts are in Meadow Glen III and the area south of West Airport and west of Kirkwood. Council's consensus was to hold the canvass of the election on May 6 at 7:30 p.m. Alderman McCann moved to adopt the ordinance, numbered 96-06, calling an election for city officials on May 4, 1996, and appointing election officials, providing for early voting and providing for notice of said election. Alderman Little seconded this motion which was unanimously passed.

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".

Alderman Piwonka made a motion to adopt the ordinance, numbered 96-07, to provide for the contract of election services with Fort Bend County, Fort Bend Independent School District and the Cities of Sugar Land and Missouri City. Alderman Little seconded this motion which passed unanimously.

Alderman Little then made a motion to ratify the payment of a bill to Uretek USA, Inc. for \$7,238.00 for repairs of West Airport just west of U.S. 59. Alderman McCann seconded the motion which was unanimously passed.

During audience comments, Vicky Craven said she felt the last city election had some problems with ballots laying on the table that could have been picked up and voted by a voter who did not bother to check in first and she again reminded council of their invitation to the school carnival on March 30.

Mayor McDonald noted City Engineer B.L. Abbott would be holding a prebid conference Wednesday morning at 10:00 a.m. for those interested in bidding on the traffic light installation at West Airport and Kirkwood.

There being no further business to discuss, Alderman Piwonka made a motion to adjourn the meeting. Alderman McCann seconded this motion and, with unanimous approval, the meeting was adjourned at 8:30 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF
FEBRUARY 22, 1996
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 David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. Stafford will decide at their February 28 special City Council meeting whether or not to pay for their portion of the right of way for the freeway expansion. The state has set a March 1st deadline. A workshop will be held on Tuesday, February 27 at 6:30 p.m., before the regular 7:30 council meeting to bring council up to date on the city's position regarding the freeway.

There were no comments from the audience or from council at this time.

Council then discussed a request from Ayrshire Corporation and Sugar Grove Church of Christ to add churches as an allowed use for property in zoning districts C-1 and C-2. Mr. Claude Vickers, representing Sugar Grove Church of Christ and Ms. Sherry Applewhite representing Ayrshire Corporation have sent memos to city council requesting churches be allowed in the C-1 and C-2 zoning districts. Currently churches are only allowed in the residential sections of the city. A public hearing to discuss the request will be called at council's February 27th meeting. The public hearing will be called for either Monday, March 18 or Tuesday, March 19. While a church would be a good neighbor to have, the property would have to be taken off the city's tax rolls. Mr. Vickers explained that Sugar Grove Church of Christ was a combination of two churches, the Sharpstown Church of Christ and the Eldridge Road Church of Christ. The Sharpstown Church of Christ has owned land off of Bissonnet since 1962. Because the land was not acceptable for their long range plans, they sold it and bought 37 acres of land in Stafford off of U.S. 59 between WalMart and the Brighton Shopping Center. They had more plans than money so the land is for sale. With the assets obtained from the sale of this land, they hope to buy the property in Meadows and build a sanctuary as well as other facilities. Their organization also operates a five day a week elementary school. They hope to start building in September and to have preliminary plans ready by the public hearing date. The land across Kirkwood is still an option which they may or may not pick up. If they pick up this option, this land will become part of their long range plans. Mayor McDonald noted the city has been considering the need to purchase two to three acres of land behind City Hall to build a community center. Perhaps if the church becomes a reality, arrangements might be made to use some of its facilities for meetings, etc. Mr. Vickers said it is their intent to be a twenty-four hour church with facilities to help out the community when needed.

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

During audience comments, Ernest Riojas of 11918 Monticeto asked if the City of Meadows had abundant land for commercial development and what the tax loss to the city would be if this church purchased the land. Mayor McDonald answered that the only available land was what could be seen along West Airport and Kirkwood and that the land in question currently generates approximately \$15,000 in ad valorem taxes.

There being no further business to discuss, Alderman McCann made a motion to adjourn the meeting. Alderman Little seconded this motion and, with unanimous approval, the meeting was adjourned at 7:22 p.m.



Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF
FEBRUARY 27, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special workshop meeting of Meadows City Council was called to order at 6:38 p.m. by Mayor Jim McDonald at Meadows City Hall, One Troyan Drive, Meadows, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

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

thus constituting a quorum.

Mayor McDonald said the intent of the meeting was to update council on the position both he and City Engineer Bud Abbot are taking on the U.S. 59 expansion. Stafford wants to redesign the entrance and exit ramps. Plans have been in existence for over one and one half years. Why has Stafford waited until three weeks before their funds are due to present a new set of plans? Mr. Abbott showed both sets of plans, what TxDOT proposed and how Stafford would like to see them changed. The cities of Meadows and Sugar Land would both benefit more from the TxDOT plans.

Mr. Abbott also showed plans for an easement for water lines that need to be moved because of the freeway expansion. Also, site work on the Sam White property is now going on. Building plans for the project were brought in on Friday. Mayor McDonald said he was proposing a budget workshop be held on Monday, March 18 at 6:30 before the two scheduled public hearings.

There being no further business to discuss, Alderman Little made a motion to adjourn the workshop session. Alderman McCann seconded this motion and with unanimous approval the meeting was adjourned at 7:25 p.m.



Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF
FEBRUARY 27, 1996
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. Construction of The Grove has been put on hold for an extended period of time.
2. There is considerable site work going on for Sam White at the corner of West Airport and U.S. 59.

During audience comments, Mayor McDonald recognized Claude Vickers with Sugar Grove Church of Christ and Sherry Applewhite with Ayrshire Corporation. Mr. Vickers told council a site study has been performed but an architect has not yet been hired. The option to purchase the property west of Kirkwood has been declined. Two preliminary drawings of possible configurations were presented to council. Both placed the buildings and landscaping along the street with parking and additional landscaping in the back. The parking lot would serve as a buffer between the church and the existing residences and could be used for overflow parking for City Hall. Phase one of their plans calls for construction of a 55,000 square foot main auditorium. Phase two will be a family life center activity building. Phase three will be the school. The main entrance to the property will probably be off of Kirkwood. Ms. Applewhite noted that contracts are being negotiated for the four acre tract west of Kirkwood.

During council comments, Alderman Little asked if the mound of dirt left from the site work on The Grove could be utilized for a soap box derby. Alderman Kress said unfortunately it was not high or solid enough for this purpose.

Alderman Piwonka made a motion to approve the minutes of the January 23, 1996 regular meeting as presented. Alderman McCann seconded this motion which was unanimously approved.

Agenda item 6, approval of the 1994-1995 fiscal year audit was tabled until the auditors, who were running late, could arrive.

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 WITH NORTH HOUSTON POLE LINE
CORPORATION FOR CONSTRUCTION OF A TRAFFIC SIGNAL
AT THE INTERSECTION OF WEST AIRPORT BOULEVARD AND
KIRKWOOD ROAD IN A FORM AS ATTACHED HERETO AND
MARKED EXHIBIT "A."

City Engineer B.L. Abbott noted five bidders responded to the advertised request for bids. Quotes ranged from a low bid of \$107,779 to a high bid of \$120,200. North Houston Pole Line Corp. was the lowest qualified bidder at \$107,779 and Mr. Abbott, along

with our consultant from Traffic Engineers Inc. recommend approval of the contract. Alderman Henley said the Economic Development Corporation, which will fund the project, has also reviewed the bids and recommend Council approve the contract. The cost includes four-way turn signals, pedestrian interrupt buttons and imbedded sensors for future coordination of the signalization times with the lights at Dairy Ashford and the South West Freeway. Alderman Henley moved we approve the ordinance, numbered 96-08, authorizing the Mayor and the City Secretary to enter into a contract with North Houston Pole Line Corporation for construction of the traffic signal. Alderman Kress seconded the motion which carried unanimously.

Mr. Chuck Yapel & Mr. Don Irby of Null and Associates had arrived by this time. Mr. Yapel gave a summary of the audit which contains an unqualified and clean auditor's opinion, combined balance sheets for the city, combined statements of revenues, expenditures and changes in fund balances for all city funds, a summarized budget prospective comparing actual to budgeted amounts of revenues and expenses. The audit also contains twelve pages of notes to the financial statements so that an independent reader can better understand the accounting methods used by the City as well as additional detailed information to analyze revenues and expenditures with a little more depth. Required information regarding the city's participation in the statewide and very well managed Texas Municipal Retirement System is also included. Council discussed various items in the audit and Mayor McDonald asked Mr. Yapel if the city needed to pass bonds for infrastructure improvements in two or three years, would this audit indicate we were a good risk? Mr. Yapel said yes and the audit shows the city is committed to paying its debt. Alderman Piwonka moved to approve the audit as presented by Mr. Yapel and his firm. Alderman Henley seconded this motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS TO ENTER INTO A CONTRACT WITH QUALITY POOLS AND MANAGEMENT, INC. FOR REMOVAL OF OLD AND INSTALLATION OF NEW PLASTER, TILE AND COPING AT THE CITY POOL AT 11924 AMBLEWOOD IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Parks Director Terry Modeland noted two bids were received for this project. The low bidder, Quality Pools and Management, Inc. at \$37,584, also submitted an alternate bit for \$31,870 which uses less expensive, American plaster instead the specified Mexican plaster. After checking this out, it was decided both materials were comparable in quality and the lower bid should be used. Alderman McCann moved to pass the ordinance, numbered 96-09, authorizing the Mayor and the City Secretary to enter into a contract with Quality Pools and Management, Inc. for pool repairs. Alderman Little seconded this motion which carried unanimously.

Council tabled momentarily agenda items nine, ten and eleven relating to changes to Chapter 24 of the Code of Ordinances.

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 _____, 1996, AT _____ O'CLOCK _____M. AT THE CITY OF MEADOWS CITY HALL ONE TROYAN DRIVE, MEADOWS, TEXAS, TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTERS 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 24-535, ENTITLED "C-1 LIGHT COMMERCIAL DISTRICT," SUBSECTION (b) ENTITLED "USES" SUBSECTION (2) ENTITLED "SPECIFIC USES," SUBSECTION b) ENTITLED "EDUCATIONAL, INSTITUTIONAL AND SPECIAL USES," AND FURTHER, IN A LIKE MANNER TO AMEND SECTION 24-536, ENTITLED "C-2 COMMERCIAL DISTRICT," (b) ENTITLED "USES," (2) ENTITLED "SPECIFIC USES," a) ENTITLED "EDUCATIONAL, INSTITUTIONAL AND SPECIAL USES," BY ADDING TO BOTH "SPECIFIC USES" AND "EDUCATIONAL, INSTITUTIONAL AND SPECIAL USES" A FOURTH (4TH), PROVISION WHICH SHALL BE ENTITLED "CHURCHES."

This ordinance will provide council with a manner to hear peoples concerns on allowing churches to be built in the C-1 and C-2 zoned section of the city. Mayor McDonald proposed the public hearing be held on March 18, 1996, at 7:30 p.m. Alderman Little moved to adopt the ordinance calling the public hearing to allow churches in the C-1 and C-2 zoning sections of the city on March 18, 1996 at 7:30 p.m. Alderman Piwonka seconded this motion which passed with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CALLING A JOINT PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF MEADOWS AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF MEADOWS TO BE HELD ON THE _____ DAY OF _____, 1996, AT _____ O'CLOCK _____M. AT THE CITY OF MEADOWS CITY HALL, ONE TROYAN DRIVE, MEADOWS, TEXAS, TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION INVOLVING A PROPOSAL BY SUGAR GROVE CHURCH OF CHRIST FOR A SPECIFIC USE PERMIT AND TO AMEND CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE IX, ENTITLED "SPECIFIC USE AMENDMENTS," BY ADDING THERETO A NEW SECTION 24-905 GRANTING A SPECIFIC USE PERMIT TO AYRSHIRE CORPORATION AND SUGAR GROVE CHURCH OF CHRIST.

Mayor McDonald said this public hearing could be held in conjunction with the one just previously called. Alderman McCann made a motion to adopt the ordinance, numbered 96-11, calling a public hearing to grant a specific use permit to Sugar Grove Church of Christ on March 18, 1996 at 7:30 p.m. Alderman Little seconded this motion which passed with unanimous approval.

Council then received the recommendation from the Planning and Zoning Commission for a amendment to Chapter 24 of the Code of Ordinances which was a unanimous recommendation for approval of the change. Alderman Henley moved to accept the recommendation of the Planning and Zoning Commission. Alderman Little seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, ENTITLED "ZONING REGULATION," DIVISION 2, ENTITLED "ZONING DISTRICT REGULATIONS," SECTION 24-536, ENTITLED "C-2 COMMERCIAL DISTRICT," SUBSECTION (b), ENTITLED "USES," SUBSECTION (2) ENTITLED "SPECIFIC USES," SUBSECTION c), ENTITLED "TRANSPORTATION, AUTOMOBILE AND RELATED USES," BY ADDING THERETO A NEW SUBSECTION 4), ENTITLED "AUTOMOBILE SERVICES"; AND FURTHER AMENDING ARTICLE II OF CHAPTER 24 OF THE CODE OF

ORDINANCES OF THE CITY OF MEADOWS, ENTITLED
"DEFINITIONS AND INTERPRETATION," SECTION 24-202,
ENTITLED "DEFINITIONS," BY ADDING THERETO A NEW
DEFINITION (12a), ENTITLED "AUTOMOBILE SERVICES."

This ordinance will add automobile services as a specific use to the Code of Ordinances. Alderman Kress made a motion, seconded by Alderman McCann, to adopt the ordinance, numbered 96-12, allowing automobile services as a specific use under Chapter 24 of the Code of Ordinances. The motion carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 24 OF THE CODE OF
ORDINANCES OF THE CITY OF MEADOWS, ENTITLED
"PLANNING AND ZONING REGULATIONS," ARTICLE IX,
ENTITLED "SPECIFIC USE AMENDMENTS," BY ADDING
THERETO A NEW SECTION 24-904 GRANTING A SPECIFIC
USE PERMIT TO SAM WHITE REALTY COMPANY.

Alderman Little made a motion to approve this ordinance, numbered 96-13, granting specific use number 24-904 to Sam White Realty. Alderman Piwonka seconded this motion which passed unanimously.

Mayor McDonald then read a resolution congratulating the Texas Adopt-A-Beach Program on its 10th Anniversary and expressing appreciation for its work in protecting and enhancing Texas' open beaches for all Texans. Alderman Henley made a motion, seconded by Alderman McCann, to approve the adoption of the resolution.

Council then discussed adopting a policy for issuing utility pole permits. At a workshop two or three months ago, council studied a proposed ordinance to regulate the erection of utility poles in the city. It is Council's intention for the general public to be aware that Council is in the process of formulating a policy. Council does not want to see utility poles erected along the city's major thoroughfares. After some discussion, Alderman Kress made a motion, seconded by Alderman McCann, to tell the city Building Official that any utility poles need to be brought to city council for their approval until an ordinance concerning this situation can be passed. At this point, Alderman Little thanked Mr. Phil Boudreau of HL&P, who was in the audience, for his report and the repairs that have been done in the city. Mr. Boudreau said repairs to the first loop have been completed with more to follow.

Council then discussed their position on the expansion of U.S. Highway 59 (the Southwest Freeway.) Mayor McDonald noted that at the 6:30 p.m. workshop held this evening, City Engineer B.L. Abbott reviewed with council the state's plans for the freeway expansion. An alternate proposal from another city was put forth. Mr. Abbott and Mayor McDonald feel that the city should not support the alternate plan. They feel the original TxDOT plan is the best plan. Alderman Piwonka noted the alternate plan cuts off ingress and egress from the freeway to West Airport and Alderman Kress felt the city must support the design that allows access to West Airport from the freeway. Alderman Henley moved to accept the original TxDOT plans along with the revision of the plans regarding the HOV lanes. Alderman Kress seconded this motion which passed unanimously.

During audience comments, Keith Hammons asked where the TxDOT plans put the exit and Mayor McDonald said it will be approximately 100 feet north of the current exit.

There being no further business to discuss, Alderman Piwonka made a motion, second by Alderman McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:45 p.m.


Elaine Herff, City Secretary

MINUTES OF PUBLIC HEARING
OF
MARCH 18, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The Joint Public Hearing of the Meadows City Council and Meadows Planning and Zoning Commission was called to order at 7:35 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

and the following absent:

Alderman	David Piwonka
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thus constituting a quorum.

Also present was a quorum of Planning and Zoning Commission members.

Mayor McDonald said comments were to be kept to a three minute time limit. After everyone has had a chance to comment, individuals could comment for the second time if they so choose.

Mayor McDonald received council's consensus to consolidate both proposals into one and to discuss them together.

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 24-535, entitled "C-1 Light Commercial 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 "Churches," and further, to amend Section 24-536, "C-2 Commercial District," subsection (b), entitled "Uses," subsection (2), entitled "Specific Uses," subsection a), entitled "Educational, institutional and special uses," by adding thereto a new subsection 4), entitled "Churches." and 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 IX, entitled "Specific Use Amendments," by adding thereto a new Section 24-905 granting a Specific Use Permit to Ayrshire Corporation and Sugar Grove Church of Christ for a church and church related uses in zoning districts C-1 and C-2.

He said that after their initial request and after publication of the notices of public hearing, Ayrshire Corporation and the Sugar Grove Church of Christ, withdrew their request to consider adding the specific use to the C-1 section. The proposal, therefore, pertains only to the C-2 section and, in particular, to the 14 acres behind City Hall, bounded by Troyan, West Airport and Kirkwood.

The first speaker was Ernest Riojas. Mr. Riojas said he believes it would be unwise to amend the zoning ordinance. This would be like putting too many eggs in one basket, relying on sales taxes mainly from Sam's and Garden Ridge Pottery. The immediate loss of about \$10,000 on undeveloped land must be considered along with an additional loss of potential sales taxes in the estimated amount of \$35,000. He feels this would be a good place for a grocery. He

feels council should postpone their decision for 90 days and investigate the matter further.

Carrie May said she was a seventeen year resident of Meadows. She said Meadows is a place where families like to live. She feels the city has already experienced a disaster in the Deauville shopping mall project. She feels this city is built on schools, churches and families and there are plenty of shopping strips down U.S. 59 and Highway 6.

John Whiteman, a resident at 11419 Brook Meadows since 1980, said he took a pool of his neighbors. They mostly feel a church is a reasonable use of this property. Their concerns are that an eight foot fence be erected since Section 24-513 (d) (1) calls for this between residential and nonresidential property uses and that the building not be over the maximum height allowed. They realize tax revenues would be lost with a church but believe this is a family community.

Amelia Strickland, a 27 year resident of Meadows, said she "loves the Meadows" and it would be embarrassing for her to say she was from the Meadows, a city who said "no" to a body of believers. Hers is a Christian family and appreciate living close to a church and school. Members of churches are responsible, caring people who pay taxes and tithe. A church is a positive influence in a neighbor. Mrs. Strickland said "What a difference it would make in Meadows if we all loved one another."

Abby Murphy, a 24 year resident, said she could see the Sugar Factory when she first moved here. She has taught at Meadows Elementary school for 20 years. Every Sunday she joins an exodus from Meadows because the city has no church. Meadows is a jewel but it is missing something.

Sherry Applewhite, a representative of the Ayrshire Corporation, said other reserves in the city will be developed commercially. She believes a church will be a welcome balance to the community and provide a recreation area that can be used by all residents.

Richard Fancher, Minister with Sugar Grove Church of Christ, said it was a dream of this church to become a part of Meadows and East Fort Bend County. The brochure prepared by the City of Meadows welcomes everyone to the City of Meadows. Rev. Fancher said he was encouraged because he believes the dream and vision of Meadows matches the dream and vision of Sugar Grove Church of Christ. Sugar Grove Church of Christ is community oriented and community based. They are in the process of selling property across U.S. 59 in Stafford to generate funds to purchase this land and to build the first phase of the church. All demographics show that this is a growing area. He recognizes the loss of a tax base for the city as a legitimate concern. The nonprofit church will result in a loss of revenue for the city but not a loss of resources. Church facilities can be utilized by the city. There will be ample parking, counselors trained to advise youth, teens and family. The church is concerned with families, senior citizens and singles. He believes the church will enhance the City of Meadows' planned community offering a type of security and a pleasing gateway to the City of Meadows. It will be a member of the Fort Bend Chamber of Commerce and may help to bring in better commercial businesses. He believes the church will be a positive influence to Meadows and is requesting that a specific use permit be granted for the church and its activities.

David Smith, 11622 Brook Meadows, said he feels the number of reasons for a church are great with the only unfavorable reason being the tax loss. He wonders if the loss of funds will be off set by the security of a church on the south side of the city.

Charles Jessup, 11919 Valencia, said he has sunk a lot of money in improvements into his home. He has concerns about revenue sources for the future but prefers a church over a corporate neighbor. Aldermen Kress and Little and the rest of council have worked hard to

make the city beautiful. Mr. Jessup would rather have a house of God than one of girls.

Keith Kilgore, residing at 11902 Cedar Form for 14 years, echoed Mr. Jessup's concerns. As an atheletic director for FBISD, he serves in an advisory capacity to parks departments. Both of his sons are in the FBISD school system. He receives calls from concerned parents about what can be done for our kids. He believes this church can help in this and many other ways.

Theresa Bathe, 11723 Brighton, said she would rather have her child walk to a church than to a Circle K. This is a family community and a church would provide a pretty and calming entrance to our city as well as a gym for kids and a meeting place for scouts. She believes a church would be best in the long run for the City and its families.

Lyn Rosenberg-Johnson, 11922 Brook Meadows, said she had heard some positive things tonight. As Secretary of the MCIA, she offered a challenge to the church. She said the city was in need of a volunteer group of people to help some of its residents who could not afford to hire outside help to maintain their property. She believes a church can help us bring people together.

Keith Hammons, 11323 Dorrance, said he felt this was an important issue and so he passed out literature about this public hearing along with his campaign literature. He was pleased with the turn out.

Alderman Little said he compiled a list of pros and cons while listening to the public speakers. Reasons given for the church are that it would probably enhance property values, be an attractive addition to the city's main entrance, may satisfy the city's need for an additional recreation center, waiting for commercial development could be futile with most likely low income business interested due especially to the small size and odd shape of the property. Reasons against the church are the loss of approximately \$15,000 per year in ad valorem taxes for undeveloped property, loss of the possibility of increased revenues for the city and the fact that this tract is the best the city has left for commercial development. Alderman Little said he personally favors a church but council must consider both sides of the issue.

Alderman Kress said he doesn't feel anyone is pro or anti church. Before the Planning and Zoning Ordinance was adopted several years ago, much work went into creating what was felt to be the best ordinance for our city. We need a lot of things to turn our city into a community. A church is very important. Churches in planned communities, such as First Colony, are in the middle of residential areas. Our Zoning Ordinance allows churches in our residential areas, however there are not many residential lots left in Meadows. In measuring our quality of life, we need many amenities. Businesses provide funds for this. We need community development to help our city. Our Planning and Zoning Ordinance and our landscape ordinance were created to maintain the good looks of the city. The city must look toward its future. He feels it is very important that the land along West Airport is developed commercially. This is a hard decision to make and the people must be listened to. There is no chance to poll everyone in the city. That is why elections are held.

Alderman Henley said he would like to reiterate what Alderman Kress said. This is a very difficult decision to make. It should not be an emotional decision. He feels the \$14,000 to \$15,000 revenue lost by the city would be replaced with invaluable amenities that can be offered by a church.

Leen Zellers, Chairman of the Planning and Zoning Commission, said she is greatly concerned about lost revenues. She wonders how pleased residents will be in 10 years when there are no revenues and an aging infrastructure to repair?

Alderman Little asked the church fathers how they feel about purchasing land in a city with a fragile tax base? Rev. Fancher replied that residents stay in Meadows for a long time. Demographics and economics are good here. Building a church in any community is a risk. He feels his church can be a help to the city's future and is confident both will continue to grow.

Vicki Craven asked if there were plans for a teen center in the church. Rev. Fancher said yes, while they are still developing a master plan, it will contain a family life center, educational facilities and a worship center.

Mark McGrath asked if residents would need to become members of the church to utilize its recreation and teen centers. He was told that would not be necessary, that the church would be more than happy to be a focal point in the community and would like to participate in helping residents in any way it could.

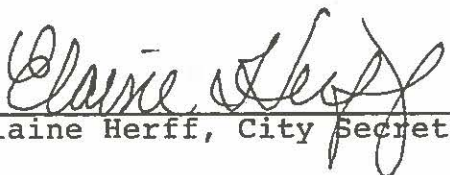
Responding to other questions, Rev. Fancher said if the specific use permit is granted, work would begin as quickly as possible, hopefully this spring or summer. A master plan will be drawn up for the next ten years. There will be no temporary shacks on the property. The congregation has about 1300 to 1500 members. There will be parking for 1600 vehicles. If the members outgrew this facility, this church would be retained and a new one would be built somewhere else.

Mayor McDonald said he has heard all comments, for and against the proposal. He has been involved in the City when the city first began without a nickel and when the mall went broke. We survived. This decision should not be based on property taxes. While another "Sam's" type of business would be wonderful to generate funds, a church is always an asset to a community. He said he would not expect the church to request any variances to the zoning code and asked Rev. Fanture if they would consider changing the name of the church to Meadows Church of Christ. Rev. Fanture said the church would be as open to the request as possible. The church elders will take the request under their prayerful advisement.

Harry Hamilton, 12310 Level Run, said he felt he needed to elaborate on a definite benefit of having this church in our community - the use of its recreational facilities. About five years ago the city build this city hall for \$650,000 to \$700,000. Estimates for a new recreation center are \$2,000,000. After paying off city hall, the city may be in a position to consider financing a recreation building. It would be at least 15 years from now before that would be paid off. He feels this would be a good specific use for the city to grant.

There were no further comments from the audience or council. Mayor McDonald thanked everyone for coming to the meeting. Council will vote on the decision to allow churches as a specific use in the C-2 zoning district and whether to grant a specific use to the owners of this particular piece of property at their meeting on March 26.

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


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF
MARCH 18, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special workshop meeting of Meadows City Council was called to order at 6:36 p.m. by Mayor Jim McDonald at Meadows City Hall, One Troyan Drive, Meadows, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor: Jim McDonald

Aldermen: Terry Henley
Craig Kress
Clyde Little
Joe McCann

and the following absent:

Alderman David Piwonka

thus constituting a quorum.

Mayor McDonald updated council on how current revenues and expenses compared to budgeted amounts.

He noted revenues through the month of February, with approximately 42% of the fiscal year completed, ad valorem taxes were on schedule. Sales taxes, while not impressive, were OK budget wise. Also on track were revenues from mixed beverage taxes, license & permit fees and franchise fees. Revenues from fines & forfeitures were running behind budget but should improve. Other budgeted items are on schedule. Revenues next year should not be much different.

Expenditures in most areas are at or below budget. Street repairs will run over budget due mostly to needed repairs on West Airport. Some sidewalk repairs will be made that are not in the "repair section by section" plan due to their current dangerous condition. Capital improvements in the Parks & Recreation Department are taking place now. The contract for replastering the pool was let at a below budget price. The patio cover has been replaced. The jogging trail is becoming increasingly dangerous. Inquiries about a different material that is used in other cities are taking place. Alderman Little suggested a study be made to decide how much funds should be available within the next two or three years for parks repairs. Once a figure is arrived at, a request for matching grant funds should be made. The City of Stafford has raised the cost of fire protection by \$36,000. They have agreed to postpone this year's additional payment to the next budget year. This will make next year's payment \$90,000 and \$60,000 each year after that. Mayor McDonald is still trying to negotiate with Sugar Land for a better price.

Department heads will turn in their "wish list" for next year's budget within the next few months.

Discussing other matters, Mayor McDonald noted that Stafford has agreed to pay the current portion of what is due on the U.S. Highway 59 expansion. They are still negotiation with TxDOT on the final design of the project. TxDOT has said they will probably take out the "turning fork" configuration for the HOV lanes out of the final design.

The traffic light at Dairy Ashford and West Airport is working but, due to high winds blowing the lights making them impossible to see, they are still blinking red.

A pre-construction conference with North Houston Pole Line Co. will take place on Thursday, March 21 and work on the signal light should begin shortly at West Airport and Kirkwood.


Apartments are being built in Stafford along Kirkwood at Meadows' southern boundary. Mr. Billy Burge with Ayrshire Corporation, owners of the land immediately adjoining these apartments, has agreed to allowing the city a five foot easement on Meadows' side should it become necessary for the city to construct a fence along these apartments.

The city is still working on getting some of the property owners to donate an underground easement to move water lines along U.S. 59.

A contract has been prepared by TxDOT for the widening of both Dairy Ashford and West Airport roads. Initial studies, design work and an environmental study still need to be done. Mayor McDonald hopes the environmental study will indicate a need for sound barriers along Dairy Ashford.

Alderman Little suggested the Parks and Recreation Department develop a master plan to lay out what the desired park areas should look like when fully developed. This plan should be presented to City Council at a workshop and then a final plan could be officially approved at a council meeting. Mayor McDonald thought this was a good idea and suggested we procure the assistance of a landscape architect. Alderman Little felt residents could volunteer their time. Some, who are proficient on the computer, might be able to draw up plans with their software. Alderman Kress noted you generally get what you pay for and, when deciding the future of the city, paying a professional for his creative expertise would be money well spent. Estimates on this cost will be needed for the budget.

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 7:23 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF
MARCH 26, 1996
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:	Terry Henley Craig Kress Clyde Little Joe McCann David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. A sign up sheet was available at the table in the back of the council room for members of the audience who wished to address council.

2. Work on pool renovations is currently taking place and the patio cover has already been replaced.

3. The signal light at Dairy Ashford and West Airport is working. After drivers become familiar with them, a new traffic count will be taken to see what effect the signals have on the amount of traffic in the area.

4. The contract for the signal light at Kirkwood and West Airport has been let. Work should be completed within 45 days. We may experience a hold up because the poles are currently on back order.

There were no comments from the audience.

During Council comments, Alderman Henley noted that the HGAC Board of Directors, of which he is a member, has completed its review of solid waste grant requests. Meadows did not receive its grant. There are about four cities ahead of Meadows in rank should additional funds become available.

Mayor McDonald recognized employees for years of service to the city as follows: Elaine Herff, 12 years and Santana Mendoza, two years.

Mayor McDonald then read a resolution of the City Council of the City of Meadows, Texas, proclaiming April, 1996, as Child Abuse Prevention Month in the City of Meadows. Alderman McCann made a motion to pass the resolution, numbered 96-01, as read. Alderman Piwonka seconded this motion which carried unanimously.

Mayor McDonald then read a proclamation announcing April, 1996 as Sexual Assault Awareness Month in Meadows, Texas.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 2, ENTITLED "ZONING DISTRICT REGULATIONS," SECTION 24-536, ENTITLED "C-2 COMMERCIAL DISTRICT," SUBSECTION (B), ENTITLED "USES," SUBSECTION (2) ENTITLED "SPECIFIC USES," SUBSECTION a), ENTITLED "EDUCATIONAL, INSTITUTIONAL AND SPECIAL USES," BY ADDING THERETO A NEW SUBSECTION 4), ENTITLED "CHURCHES."

Mayor McDonald noted there was a considerable crowd present at the joint public hearing before City Council and the Planning Commission on March 18. There were opinions on both sides of the issue. Planning and Zoning members met last night and voted unanimously to allow churches as a specific use. They put much thought and effort into their decision. Alderman Little made a motion to pass the ordinance, numbered 96-14, to allow churches as a specific use in zoning section C-2. Alderman Henley seconded the motion.

Alderman Kress noted he was disappointed in the way the matter was handled. He felt Ayrshire tried to pass the issue too rapidly so that the land could be sold. He felt there was minimum involvement by council with the issue coming to light after the March newsletter had been published and being completed before the April newsletter was published, thereby denying residents the opportunity to learn about the public hearing in that medium. Alderman Kress feels the land should have been rezoned to R-1 which already allows churches as a permitted use. He believes the long term viability to the city will be diminished with a \$13,00 to \$14,000 revenue loss on undeveloped land. The City of Meadows has a comprehensive zoning code which states the best use of the land along West Airport is for commercial use. Commercial support from this land would benefit our residential neighborhood. Alderman Henley said he felt the tax loss needs to be balanced with the benefits and advantages a church would have on the neighborhood. Positive comments at the public hearing and benefits to the city and its residents far outweighed negative comments and projected financial loss.

Mayor McDonald called for a vote on the motion. The motion carried 4 to 1 with Aldermen Henley, Little, McCann and Piwonka voting "aye" and Alderman Kress voting "nay."

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE IX, ENTITLED "SPECIFIC USE AMENDMENTS," BY ADDING THERETO A NEW SECTION 24-905, GRANTING A SPECIFIC USE PERMIT TO AYRSHIRE CORPORATION AND SUGAR GROVE CHURCH OF CHRIST FOR A CHURCH AND CHURCH RELATED USES IN ZONING DISTRICT C-2.

Mayor McDonald said passage of this ordinance would allow a church to be built as a specific use on the piece of land boarded by Trojan Drive on the east, West Airport on the south, Kirkwood on the west, and the R-1 residential section on the north. Alderman Piwonka moved to adopt the ordinance granting a specific use permit to Ayrshire Corporation and Sugar Grove Church of Christ for a church and church related uses in Zoning District C-2. Alderman McCann seconded this motion which passed 4 to 1 with Aldermen Henley, Little, McCann and Piwonka voting "aye" and Alderman Kress voting "nay."

Alderman Henley then made a motion to pay the two bills to Rayburn Cherry Engineers, Inc. as presented on the agenda. Alderman McCann seconded this motion which carried unanimously.

Alderman McCann then made a motion to ratify the expenditure to Leiker & Associates for the patio cover expense. Alderman Piwonka seconded the motion which carried unanimously.

During audience comments, Lyn Rosenberg-Johnson questioned Alderman Kress if he was concerned about state law limiting the sale of alcoholic beverages within 300 feet of a church or a school. Alderman Kress said he was but was less concerned after receiving a memo this evening from the city attorney who noted that state law requires a city to act upon this measure before it becomes a law in the municipality. Currently the city has no plans to enact this law.

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


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF
APRIL 8, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

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

Mayor: Jim McDonald

Aldermen: Terry Henley
Clyde Little
Joe McCann
David Piwonka

and the following absent:

Alderman: Craig Kress

thus constituting a quorum.

There were no comments from the Mayor, the audience or from Council.

Mayor McDonald read the caption to the following ordinance:

AN ORDINANCE AMENDING ORDINANCE NO. 96-09 ADOPTED
BY THE CITY COUNCIL OF THE CITY OF MEADOWS ON THE
27TH DAY OF FEBRUARY, 1996, AUTHORIZING THE CITY
TO ENTER INTO A CONTRACT WITH QUALITY POOLS AND
MANAGEMENT, INC. TO INCREASE THE AMOUNT OF
COMPENSATION TO BE PAID THE CONTRACTOR FROM
\$31,870 TO \$37,584.

Parks Director Terry Modeland explained that the ordinance, as originally passed, approved entering into a contract with Quality Pools & Management, Inc. for repairs to the city's pool at an amount of \$31,870. This amount reflected the amount bid as an addendum to Quality's original bid of \$37,584. Due to a misunderstanding, it was thought the only difference in the original bid and the addendum, besides the cost, was the type of material used. Upon further discussion with the pool company, it was discovered that the less expensive cost did not include 100% removal of the existing plaster. Because our pool consultant, Dick Cates, felt 100% removal of the old plaster was vital to the repairs at this time due to the fact there is already three layers of plaster on the pool, it was decided to ask council's approval to amend the contract to allow Quality Pools & Management, Inc. to proceed with their original bid. This original bid was still the lowest qualified bid received. Alderman Little made a motion to approve the ordinance, numbered 96-16, amending ordinance 96-09 adopted by the City Council on the 27th day of February, 1996, authorizing the City to enter into a contract with Quality Pools and Management, Inc. to increase the amount of compensation to be paid the contractor from \$31,870 to \$37,584. Alderman Piwonka seconded this motion which passed with unanimous approval.

AN ORDINANCE AMENDING ORDINANCE NO. 96-15, PASSED
AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
MEADOWS ON THE 26TH DAY OF MARCH, 1996, BY
AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF
THE CITY OF MEADOWS, ENTITLED "PLANNING AND
ZONING REGULATIONS," ARTICLE IX, ENTITLED
"SPECIFIC USE AMENDMENTS," BY DELETING SECTION
24-905 AND BY ADDING THERETO A NEW SECTION
24-905, GRANTING A SPECIFIC USE PERMIT TO AYRSHIRE

CORPORATION AND SUGAR GROVE CHURCH OF CHRIST FOR
A CHURCH, SCHOOL, CHILD CARE AND EDUCATIONAL USES
IN ZONING DISTRICT C-2.

Mayor McDonald said he felt the original intent of council, when passing Ordinance 96-15, was that schools, child care and educational uses were included in the working "Church related uses." Attorneys for the Sugar Land Church of Christ said they would like to have the words "Schools, child care and educational uses" included in the specific use ordinance. Alderman Henley made a motion to approve the ordinance, numbered 96-17, approving the amendment to Ordinance No. 96-15, as presented by the Mayor. Alderman McCann seconded this motion which was unanimously passed.

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 and with unanimous approval the meeting was adjourned at 7:43 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF
APRIL 23, 1996
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. Recently construction has started on the corner of Kirkwood at West Airport for installation of a signal light. Construction is proceeding on schedule. Due to a nation wide shortage of standards to hold the light up, the project may be held up for a few weeks.
2. Major work on the city's swimming pool is nearing completion. The city has been assured all work would be completed in time for swim team practices to begin the end of April.

There were no comments from the audience at this time.

During council comments, Alderman Henley informed council that the HGAC Projects Review Committee recently met. Meadows Police Department applied for a DARE officer grant last year. The application must be renewed annually. A grant was awarded to Meadows Police Department for over \$25,000 for a Community Service/DARE Officer for this year. Alderman Henley also noted that the Economic Development Corporation has funded the Kirkwood/West Airport traffic signal with the 1/2 cent sales tax paid by shoppers who come to Meadows.

Ann Brand, President of Meadows Home and Garden Club then presented Mayor McDonald with two checks. Mrs. Brand explained Garden Club has had two successful fund raisers this year, the November craft sale and the March rummage sale. Beside the two \$1,000 scholarships they will present in May, they are donating \$1,000 to the City of Meadows to help construct an entrance when the City is ready. Mrs. Brand also presented a check for \$750 to cover their promised share of the cost of moving trees from the U.S. 59 feeder road (where the new Texaco station is being built) to Meadows Park. Mayor McDonald conveyed his and council's appreciation to all Garden Club members for their hard work and contributions.

Mayor McDonald then reported on his meeting with representatives from Houston Lighting & Power Company. He said the City of Wharton is suing HL&P over franchise fees. Their law firm is soliciting cities to join in the suit. HL&P is asking Meadows to consider writing a letter stating that in all rate cases, Meadows has joined a Coalition of Cities led by the City of Houston and had accepted the results offered the City of Houston. HL&P may consider an alternate to the letter and ask several mayors to testify to these facts instead. Houston has not joined in the Wharton law suit. Mayor McDonald asked council how they feel about the matter, what kind of statement does Meadows want to make? He said Wharton feels they have not gotten all of the franchise fees due them because of the fact that HL&P has their own factoring company, which makes their costs lower, which means Wharton feels that their franchise fees should have been higher. Alderman Little noted that with the last HL&P rate case before the Public Utilities Commission, there were two coalitions.

One was headed and funded by Houston (Meadows joined this one) and the other was headed by Friendswood. Member cities of both coalitions received the same compensation from HL&P. Even cities who were not a member of either coalition received the same compensation. Alderman Piwonka said he believes if Houston hasn't joined the Wharton suit, they must not feel it is right. Alderman Kress said HL&P has been pretty fair to Meadows. They treat us well. That type of service business is changing and he hopes to be able to work with HL&P in the future. Mayor McDonald said he would give council a memo about the results of his next meeting with HL&P and their attorneys after it takes place.

During audience comments, Beverly Hickel, 11426 Scottsdale, asked Mayor McDonald if he had responded by mail to the complaint of a resident who issued flyers about a police matter to all Meadows residents. Mayor McDonald said the gentleman has had the matter explained to him more than once. Mrs. Hickel also asked if the city had any information about FBISD candidates. Mayor McDonald said, due to the fact early voting was taking place in City Hall's lobby, it would be inappropriate to keep such literature here. He said the Fort Bend Chamber of Commerce was holding a candidates' forum on April 30 at the Sugar Creek Country Club.

Mr. Ed Block said that while he was early voting at City Hall he notice the photo of more than 30 policemen on the wall in the lobby and wondered why we had so many officers. Mayor McDonald said most of the officers in the photo were nonpaid officers who need to work a set amount of hours each month to keep their police certification. These officers help increase the limited manpower of our department. Mr. Block asked is Mayor McDonald would please give the city's side of the incident which warranted the earlier referenced flyer. Mayor McDonald said that the school called to request an officer as there was a gang at the school bicycle racks who seemed to be attempting to steal the bicycles. At the same time a public works employee noticed what was going on and radioed the police for help. When a policeman appeared the kids took off running to a house across the street from the school. The kids didn't stop when ordered to by the officer and began to advanced on the officer. At that point, while it was wrong to do so, the officer pulled his weapon but immediately reholstered it. He never pointed the weapon and never held any of the boys at gunpoint. The officer was reprimanded and counseled for drawing his weapon. This is a regrettable incident which should never have happened. The boys, however, should never have been on the school grounds while school was in session and attempting to steal the bicycles either. The father of one of the boys will not be satisfied until someone is fired for this incident. Alderman Kress said the police department and city parents need to solve the problem of kids and gangs together.

There being no further business to discuss, Alderman Kress made a motion to adjourn the meeting. Alderman McCann seconded the motion and, with unanimous approval, the meeting was adjourned at 8:00 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF
MAY 6, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:43 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
Joe McCann
David Piwonka

and the following absent:

Aldermen: Craig Kress
Clyde Little

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted that the city attorney is finalizing the utility pole ordinance. This will be on the May 28 council meeting agenda along with the renewal of the Warner Cable franchise and a pass through cable permit with Phonoscope.

There was no comments from the audience at this time.

Alderman Piwonka asked what the status of the work which is being performed by Warner Cable throughout the city. Mayor McDonald said the company is laying fiber optic cable to complete the update of their system. Alderman Piwonka said the cable in his yard was pulled dug up about three weeks ago but the work has not yet been completed. Discussion about wireless cable took place. Alderman Henley said it would be 15 to 20 years before cable company systems would be totally wireless.

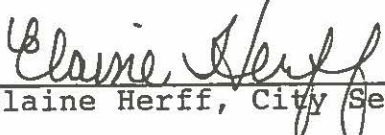
Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CANVASSING THE RETURNS AND DECLARING
THE RESULTS OF AN ELECTION HELD ON THE 4TH DAY OF
MAY, 1996, IN THE CITY OF MEADOWS, TEXAS, FOR THE
PURPOSE OF ELECTING CITY OFFICIALS, TO-WIT:
MAYOR, ALDERMAN PLACE NO. 1, ALDERMAN PLACE NO. 2
AND ALDERMAN PLACE NO. 3.

Alderman Henley made a motion to adopt the ordinance, numbered 96-18, canvassing the returns of the election held on May 4, 1996 in the City of Meadows with the following results: for Mayor: Keith Hammons - 386 votes, Jim McDonald - 452 votes; for Alderman Place No. 1: Mark McGrath - 404 votes; Vicki Craven - 295 votes, Paul Hughes - 141 votes; for Alderman Place No. 2: Joe McCann - 630 votes; for Alderman Place No. 3: David Piwonka - 643 votes and declaring the winners as: Mayor - Jim McDonald; Alderman Place No. 1 - Mark McGrath; Alderman Place No. 2 - Joe McCann and Alderman Place No. 3 - David Piwonka. Alderman Piwonka seconded this motion which carried unanimously.

There were no further comments from the audience.

There being no further business to discuss, Alderman McCann 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 SPECIAL MEETING
OF
MAY 28, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special workshop meeting of Meadows City Council was called to order at 6:35 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
Joe McCann
David Piwonka

and the following absent:

Alderman: Clyde Little

thus constituting a quorum.

Also present was Alderman-elect Mark McGrath.

Alderman Joe McCann was late in arriving so Alderman-elect Mark McGrath was sworn in by Elaine Herff, Notary Public, with the understanding he would be formally sworn in by Judge Faye Dettling during the regular meeting immediately following this meeting, thus constituting a quorum.

Council discussed the Phonoscope, Inc. proposal to enter into a limited use agreement with the city to allow them to run their signal through the city on lines, both above ground and underground. Mr. McKaskle and Mr. Baldwin from Phonoscope were available to answer questions. The work will be inspected by Meadows inspectors and the agreement will provide the city \$150.00 per year.

The Warner Cable franchise agreement was discussed. The City of Missouri City hired an outside consultant to help formalize their franchise agreement with Warner Cable. The City of Stafford has a similar agreement with Warner Cable. The proposed Meadows franchise agreement is similar to both. It will run for 15 years, provide the city with a 3% franchise fee and two municipal channels. If the city chooses to utilize these channels, the city must provide their own equipment.

Council discussed a personnel policy currently in existence in the City of Sugar Land. Our police are nervous about Meadows having a totally "at will" hiring and firing policy. The Sugar Land policy protects the officers as well as the city. Copies of the proposed policy will be provided to council for study so that it may be discussed at a workshop meeting next month.

Council discussed a proposed utility pole ordinance. The biggest problem with the proposed ordinance is that it prohibits poles from being erected within 500 yards of city rights-of-way. Mayor McDonald will red line his copy and present a final draft to HL&P for their comments.

Updating council on the signal light construction at Kirkwood and West Airport, City Engineer B.L. Abbott said that May 20 was the original estimated arrival for the poles. It is now expected the poles will be delivered in mid June.

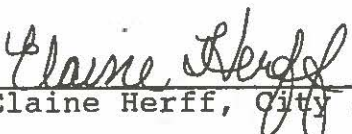
Discussing other matters, Mayor McDonald said he was pleasantly surprised with the last two months' sales tax checks received. Alderman Kress asked if there was anything that could be done to get the owners to remove the silt fence on the Sugar Grove Mall site.

Mayor McDonald said, due to attrition, two or three residents needed to be appointed to the Board of Adjustment. Council was asked to call Elaine Herff with their recommendations.

Mayor McDonald reminded council that in the year 2000 all bonded indebtedness of the city would be paid off. The city's infrastructure will soon need upgrading. Mayor McDonald would like to form a committee of city residents who are either current or retired engineers to come up with proposals of what might need to be upgraded. A consulting engineer will be hired to discuss these proposals. The committee will serve as liaison between council and the consulting engineer.

Another committee is needed to look at city parks and other aesthetics to decide how things should look for the next ten or fifteen years and make recommendations for improvements. Once these two committees come up with their proposals, a bond issue could be presented to voters for approval - probably within the next two to four years.

There being no further business to discuss, Alderman McGrath made a motion to adjourn the workshop session. Alderman Piwonka seconded this motion and with unanimous approval the meeting was adjourned at 7:25 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF
MAY 28, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

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

Also present was Alderman-elect Mark McGrath.

The Honorable Faye Dettling, Justice of the Peace, Fort Bend County Precinct 3, swore the officials elected in the May 4, 1996 election into office as follows: Mayor - Jim McDonald; Alderman, Place No. 1 - Mark McGrath; Alderman, Place No. 2 - Joe McCann; Alderman, Place No. 3 - David Piwonka.

During Mayor's comments, Mayor McDonald noted:

1. Two months ago, in his "Column from the Mayor" in the city's Newsletter, he asked if residents felt the name of the city should be changed due to the inability to be able to use "Meadows" as a mailing address because there already exists a "Meadow, Texas" in northwest Texas. Only fourteen responses were received.

2. Saturday is "Splash Day" which signals the official pool opening for the city. Free barbecue will be served from 1:00 p.m. to 3:00 p.m. Free games will be conducted in the pool area from noon until 5:00.

There were no comments from the audience.

During council comments, Alderman Henley, the city's representative to the HGAC Board of Directors, noted that more funds were available from the HGAC. The city has recently received grants from this organization to conduct area composting seminars and to hire a community service police officer.

Terri Lindquist, president of Meadows Home and Garden Club, then spoke. She said Garden Club's goal this year was to present two \$1,000 scholarships. Due to club members hard work during the annual Christmas Craft Sale and the spring Rummage Sale, great community cooperation and a grant from an area corporation, this year they are able to award three \$1,000 scholarships. Twenty-two applications were received. Present to receive their awards were Soham Naid and Jason Liscum. Unable to attend to receive her award was Betsy Nabors.

Mayor McDonald then read a proclamation naming June 8, 1996 as "Literacy Day in Meadows Texas." Alderman Henley moved to approve the proclamation as read. Alderman McCann seconded this motion which carried unanimously.

Alderman McCann moved to approve the minutes of the February 22, 1996 public hearing; February 22, 1996 special meeting; February 27 1996 workshop meeting; February 27, 1996 regular meeting; March 18, 1996 workshop meeting; March 18, 1996 public hearing; March 26, 1996 regular meeting; April 8, 1996 special meeting; April 23, 1996 regular meeting and May 6, 1996 special meeting as presented. Alderman Piwonka seconded this motion which carried unanimously.

Mayor McDonald then recognized council members and employees for years of service to the city as follows: David Piwonka - 11 years, Terry Henley - 9 years, Craig Kress - 3 years, Joe McCann - 2 years, Debbie Wood - 11 years, Tommy Tobias - 3 years, Tracy Hudspeth - 1 year. He said he was happy these employees have been with the city this long and he appreciated the knowledge Council and experienced employees bring to the city.

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 approve the ordinance, numbered 96-19, electing Alderman Terry Henley as Mayor Pro Tempore of the City of Meadows until the next regular city election. Alderman McCann seconded this motion. The motion 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 TO ENTER INTO A LIMITED USE AGREEMENT WITH PHONOSCOPE, INC. TO ALLOW PHONOSCOPE, INC. USE OF CERTAIN EXISTING PUBLIC RIGHTS-OF-WAY WITHIN THE CITY OF MEADOWS FOR THE LIMITED PURPOSE OF TRANSPORTING PHONOSCOPE, INC.'S TELECOMMUNICATIONS SIGNAL THROUGH THE CITY OF MEADOWS IN A FORM AS ATTACHED HERETO AND MARKED "EXHIBIT A."

Mayor McDonald explained that Phonoscope, Inc. would be supplying the cable service to the new apartments being constructed off of Kirkwood and Sugar Grove in Stafford. The company will bring their lines from Dairy Ashford down West Bellfort and through the city. The city will issue a no cost permit and will inspect the final product. The city will receive \$150.00 per year for this limited use agreement. Alderman Henley made a motion to approve this ordinance, numbered 96-20, as presented. Alderman Kress seconded this motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance.:

AN ORDINANCE APPOINTING PAULA M. HARTMAN, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF TEXAS, AS ASSISTANT PROSECUTOR IN THE MUNICIPAL COURT OF THE CITY OF MEADOWS.

Our regular city attorney, Firman Hickey, who prosecutes for us in Municipal Court, is occasionally busy on Wednesday court nights, he has recommended the city appoint Ms. Hartman to be an assistant prosecutor to take his place on those nights. Alderman McCann made a motion, seconded by Alderman McGrath, to adopt the ordinance, numbered 96-21, approving the appointment of Paula M. Hartman as assistant prosecutor in Meadows Municipal Court. The motion passed with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPOINTING MEMBER(S) 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.

Due to Alderman McGrath's election, a vacancy exists on the Planning and Zoning Commission. Mayor McDonald proposed promoting alternate member Mark Looney as a full member. Alderman McGrath moved to approve the ordinance, numbered 96-22, confirming the appointment of Mark Looney to the Planning and Zoning Commission. Alderman McCann seconded this motion which was unanimously approved.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE GRANTING TO TIME WARNER ENTERTAINMENT-ADVANCE/NEWHOUSE PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, THE RIGHT, PRIVILEGE, AND FRANCHISE FOR THE TERM OF FIFTEEN YEARS TO ERECT, MAINTAIN, AND OPERATE A COMMUNITY ANTENNA TELEVISION SYSTEM IN THE CITY OF MEADOWS, TEXAS: TO ERECT, MAINTAIN, AND OPERATE ITS POLES, ANCHORS, WIRES, CABLES, ELECTRONIC CONDUCTORS, CONDUITS, MANHOLES, AND OTHER STRUCTURES AND APPURTENANCES IN OVER, UNDER, ALONG, AND ACROSS THE PRESENT AND FUTURE PUBLIC STREETS, HIGHWAYS, ALLEYS, BRIDGES, EASEMENTS, AND OTHER PUBLIC WAYS AND PLACES IN THE CITY; PRESCRIBING COMPENSATION FOR THE RIGHTS, PRIVILEGES, AND FRANCHISE CONFERRED HEREUNDER; PRESCRIBING THE CONDITIONS GOVERNING THE OPERATION OF THE BUSINESS INsofar AS IT AFFECTS THE USE OF PUBLIC PROPERTY FOR THE PURPOSE OF SUCH BUSINESS; PROVIDING CONDITIONS REGARDING THE INSTALLATION, UPGRADE, MAINTENANCE, AND OPERATION OF SAID SYSTEM AND BUSINESS; CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT; AND PROVIDING FOR SEVERABILITY.

Mayor McDonald noted that Warner Cable has been operating in the city for over fifteen years. The original permit was granted through the MCIA as there was no city at that time. The current agreement is almost identical to that recently granted to the company by the cities of Missouri City and Stafford. It provides the city with a 3% franchise fee and two municipal cable channels. Equipment to operate these channels would be the responsibility of the city. Alderman Piwonka made a motion to approved the ordinance, numbered 96-23, with Time Warner Entertainment as presented. Alderman McGrath seconded the motion which carried unanimously.

A discussion then followed on the results of a survey to change the city's name to allow for use of the city's name by the post office on mailing addresses. Mayor McDonald noted that since there were only 14 responses the survey, it was his recommendation to leave the city's name as is but he would leave the final decision to council. It was council's consensus at this time to let the issue lie.

A bill for laying a new water line from West Airport, across the Sam White development, to eventually connect with a line servicing Helfman Ford, Sam's and Pappasito's was presented for payment. It was initially thought there was more time to go out for bids to lay this line but the city was told that cement would be poured in about thirty days, necessitating that the work be done immediately. It is less expensive to trench a hole and lay the line than to tunnel beneath existing cement. Alderman Henley moved to approve the expenditure to R.L. Utilities, Inc. for \$15,075.00 for laying the water line. Alderman McCann seconded the motion which passed unanimously.

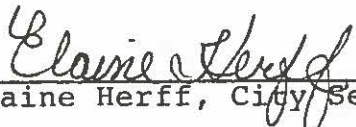
During audience comments Mayor McDonald asked Mr. Phil Boudreau, District Manager for HL&P to comment on the rehabilitation work the company has been doing in Meadows. Mr. Boudreau said they are doing one service loop at a time. The first two loops (one on Dorrance and one on Scottsdale) have been completed. HL&P hopes to complete soon a review of all facilities in the city and replace all necessary transformers. Alderman Henley noted that competition seems to be on

the horizon for electric utility suppliers and asked if residential rates might be affected by this competition. Mr. Boudreau noted this question will be addressed in the next session of the legislature.

Leen Zellers then noted that she was unaware of the survey that was conducted to change the city's name. She is very much in favor of changing the city's name to something unique. Alderman Kress noted the project needs a "champion" and he hopes Mrs. Zellers will undertake it. Mayor McDonald said he was not opposed to a name change and that he might try again to solicit response from the community through the city's newsletter. He noted a new name could not be identical or even close to another name recognized by the post office in Texas.

Mr. Naid and Mr. Liscum thanked the Meadows Home and Garden Club for the scholarships given to their sons.

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 8:20 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF
JUNE 25, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special workshop meeting of 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 Joe McCann Mark McGrath David Piwonka

thus constituting a quorum.

Council discussed the pluses and minuses of a policy presented to them for study by the Police Chief which is currently in effect in the City of Sugar Land. Currently, a fired employee can appeal his dismissal first to the Mayor and then to City Council. Council's consensus was to remain a totally at will city and Mayor McDonald will meet with the Police Chief to explain Council's opinions.

Council discussed the proposed ordinance regulating utility poles in the city. A draft of the ordinance will be sent to Houston Lighting & Power Company for their comments. The signal lights poles for the traffic light at Kirkwood and West Airport are now expected to be delivered by the middle of July.

Fire hydrants along West Airport are currently being painted.

Trees limbs are growing over some street lights in the city, causing effective lighting loss. Mayor McDonald requested Council members to drive through the city some night to evaluate whether or not the problem is worth pursuing.

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 7:29 p.m.



Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF
JUNE 25, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:34 p.m. by Mayor 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 Mark McGrath David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. He is accumulating a list of proposed name changes for the city.
2. The annual July 4 parade is scheduled and council needs to inform City Hall if they need a vehicle reserved for their use.

During comments from the audience, Clyde Little said he hoped the city does not change its name because it would cost citizens and businesses in the city money to change letterhead, etc.

There were no comments from council.

Alderman Piwonka made a motion to approve the minutes of the May 28, 1996 workshop meeting and the May 28, 1996 regular meeting as presented. Alderman McCann seconded this motion which carried unanimously.

Mayor McDonald then presented a plaque to retired Alderman Clyde E. Little. He said Alderman Little has served the city admirably from July 11, 1989 until May 27, 1996 and that we will miss him. The city cannot repay Mr. Little for all of the work that he has done. Alderman Little thanked Mayor McDonald for the plaque and for all the work done and cooperation given by the Mayor and Council in the past, present and in the future. Mr. Little also thanked City Secretary Elaine Herff and the rest of the administrative staff for their help over the years. Alderman Kress humorously commented that for all the trees planted under the guidance of Mr. Little, the city might consider changing its name to "Little Forest" in his honor.

Mayor McDonald then recognized Higinio Sanchez for this one year of service to the city.

Mayor McDonald then read the caption of the following ordinance:

AN ORDINANCE APPOINTING REGULAR MEMBERS OF THE
BOARD OF ADJUSTMENT OF THE CITY OF MEADOWS,
TEXAS, FOR A TERM OF TWO (2) YEARS COMMENCING ON
JUNE 25, 1996, PURSUANT TO PROVISIONS OF CHAPTER
24 OF THE CODE OF ORDINANCES OF THE CITY OF
MEADOWS.

Mayor McDonald noted that it had been some time since the Board of Adjustment has met. Several of the members have moved or resigned from the board. A request for them to consider has been presented to the city and it is hoped a preliminary meeting of the board can be scheduled for next week. The request concerns sign placement at the new Texaco service station. Mayor McDonald proposed the names of Clyde Little, Richard Marshall and Tom Connell for consideration as appointments to the board. Alderman Kress moved to adopt the ordinance, numbered 96-24, appointing Clyde E. Little, Richard

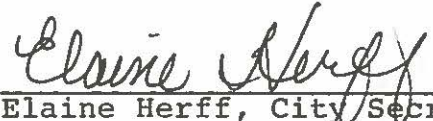
Marshall and Tom Connell as regular members of the Board of Adjustment of the City of Meadows to serve for two year terms commencing immediately. Alderman Piwonka seconded this motion which passed unanimously.

Alderman McCann then made a motion to pay the bill to Action Sales & Service for \$5,600.00 as presented on the agenda. Alderman McGrath seconded this motion which passed unanimously.

Alderman Piwonka made a motion, seconded by Alderman McCann, to table the next agenda item, a presentation by Monett Chilson of Warner Cable to encourage the recognition of volunteers who have made a positive impact on the lives of children in the community by nominating them as a Hometown Hero, due to the fact that Ms. Chilson had not yet arrived. The motion carried unanimously.

Alderman Piwonka then noted that he read an article in the Houston Business Journal that Sugar Grove Church of Christ closed on their property on April 30. Mayor McDonald said they are still in the process of choosing an architect and builder for their project. Mayor McDonald also noted that the Sam White dealership is scheduled to open by the middle of August. Alderman Kress hopes that the silt fence across the street on the Sugar Grove property will be removed before the August grand opening of the dealership. Mr. Little noted he saw a headline in a local newspaper that Meadows Elementary was rated number one the the Fort Bend ISD. He will try to obtain a copy of the article for council.

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 7:50 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF
JULY 23, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:35 p.m. by Mayor Jim McDonald at Meadows City Hall, One 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 Mark McGrath David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. A street sign was hung at the corner of Dorrance at Kirkwood. The City is taking a look to see about changing the City's street signs. This one is in lower case letters although the upper case would be better and easier to read. The plan is in the next month or six weeks to hang different styles and get comments from the residents. We want to distinguish our street signs from the other cities surrounding us.

2. Work along US 59 is progressing and it is expected that the contract for the next section or US 59 will be let for construction in August or September of 1997. That section is from where they are working now to the west side of Kirkwood. This improvement is really needed in this fast growing area and representatives of the City have been spending a lot of time with the highway department to be sure it continues on schedule.

During audience comments, Linda Branch of 12003 Meadow Hollow talked about how she and others moved to City of Meadows for a safe environment to raise children. She explained that her house backs up to 12002 Meadowdale, a house that is in deplorable condition both inside and out and has been unoccupied for about two years. Even though it has been boarded up, intruders have managed to work their way into the house. This invites opportunity for arsonists, drug activity, criminal mischief and it has become a place for gangs to congregate. My neighbors and I are deeply concerned and worried about our children's safety. Mayor McDonald, we need your help to explore all the possibilities to resolve this matter, it has gone on long enough. We need action right away and I present you with a petition signed by a number of my neighbors and pictures of the house in its present condition. It violates the deed restrictions as it is a nuisance and a safety hazard to our neighborhood. Mayor McDonald responded by saying that the city and police department are aware of the house and the police put the house under very heavy surveillance. Unfortunately the looks and condition of the house presents a problem to the City on how to deal with it. We are working with the MCIA but the laws are such that any city can't go beyond items that affect health, safety and welfare. The safety part the police will keep watch. The owner of the property does not have any funds at the present time to do anything about it, although he did have a new roof put on. The City can't release the house for occupancy as it is not safe. Mayor McDonald stated that there is no quick answer to this problem. Even if we went to court and won the owner could prove that he has no money and the City can not spend money on a private residence and neither can the MCIA. We are working on it continually and will do anything that we are legally allowed to do. I will ask the MCIA Board to inform you of any developments. Ms. Branch went on to say that she is sending the two lenders for the property at 12002 Meadowdale a letter and pictures of the house and a copy of the petitions. She is going to explore all

possibilities and would appreciate the City keeping her posted on what is going on. Craig Kress suggested the garage, which is open, be boarded up as well as the house to keep intruders out.

Rick Williamson of 12034 Meadowdale stated that he wants to affirm what Linda Branch said and that he stands with her in this issue. He said he has another dilemma hearing recently of gang activity and about a young man who pointed a gun and clicked it at a neighbors property, and of a car being vandalized with a gang insignia. There seems to be gang activity around our neighborhood and even a rumor of homicides going to happen. I would like to know what is being done about it and what can we do? Mayor McDonald responded by saying that the City has brought in some experts about ten days ago. He suggested to the residents that whenever they see a strange person that they call the police. We feel the gang is on the run and moving on. We are taking aggressive action on them. Mr. Williamson, who is a pastor of a Baptist church in Houston, said he appreciated a new church to be built in City of Meadows. It makes a good statement for our community.

Robert Tweeboom stood up and said he was the gentleman that the gang member pointed his gun at and also at his truck. When the gang member realized he was outside, he put the gun into his pants and briskly walked down the sidewalk and pulled the gun out of his pants and clicked it at a street light.

During Council comments, Alderman Piwonka said that the City has looked at having a curfew several times over the last couple of years and he hopes we never have one. He is against them, but would consider it if it is determined to be necessary. Alderman McGrath said he understands and appreciates Ms. Branch's concerns as he has a vacant house with a pool behind him. He is most anxious to get it turned over to a new resident to take care of it. Alderman Piwonka said he took a walk to the park with his 18 year old daughter some time back and was shocked to see a group of people there. He will not allow her to go back to the park alone. He went back a few nights ago when Mayor McDonald said the police were looking at it and was pleased to see what is going on at the park now. The City is on top of the situation and like Mayor McDonald said, gangs are not going to take over the City. Alderman Henley said he appreciates everyone's concerns and the only way to get this element out of our city is by all of us working together, it can't be just the police. We will all keep after it and take care of it.

Mayor McDonald recognized employees for years of service to the city as follows: Glen Dillender, 8 years; Phil Kempthorne, 7 years and Beverly McMinn, 6 years.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF
THE CITY OF MEADOWS BY ADDING THERETO A NEW
CHAPTER 29, ENTITLED "UTILITIES," AND A NEW
SECTION 29-1, ENTITLED "NON-FEE PERMITS."

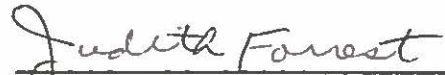
Mayor McDonald explained that what prompted this was a utility company came into the City to lay cable and cut the City's irrigation line and tree roots. This ordinance will make it possible for us to know who is doing what and to see their plans when they come in to get a permit. This will be a non-fee permit as the utility companies already pay a franchise fee to the City. Alderman Henley moved that we adopt Ordinance 96-25 as presented and Alderman McGrath seconded the motion which carried unanimously. The City will send a copy of this Ordinance to each utility company that has a franchise with our city so they are aware of what needs to be done.

Next item on the agenda was ratification of expenditure to Fort Bend County of \$150,000. for Right of Way for US 59. The City pays Fort Bend County instead of the state as there is an agreement between City of Meadows, City of Sugar Land and TxDOT that the county

will represent and be the agency to contact for any needs. Alderman Henley made a motion to ratify the expenditure to Fort Bend County for the right of Way expense. Alderman Piwonka seconded this motion which carried unanimously.

There were no additional audience comments. Mayor McDonald informed the audience that the traffic signal at the corner of West Airport Blvd. and Kirkwood Road should be in operation in two weeks with flashing red lights and two weeks later should be in full operation.

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



Judith Forrest, Secretary

MINUTES OF SPECIAL MEETING
OF
JULY 23, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special workshop meeting of the Meadows City Council was called to order at 6:37 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 Mark McGrath David Piwonka

thus constituting a quorum.

Mayor McDonald stated that the sales tax numbers continue to look good. He plans to re-evaluate some items that were put on hold and get them done before the end of the fiscal year. The traffic fines are down but he feels the City should come in ahead of projections. He informed the members of Council that he had a meeting with all department heads, passed out work sheets and will meet with them again in three weeks. He defined capital items as anything that costs over \$500. He is working on revenue projections.

Nancy Madrid, Community Service Officer, requested the help of council members on August 6th during National Night Out. The council members are invited to join City police officers in visiting with block captains and block parties. The feeling is this projects a positive feeling good for residents.

After some discussion, a Board of Adjustment meeting was set for 7:30 p.m. on August 5th, with a workshop prior at 6:45 p.m. It is in regard to the variance Texaco wants regarding a cement foundation for a sign that was poured too close to the right of way.

Mayor McDonald said a representative from Meadows School PTO called and requested the City waive the \$60 sign permit fee for a new sign at the school. He gave the waiver.

Mayor McDonald said if there was no objection he is going to have a sign designer work up a couple signs for the City to look at. He feels we should have a City sign on the esplanade on Kirkwood near the new apartments to let people know they are entering our City. Alderman Henley suggested consistency in theme in the City signs.

Mayor McDonald also explained that he is trying new street name signs for comments from the residents. He wants to get all new street signs for the City over a period of time to distinguish our City from others.

The mayor and council members then discussed the TML Conference to be held in Corpus Christi in November and made their plans to attend.

Mayor McDonald checked with the Sugar Land Fire Department regarding a contract with our City for fire protection, but they want \$110,000 a year which is about \$50,000 more a year than our contract with Stafford. Stafford called regarding the building to house the fire truck, and after checking the price we found out it will cost less than \$10,000 to modify the existing building to fit the truck.

It is going to cost a total of \$2,726,000 to acquire the right of way by Pappasitos, Sam's Club and Helfman Ford. Our share is 10% of that total. After credits etc. our balance is \$205,000. Sugar Land Properties and Fort Bend County agreed to give some credits they have to Meadows and Stafford,

City Engineer Bud Abbott is forming a committee of Engineers who live in the City of Meadows to evaluate the City's infrastructure. They will determine what needs to be done to keep our streets and water and sewer system in good condition. Alderman Kress offered to help Mr. Abbott with the Committee. Mayor McDonald requested this new committee have a meeting to get started in August. He will set a town meeting for Wednesday, October 16 or October 23 to discuss the plans.

Mayor McDonald stated that City Engineer Abbott is doing a layout for street lights needed along West Airport Blvd. from Hwy 59 to Dairy Ashford and also along Kirkwood Road. He also stated that engineering contracts have been let for the widening of West Airport and Dairy Ashford.

There being no further business to discuss, Alderman Piwonka made a motion to adjourn the workshop session. Alderman Henley seconded this motion and with unanimous approval the meeting was adjourned at 7:25 p.m.


Judith Forrest, Secretary

MINUTES OF SPECIAL MEETING
OF
AUGUST 27, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special workshop meeting of Meadows City Council was called to order at 6:37 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
Mark McGrath
David Piwonka

and the following absent:

Alderman: Joe McCann

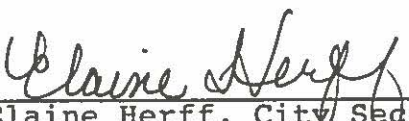
thus constituting a quorum.

Mayor McDonald discussed several dates for meetings which will appear in the September Newsletter. Due to scheduling conflicts, the September 3 budget workshop meeting was changed to September 10. On September 17 a public hearing on the budget will be held. At the regular council meeting on September 24 Council will consider passing the budget and setting a tax rate. A Town Meeting is scheduled for October 23 at Meadows Elementary and Mayor McDonald is requesting all council members, department heads and commission members to attend to answer potential questions raised by the attending residents.

Council then discussed revenues and expenditures proposed for the next budget year. Mayor McDonald said he would try to keep the tax rate the same for next year and more work on the budget is needed.

Council discussed meeting plans for the TML annual conference in November.

There being no further business to discuss, Alderman Piwonka made a motion to adjourn the workshop session. Alderman Henley seconded this motion and with unanimous approval the meeting was adjourned at 7:27 p.m.



Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF
AUGUST 27, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:37 p.m. by Mayor Jim McDonald at Meadows City Hall, 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
Mark McGrath
David Piwonka

and the following absent:

Alderman: Joe McCann

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. Council is in the middle of budget preparation for the next fiscal year. A copy of the proposed budget is available in the City Secretary's office for review. It is hoped that the tax rate for next year can remain the same as this year's.

2. Several meetings are noted in the September Newsletter. The one scheduled for September 3 has been rescheduled to September 10. This will be a budget workshop meeting. Also scheduled is a public hearing on the budget on September 17; the next regular city council meeting on September 24 at which the new budget will be passed and the tax rate for 1996-1997 will be passed; and a Town Meeting to be held at Meadows Elementary on October 23.

3. Alderman McCann could not make tonight's meeting but he is familiar with the agenda and has voiced no objections to any item being considered.

There were no audience or council comments.

Mayor McDonald then recognized employees for their years of service to the City as follows: Glen Dillender - 8 years; Phil Kempthorne - 7 years; Beverly McMinn - 6 years.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE OF THE CITY OF MEADOWS, TEXAS, SUBSTITUTING FOR ORDINANCE NO. 96-23, AN ORDINANCE GRANTING TO TIME WARNER ENTERTAINMENT/NEWHOUSE PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, THE RIGHT, PRIVILEGE, AND FRANCHISE FOR THE TERM OF FIFTEEN YEARS TO ERECT, MAINTAIN, AND OPERATE A COMMUNITY ANTENNA TELEVISION SYSTEM IN THE CITY OF MEADOWS, TEXAS; TO ERECT, MAINTAIN, AND OPERATE ITS POLES, ANCHORS, WIRES, CABLES, ELECTRONIC CONDUCTORS, CONDUITS, MANHOLES, AND OTHER STRUCTURES AND APPURTENANCES IN, OVER, UNDER, ALONG, AND ACROSS THE PRESENT AND FUTURE PUBLIC STREETS, HIGHWAYS, ALLEYS, BRIDGES, EASEMENTS, AND OTHER PUBLIC WAYS AND PLACES IN THE CITY; PRESCRIBING COMPENSATION FOR THE RIGHTS, PRIVILEGES, AND FRANCHISE CONFERRED HEREUNDER; PRESCRIBING THE CONDITIONS GOVERNING THE OPERATION OF THE BUSINESS INsofar AS IT AFFECTS THE USE OF PUBLIC PROPERTY FOR THE PURPOSE OF SUCH BUSINESS; PROVIDING CONDITIONS AND REGARDING THE INSTALLATION, UPGRADE,

MAINTENANCE, AND OPERATION OF SAID SYSTEM AND
BUSINESS; CONTAINING OTHER PROVISIONS RELATING TO
THE SUBJECT; AND PROVIDING FOR SEVERABILITY.

Mayor McDonald said this was basically the same cable franchise ordinance that was passed in May. The original ordinance, however, had several errors which we recognized and changed. Warner Cable's attorney has requested us to pass a new, "clean" ordinance. Alderman Piwonka made a motion to pass the ordinance, numbered 96-26, as read. Alderman Henley seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS, TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF MEADOWS AND FORT BEND COUNTY TO COORDINATE EMERGENCY MANAGEMENT PROGRAMS IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".


Alderman Henley made a motion to approve the ordinance, numbered 96-27, for emergency management coordination between the city and the county as presented. Alderman McGrath seconded the motion which was unanimously approved.

Bills were presented for approval. Alderman McGrath made a motion to pay the bills as presented. Alderman Kress seconded the motion which carried unanimously.

During audience comments, Mrs. Leen Zellers commended council for planning a new Town Meeting and requested Alderman Kress be allowed, time permitting, to continue to act on suggestions from last year's Town Meeting.

Mayor McDonald informed council the the owners of The Grove property had requested permission to build apartments on the Stafford portion of the property. Mayor McDonald and City Engineer B.L. Abbott attended both Stafford's Planning Commission and City Council meetings to express Meadows' concerns with the project. Stafford rejected the request.

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 7:45 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF
SEPTEMBER 10, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special workshop meeting of 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 Joe McCann Mark McGrath David Piwonka

thus constituting a quorum.

Mayor McDonald noted changes in the budget which was presented for study at the August 27 workshop meeting were marked with a # sign. Revenues were adjusted to more closely correspond with this year's anticipated revenues, most of which have already been received.

This budget calls for \$72,500 in fund transfers from fund 400 to fund 100. These transfers are \$70,000 for freeway right of way expansion and \$2,500 for administration expenses. Discussing other expenses, \$200,000 was removed from the previously considered budget - all from the parks department. The budget still includes funds for rec center repainting and furniture replacement. It also includes \$35,000 for street repairs and \$35,000 for sidewalk repairs.

This budget is in balance and includes an anticipated small surplus in revenues.

Council also looked over the proposed Economic Development Corporation budget for 1996-1997.

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 7:50 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF
SEPTEMBER 10, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special meeting of the Meadows City Council was called to order at 7:50 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 Mark McGrath David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. Sam White Motor City plans to hold a grand opening celebration on Thursday evening, September 12.
2. Much needed mosquito spraying is scheduled for Thursday night.
3. The burned out home on Brighton Lane has been demolished and removed. The slab and driveway will be removed this week, weather permitting.
4. The dilapidated garage in the 11800 block of Dorrance has been torn down.
5. It is understood that an offer has been made to the owner of a boarded up house on Meadowdale.
6. The silt fence along West Airport has been removed. Ayrshire Corporation has been in touch with the owners of the property in the hopes of being able to manage the property.
7. The second esplanade on the east end of West Airport is being remodeled to accommodate the new drive way exiting from Sam White. The drive was placed to correspond to a plan issued by the Sugar Grove Development which intended to remodel the esplanade as part of the construction of the center.
8. A public hearing on the 96-97 fiscal year budget will be held at 7:30 next Tuesday evening. Cash balances and projections should be ready for disbursement to council before the weekend. The budget will be approved and a tax rate adopted at the regular council meeting on September 24.

There were no comments from the audience or council.

Terry Modeland, Co-Parks Director, then discussed the parks budget for next year. Mayor McDonald explained the numbers were gone over briefly in the preceding workshop meeting with council. He also complemented Mrs. Modeland and her Co-Director Monya Keenen on the care they have taken to keep up with what needs to be done to the park properties. Although the requested \$72,000 to install irrigation in the field behind Meadows Elementary is not included in the budget, this item is a priority. Mrs. Modeland said she was currently studying the situation with a landscape architect as to whether to redo the field and then add irrigation or to irrigate the field now and rebuild it later.

Mrs. Modeland added her department is trying to develop a way to restrict use of the community pool to local citizens. Although legal counsel has said the city cannot prohibit outside residents from using the pool, a way can be used to make it more costly for non residents while making the pool available to residents at a very low cost. Council agreed this was a good idea.

A wish list submitted by the Parks Department for budget consideration included \$50,000 to resurface and add drainage to the eight acre park, \$95,000 to redo the jogging trail, \$3,000 for

drainage improvements to the small playground, \$27,000 to resurface the school fields, \$7,200 to add irrigation to those fields and \$13,000 for improvements to the lap pool. This wish list has been put on hold for the time being.

Charles Johnson, Public Works Director was unable to attend the meeting. His budget includes replacement of a mower but no new vehicles. The payroll in this department will remain about the same as last year.


Police Chief Pickett is out of town attending his mother's funeral. The police budget includes the purchase of two new vehicles as well as \$14,000 to lease/purchase a new computer system. The current police software package is one that was pirated from Orange County about ten years ago. There is no support for the package and a new police package is needed. The one being considered should be fully integrated with all systems used.

City Engineer and Public Utilities Director B.L. Abbott then discussed the Utility Department budget with council. He said funds are included to disassemble and recoat the interior of the booster tanks on the wells. A few other modifications around the storage tanks are also needed. The city received its EPA renewal license without any additional requirements being imposed. A new service truck for the water department is included in the budget. The small booster tank must also be replaced. Not included in the budget is \$50,000 for a new dump truck which is also needed.

Mayor McDonald requested Mr. Abbott to call a meeting of the Engineering Committee being formed to examine the infrastructure of the city before the Town Meeting scheduled for October 23. Alderman Piwonka said the things council cuts out of this year's budget need to be looked at by this committee to see if there is a possibility of adding them to a future bond sale.

Alderman Kress said this might be a good time to study the possibility of privatizing our utilities.

There being no further business to discuss, Alderman Kress made a motion to adjourn the meeting. Alderman McGrath seconded this motion and, with unanimous approval, the meeting was adjourned at 8:47 p.m.


Elaine Herff, City Secretary

MINUTES OF PUBLIC HEARING
OF
SEPTEMBER 17, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The Public Hearing of the Meadows City Council was called to order at 7:34 p.m. by Mayor Jim McDonald at Meadows City Hall, One Troyan Drive, Meadows, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor: Jim McDonald

Aldermen: Terry Henley
Craig Kress
Joe McCann
Mark McGrath

and the following absent:

David Piwonka

thus constituting a quorum.

Mayor McDonald said the purpose of the meeting was to hold a public hearing on the proposed 1996-1997 fiscal year budget. Mayor McDonald gave a quick review of the proposed budget which is scheduled to be approved at the September 24, 1996 regular council meeting.

Expected revenues, including those coming to the EDC, total approximately \$3.9 million. Total expenses for all funds are budgeted at approximately \$3.7 million. Revenues include funds from three grants for police officers and approximately \$1.1 million from sales taxes. Our commercial property provides approximately 30% of our ad valorem tax base. This is a fairly tight budget with no frills. It is anticipated that the tax rate will neither increase nor decrease from last year's rate of .75 per hundred dollars of valuation.

Alderman Kress noted this was the third budget cycle for him while sitting on council. Meadows is fortunate that the sales tax revenues, after dropping some last year, are beginning to come up a little bit. The city has not changed much in the last few years. Ad valorem taxes realized from new home construction are at a break even point with the cost of city services provided to those homeowners. Commercial land development is the only way to increase tax revenues in the city. Alderman Kress said Mayor McDonald again did a good job putting the budget together, helping to make council's job a little bit easier.

Mayor McDonald said city problems, real and potential, will be identified at the Town Meeting on October 23 and various options to solve these problems will be discussed.

Alderman Henley said the Economic Development Corporation had hoped to be able to use some of their funds to help improve the park but other demands continue to be made, such as the purchase of the right of way land for the freeway expansion and the continual deterioration of the city's main arterial streets (West Airport and Kirkwood.) It is hoped that the state will help with necessary West Airport repairs when they expand the road to four lanes.

Mayor McDonald then turned the floor over to the audience for their questions and comments. Mrs. E.J. Messarra said she was curious about when the other side of West Airport will be completed. Mayor McDonald said state and federal funds have been approved for the project. Engineering work is being completed now. His best guess is that the contract should be let next August. Work will include widening Dairy Ashford and should take about one year to complete. Mrs. Messarra asked why the church had not yet started construction. Mayor McDonald said he didn't know the answer to that

but he knows the church does own the land and that they have hired an architect for the project.

There were no further comments or questions on the budget, and Mayor McDonald thanked those in the audience for coming to the public hearing. He hoped the copies of the proposed budget which were passed out would be helpful to them.

Alderman Kress then made a motion to adjourn the meeting. Alderman McCann seconded this motion and with unanimous approval the budget public hearing was adjourned at 7:48 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF
SEPTEMBER 24, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The regular meeting of the Meadows City Council was called to order at 7:35 p.m. by Mayor Jim McDonald at Meadows City Hall, One 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 Mark McGrath David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. The burned out home on Brighton has been completely removed. The lot is vacant now and a lien will be filed to recoup the city's costs.

2. The Building Official is attempting to interest the owner of the house on Meadowdale in bids that have been submitted for its purchase.

3. A town meeting will be held on Wednesday, October 23 at 7:30 p.m. at the Meadows Elementary School. Everyone is encouraged to attend and to bring their neighbors with them.

4. The Sugar Grove Church of Christ has not yet submitted plans for their building to the city for approval. It is understood that an architect has been selected for the project.

5. An initial meeting was held yesterday evening with a committee of engineers. It was chaired by City Engineer B.L. Abbott with Alderman Craig Kress present as council liaison. Their mission is to develop a plan for the infrastructure of the city. Once they have an idea of what is needed, they will talk to an engineering firm to conduct a study and develop cost estimates for the entire project. They will hold another meeting within two weeks. Mr. Abbott will inform them of what is currently in existence. They will study, system by system, what is currently in existence, if there are any existing problems, what they are and what the estimate of needs for each system will be for the next five, ten and fifteen years. When this information is ready, it will be presented to the citizens together with what repairs are most necessary, possible creative alternatives, and what anticipated costs are. Alderman Kress said he believes the city's citizens are getting the best value for their dollar with this committee. He feels it is off to a good start and will be a productive group.

6. Another committee will be formed at a later date to review the parks and their amenities. This committee will be instructed to determine what the best things would be to do with what we have and how to best improve the undeveloped park land. When the two committees finish their work, we will go to the citizens of the city with cost estimates of what is needed to improve our infrastructure and parks. An amount will be presented for what is needed to put everything into good shape and a second amount on what it will cost to add certain amenities. Residents will be kept posted on both committees through the city's Newsletter and Council meetings.

There were no comments from the audience, however Mayor McDonald recognized Boy Scouts in the audience who were present and working on their communications badges.

During Council comments, Alderman McGrath noted that he attended a conference about Fort Bend Infrastructure in Missouri City where new roads, water and sewer systems and drainage was discussed. City Engineer B.L. Abbott spoke at the conference about Meadows' infrastructure. The key note speaker spoke about new and

rehabilitative infrastructure projects. Alderman McGrath found the conference very interesting.

Mayor McDonald then read a proclamation naming September 27, 1996 as Fort Bend County Fair Day in the City of Meadows.

Mayor McDonald then read a proclamation naming October as Domestic Violence Awareness month in the City of Meadows.

Alderman McCann then made a motion to approve the minutes of the June 25, 1996 workshop meeting; the June 25, 1996 regular meeting; the July 23, 1996 regular meeting; the August 27, 1996 workshop meeting; the August 27, 1996 regular meeting; the September 10, 1996 workshop meeting; the September 10, 1996 special meeting; and the September 17, 1996 public hearing as presented. Alderman Piwonka seconded this motion which carried unanimously.

Mayor McDonald recognized Police Officer Hal Clarida for this three years of service with the City.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION DESIGNATING A REPRESENTATIVE AND
ALTERNATE TO THE GENERAL ASSEMBLY OF THE
HOUSTON-GALVESTON AREA COUNCIL FOR 1997.

Mayor McDonald recommended Alderman Terry Henley for the representative and Alderman Craig Kress for the alternate. Alderman Piwonka made a motion, seconded by Alderman McCann to approve the designation of Alderman Henley as the City's representative and Alderman Kress as the city's alternate representative to the General Assembly of the Houston-Galveston Area Council for 1997. The motion carried unanimously. The resolution is numbered 96-02.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE ADOPTING THE FISCAL 1996 - 1997
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 Council has held several workshops to discuss next year's budget as well as a public hearing last week to answer citizens' questions. Alderman McGrath made a motion to adopt the ordinance, numbered 96-28, to adopt the fiscal 1996-1997 budget for the City of Meadows, and to appropriate the several sums set up therein to the objects and purposes therein named. Alderman McCann seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPROVING THE FISCAL 1996-1997
BUDGET FOR THE CITY OF MEADOWS ECONOMIC
DEVELOPMENT CORPORATION AS ADOPTED BY THE
ECONOMIC DEVELOPMENT CORPORATION BOARD OF
DIRECTORS AT THEIR SEPTEMBER 17, 1996 SPECIAL
MEETING AND APPROPRIATING THE SEVERAL SUMS SET UP
THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Mayor McDonald noted the EDC Board of Directors met in a special meeting on September 17, 1996 to discuss this budget. They unanimously approved the budget and recommended that City Council adopt the budget. Alderman Kress made a motion, seconded by Alderman McGrath, to adopt the ordinance, numbered 96-29, approving the EDC fiscal year 1996-1997 budget as adopted by the EDC Board of Directors on September 17, 1996. The motion carried with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE LEVYING A TAX RATE FOR THE CITY OF
MEADOWS, TEXAS FOR THE TAX YEAR 1996.

Mayor McDonald recommended a tax rate of \$0.75 per \$100 valuation, the same tax rate as last year. This rate is broken down as \$0.398 for the purpose of maintenance and operation and \$0.352 for the purpose of debt service reduction. Alderman Piwonka made a motion to adopt the ordinance, numbered 96-30, levying a tax rate of .75 for the City of Meadows for the tax year 1996 with .398 for the purpose of maintenance and operation and .352 for the purpose of debt service reduction. Alderman Kress seconded this motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING ORDINANCE NO. 95-32, 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 that those items amended to reflect increased revenues received were sales taxes and license and permits (which were higher due to homes built in Meadowglen III as well as new commercial buildings.) Legal expenses were increased as well as fees for the consulting building official (offset by the increase in permit fees received.) Fees for fire service were increased \$33,000. We were notified of this increase after last year's budget was adopted. Stafford agreed to let us carry half of this increase into next year but, due to the additional sales tax revenues, it was decided to pay the entire cost this year. Alderman McCann made a motion to adopt the ordinance, numbered 96-31, amending the budget for 1995-1996 as presented. Alderman McGrath seconded this motion which was unanimously passed.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING ORDINANCE NO. 95-33, ADOPTING THE FISCAL 1995-1996 BUDGET FOR THE CITY OF MEADOWS ECONOMIC DEVELOPMENT CORPORATION AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

The EDC Board of Directors has recommended Council amend this budget to reflect the following additions: \$150,000 for U.S. 59 Right of way expansion, \$15,075 to install water lines in the city's commercial district and \$30,000 to rearrange a median on West Airport. Alderman Henley made a motion to adopt the ordinance, numbered 96-32, amending the 1995-1996 EDC budget. Alderman McCann seconded this motion which carried unanimously.

Alderman Piwonka then made a motion to ratify the expenditures of \$60,000 to the City of Stafford for fire protection and \$53,889.50 to North Houston Pole Line Corporation, the final payment for installation of the traffic lights at West Airport and Kirkwood as presented on the agenda. Alderman Kress seconded this motion which carried unanimously.

During audience comments, members of Boy Scout Troop 1113 from Alief introduced themselves and Mayor McDonald again welcomed them to the evening's meeting.

Alderman Henley thanked council for their vote of confidence in him by again naming him as our representative to the HGAC General Assembly. He said he considers it an honor and a pleasure to represent the City of Meadows and is glad he had a hand in awarding \$25,000 in DARE grant funds to the City from the organization. Mayor McDonald thanked Alderman Henley and noted that it takes much personal time to serve on this Board to represent the City.

There being no further business to discuss, Alderman McCann made a motion, seconded by Alderman Henley, to adjourn the meeting and, with unanimous consent, the meeting was adjourned at 8:07 p.m.

MINUTES OF REGULAR MEETING
OF
OCTOBER 22, 1996
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 Joe McCann Mark McGrath David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. Meadows Elementary School PTO will hold their annual carnival on April 5, 1997 and they have requested Council to again run their free games. More information to follow.

2. Engineers on the city's Infrastructure Committee have held two meetings to date. City Engineer B.L. Abbott, their chairman feels the committee should be able to accomplish the goals of determining how to bring the city's infrastructure up to date. They will meet on Monday evenings but the next date has not yet been set.

3. Everyone is requested to attend the Town Meeting to be held tomorrow evening at Meadows Elementary School at 7:30 p.m.

4. There has been some interest shown in The Grove tract of land. A realtor is looking at that location to build office buildings that should bring about 3,500 white color workers to the area. A bank is also still interested in part of the property.

5. Two new police cars have been purchased this new budget year. They are already striped and on city streets.

6. With council's consensus, Mayor McDonald read a proclamation naming November 8, 1996 as "Big Brothers Big Sisters Day" in the City of Meadows.

There were no comments from the audience at this time.

There were no comments from Council.

Alderman Kress made a motion to approve the minutes of the September 24, 1996 regular meeting as written. Alderman Piwonka seconded the motion which carried unanimously.

Mayor McDonald then recognized employees for years of service to the city as follows: Mike Pickett - 10 years; Randy Schlauch - 8 years; Joe Cox - 2 years; Gary Stewart - 2 years; Mindy Wilson - 1 year. All are employees of the police department.

Council then discussed lease vs purchase of a new computer system for the police department. \$10,000 has been budgeted for the lease/purchase of a new computer system. The current system is full and new software is needed to run required reports. Purchase price for a new system, including software, is \$45,000. If it is leased/purchased over a four year period, \$15,000 in interest will be paid. The city does not earn this much in interest on its cash investments, and it would appear to be more economical to spend the funds to purchase the equipment. Alderman Piwonka made a motion to purchase the computer equipment and software instead of leasing it. Alderman Henley seconded this motion which carried unanimously. Mayor McDonald explained that an amendment to the ordinance adopting the budget will be required.

Mayor McDonald then read a resolution proclaiming the week of October 10-26, 1996 as RED RIBBON WEEK in the City of Meadows, Texas. He told Council that yesterday he was present at 2:00 p.m. at the elementary school when students released balloons and Dulles cheerleaders led cheers, all to encourage children to stay off drugs. Everyone present had a good time. The event was covered by Fort Bend TV and out takes will be ordered for use by the city and school. Alderman Kress made a motion to approve the resolution proclaiming the week of October 20-26 as "Red Ribbon Week" in the City of Meadows. Alderman Henley seconded this motion which passed unanimously.

A discussion followed on desired sessions to attend while at the annual Texas Municipal League in November. Everyone is encouraged to meet for breakfast on Friday. At 8:00 a.m. Alderman McGrath will attend the "Access Local Government: An Electronic Communications Network"; Alderman Piwonka will attend "Innovations in Juvenile Programming"; Mayor McDonald will attend "Small Cities' Revenue Sources." Everyone was encouraged to attend the 10:00 a.m. "Legal Q&A: General Law Cities" session. At 1:30 p.m. Mayor McDonald will attend "Educating Our Citizens about Their Budget and Services Objectives"; Alderman McCann will attend "Innovations for the Environment: Clean Cities 2000" and Alderman Henley will attend "1997 Legislative Session: Outlook for Texas Cities."

Alderman Henley then made a motion to ratify the expenditures of \$11,896.55 to the City of Sugar Land for our share on the engineering work being done on Dairy Ashford and West Airport Roads; \$38,424.50 for the purchase of two new police cars; and \$5,225.50 to Meyer's Demolishing Co., Inc. for leveling the burned out house on Brighton. Alderman McGrath seconded this motion which passed with unanimous approval.

There were no further comments from the audience. Alderman Piwonka noted the new traffic light at West Airport and Kirkwood seems to have helped the traffic flow through the city. Mayor McDonald said sensors in the road help to coordinate the lights for a smooth traffic flow. There is still some traffic backing up during certain periods of time at Dairy Ashford and West Airport. The City of Sugar Land plans to do a traffic count study at this intersection soon. Alderman McGrath noticed problems with there being no break in the traffic flow in the morning on Dairy Ashford making a left hand turn off of Dorrance and/or Monticeto difficult.

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


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF
NOVEMBER 26, 1996
CITY COUNCIL OF THE CITY OF MEADOWS, TEXAS

The special workshop meeting of Meadows City Council was called to order at 6:51 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 Mark McGrath David Piwonka

thus constituting a quorum.

Council discussed proposed improvements to city parks. J.W. Reed Consultants have estimated it will cost approximately \$11,000 to level (with sand and dirt) and properly aerate the field behind Meadows Elementary which the City leases from the School District. It was originally thought this project would cost about \$30,000. While there are no funds set aside for this project in the budget, it is anticipated that a check for \$15,000 to \$20,000 for right of way acquisition from Helfman Ford will arrive sometime this week. There was no opposition to using these funds to begin work on this field. The baseball league will put up and support outfield fences on the eight acre park when we tell them where to put them. Soccer has agreed to these fences.

Discussing other matters, Mayor McDonald noted that screening on the Helfman Ford parking garage is scheduled to begin any day now. He also requested help from any aldermen that might be available tomorrow at noon to help judge center pieces at Sam White's annual employee Thanksgiving dinner.

Mayor McDonald noted a decision still has not been reached by a company interested in purchasing one of three sites (including the old Grove Shopping Center site) for a large office building complex. They would like a tax abatement from the city and have been told this would not happen. Wallis State Bank is still interested in building a bank next to the Texaco Station along West Airport. An Easement for Boston Market along the Texaco Station to West Airport has been approved by the Planning and Zoning Commission.

There was no opposition to changing the date for the regular December Council meeting from December 24 to December 17. A public hearing to be held in January will probably be called at the December meeting. This will be for a proposed change to the zoning ordinance addressing the screening of parking garages.

There being no further business to discuss, Alderman Piwonka made a motion to adjourn the workshop meeting. His motion was seconded by Alderman McGrath and, with unanimous approval the meeting was adjourned at 7:20 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF
NOVEMBER 26, 1996
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 Joe McCann Mark McGrath David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. With council's consensus, the next regular Council Meeting, scheduled for December 24, 1996 will be moved to December 17, 1996.

2. All employees, council members and commission members are invited to the annual Christmas party on December 7, 1996 at Quail Valley Country Club. A social hour will begin at 6:30 p.m. with introductions scheduled for 7:30 p.m. and dinner served at 8:00 p.m. The response so far has been very good.

3. Engineering for the city's third water well is almost completed. The next step will be to get cost estimates to install the well. After the first of the year, a decision will need to be made as to where to get the funds for this project. There are still some voter approved bonds available to sell that were designated for Municipal Utility District projects. It is possible to sell these bonds and have the Economic Development Corporation pay off the principal and interest as it becomes due. If this method is chosen, notices will be placed in two Newsletters and there will be two Council meetings where the public will be informed of the decision and be allowed to comment.

4. On December 12, 1996, Warner Cable will hold a reception for their Hometown Heroes. This year's Hometown Heroes from the City of Meadows are Bob and Diane Cotten who have been instrumental in providing many working computers to Meadows Elementary School for students' use.

There were no comments from the audience.

During council comments, Alderman Henley noted that at the HGAC General Law Cities' caucus held last week, he was again reelected to a position on the Board of Directors for the 1997 year.

Minutes of the October 22, 1996 regular meeting were presented for Council's approval. Alderman McGrath made a motion to approve the minutes as submitted. Alderman Kress seconded this motion which carried unanimously.

Parks Co-Directors Monya Keenen and Terry Modeland were recognized for their six year of service to the City.

Mayor McDonald then read a resolution proclaiming December 6, 1996 as Alton Pressley Day in the City of Meadows. Commissioner Pressley chose not to run for reelection. December 31, 1996 will be his last day on Commissioners' Court. There will be a farewell party for him on December 6 and the proclamation will be presented to him then. Alderman Henley moved to adopt the resolution proclaiming December 6, 1996 as Alton Pressley Day in the City of Meadows. Alderman Piwonka 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 TO RENEW AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF MEADOWS AND FORT BEND COUNTY, TEXAS FOR PURCHASE OF CERTAIN MATERIALS AND SERVICES FOR ONE YEAR IN A FORM AS ATTACHED AND MARKED EXHIBIT "A."

The City, particularly the Police Department, uses this agreement for the purchase of many big dollar items such as Police radio equipment and tires for Police vehicles. Alderman Piwonka made a motion to approve the ordinance, numbered 96-33, renewing the interlocal agreement for purchase of certain materials and services as presented. Alderman Henley seconded this motion which carried unanimously.

Council then discussed a proposed ordinance regulating placement of utility poles in the City of Meadows. The ordinance allows for normal maintenance as well as emergency repairs of utility poles without having to obtain a permit. Georgianna Nicholas, representing Houston Lighting and Power Company, said that HL&P has many concerns with the ordinance. While the city is trying to protect its main arteries, extra costs, due to its requirements, will be passed on to citizens. Ms. Nicholas noted that by law, HL&P has an obligation to serve all customers. The ordinance would prohibit placing any new poles unless council approval is first obtained and then the poles cannot be placed within an area less than 500 yards of a residence or 100 yards of a main artery. She said the whole area surrounding Meadows is growing rapidly and HL&P will have to run a new feeder tie-in in Meadows within the next 12 months. This line will run behind City Hall, down the house line and across Kirkwood to West Airport. Several Alderman asked for an explanation of what a feeder tie-in actually is. Ms. Nicholas explained this. Mayor McDonald suggested it might be a good idea to hold a workshop meeting where HL&P could explain their needs to council. Alderman Kress did not see the necessity of such a workshop since the ordinance allows for approval on a case by case submittal. Alderman McGrath thought a workshop was a good idea so that council might have a better understanding of terminology being used. Mayor McDonald said a workshop would be scheduled but attendance by Council members would be voluntary.

A bill from J. Ram Construction was presented to council for ratification. Alderman Henley moved to ratify the expenditure as presented. Alderman McCann seconded this motion which carried unanimously.

There were no additional comments from the audience.

There being no further business to discuss, Alderman McCann made a motion to adjourn the meeting. Alderman McGrath seconded this motion and, with unanimous approval, the meeting was adjourned at 8:10 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF
DECEMBER 17, 1996
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:	Terry Henley Craig Kress Joe McCann Mark McGrath David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. He has been approached by the Fort Bend Boys Choir to consider building a club house on the property at the corner of West Bellfort and Dairy Ashford so that the choir might have a place to practice their singing. He informed the requestor that the city as yet does not know what it plans for that piece of land. If a building is put there, perhaps there may be a way to work something in the future.

2. Final engineering plans for a third water well have been received. After the first of the year, Mayor McDonald will talk to the city's financial advisors about the best way to finance this well. If previously approved but unsold bonds are used, residents will be informed, via the Newsletter that the project can probably be undertaken without the necessity of raising taxes. Alderman Henley is also looking into the possibility of obtaining grant funds for the project.

3. A company is looking into the old Grove tract with the intention of building a high density office building on the site. Another tract of land in Sugar Land is also being considered and is probably the company's first choice, especially if Sugar Land gives the company a tax abatement. Meadows might consider giving a tax abatement to a developer who would like to construct a retail use project on the site. The abatements would be based totally on the amount of sales tax the project generates.

4. Engineering on the widening of West Airport is progressing. The contract will probably be let in August of 1997. There is a possibility that reconstruction of the existing road may be added to the contract.

During audience comments, Resident Beverly Hickel asked why the time for tonight's council meeting was listed in the Newsletter as 7:00 p.m. When she called City Hall she was told this was correct. Mayor McDonald apologized for both errors. Mrs. Hickel also asked why the garbage truck must go down the middle of the street, veering to the right and left while workers pick up the garbage. Mayor McDonald said he thought this was for the safety of the workers and for traffic safety also but he said he would check into the matter.

During council comments, Alderman Kress noted that resident Ryan Madrid won an award at the Greater Houston Soap Box Derby held recently. The club is working with Fort Bend County Parks Department to put a permanent race track on the old Fort Bend County landfill. They hope to forge a partnership with Fort Bend County area businesses to help build this project. When the time comes, he is hoping for a proclamation of support from City Council. The track will, as near as possible, duplicate the one in Akron, Ohio in slope and length.

Alderman McCann made a motion, seconded by Alderman Piwonka, to approve the minutes of the November 26, 1996 workshop meeting and the November 26, 1996 regular meeting. The motion 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 TO BE HELD ON THE _____ DAY OF _____, 1997, 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 1, ENTITLED "ZONING DISTRICTS AND REGULATIONS OF GENERAL APPLICABILITY," SECTION 24-513, ENTITLED "LANDSCAPING, SCREENING AND BUFFERING," BY ADDING THERETO A NEW SUBSECTION (i), "SCREENING OF PARKING AREAS AND PARKING STRUCTURES IN COMMERCIAL USES," WHICH WOULD PROVIDE FOR NOTICE AS REQUIRED BY LAW.

Mayor McDonald said he was proposing that the public hearing be held at 7:00 p.m. on January 28, 1997, immediately before the city's regular council meeting that evening. Alderman Henley made a motion to adopt the ordinance, numbered 96-34, calling the public hearing for January 28, 1997 at 7:00 p.m. as presented. Alderman McGrath seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS, TEXAS TO EXECUTE AN INTERLOCAL AGREEMENT WITH FORT BEND COUNTY TO RENEW, EXTEND AND CONTINUE FOR THE CALENDAR YEAR 1997 THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT ENTERED INTO BETWEEN THE CITY AND THE COUNTY FOR 1996, PROVIDING FOR THE HOUSING OF CITY PRISONERS, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A."

Mayor McDonald noted the only change from last year's agreement was an increase from \$25.00 to \$28.00 per day to house prisoners. Alderman Piwonka made a motion to pass the ordinance, numbered 96-35, as presented. Alderman Henley 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, TEXAS TO EXECUTE AN INTERLOCAL AGREEMENT WITH FORT BEND COUNTY TO RENEW, EXTEND AND CONTINUE FOR THE CALENDAR YEAR 1997, THE TERMS AND CONDITIONS OF INTERLOCAL AGREEMENT(S) ENTERED INTO BETWEEN THE CITY AND COUNTY FOR THE CALENDAR YEAR 1996, FOR MAINTENANCE, REPAIR AND CONSTRUCTION OF STREETS, ROADS AND DRAINAGE; THE ENFORCEMENT OF HEALTH REGULATIONS; AND THE ENFORCEMENT OF ANIMAL CONTROL; IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A."

Mayor McDonald said there were no changes in this interlocal agreement from the previous year. Alderman McGrath made a motion to adopt the ordinance, numbered 96-36, as presented. Alderman McCann seconded this motion which passed unanimously.

Alderman McCann then made a motion to ratify the expenditure to J. Ram Construction as presented on the agenda. Alderman McGrath seconded this motion which passed unanimously.

Mayor McDonald then told council that a non-mandatory workshop meeting has been scheduled with HL&P for 7:00 p.m. the evening of January 7, 1997. The district manager for HL&P and one or two of their engineers will be here to explain why they feel the city's proposed change in the electrical ordinance will not work. Mayor McDonald also said, if there were not objections, he would order new street signs for Kirkwood like those that were on display in the back of the room.

Alderman Piwonka noted he was pleased that the city was staying ahead of last year in revenues from sales tax collected.

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 8:10 p.m.


Elaine Herff, City Secretary