

MINUTES OF WORKSHOP MEETING  
OF JANUARY 26, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:00 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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 road construction in the city. All is proceeding on schedule with the exception of the Dairy Ashford sound walls. It is our understanding that some of the products are not available. Concrete on West Airport is being poured and the contractor has agreed to give us enough notice for the installation of the sound walls. The final design for the reconstruction of the northbound lanes is almost ready.

Discussing the underground testing, it was reported that the testing of the sanitary and storm sewer lines is proceeding on schedule. No preliminary results are available yet. The figures must be available by the middle of March if we intend to hold a special bond election in conjunction with our May General Election.

Discussing the easement for Well #3, it was reported that we could expect to receive no help from the City of Stafford and, so far, we have not received any word from the apartment owners. Mayor McDonald intends to wait for a few more days before contacting an Austin attorney to intercede on our behalf to the TNRCC.

Discussing other matters:

1. Mayor McDonald informed Council that the hard drive on City Hall's computer system has crashed and we are in the process of getting year 2000 compatible computers and software.
2. There will be a request to modify the utility pole ordinance to allow permits for poles less than five feet above ground level to be granted without Council's approval.
3. Representatives of Sam's Club have met with Consulting Building Official Joe Edwards and Mayor McDonald regarding their intentions to move the current Sam's Club to the property where The Grove Center was to have been. They have presented preliminary plans and requested Mayor McDonald to give them verbal approval for the plans. Mayor McDonald informed them he could not give that to them.
4. Alderman McGrath said he received a request from the baseball league to check into the possibility of installing additional fencing at the ball fields.
5. Alderman Kress said he was checking into council chamber upgrades of new carpet and sound absorbing fiber on the walls.
6. Alderman Henley informed Council the HGAC Board is making plans for regional Clean Air Awareness which must be in place by the year 2000.

There being nothing more to discuss, Alderman Kress made a motion, seconded by Alderman Henley, to adjourn the workshop meeting and, with unanimous approval, the workshop meeting was adjourned at 7:20 P.M.

  
Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING  
OF FEBRUARY 23, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:30 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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<br>Craig Kress<br>Joe McCann<br>Mark McGrath<br>David Piwonka |

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted:

1. A General Election was called at the last city council meeting for May 1, 1999.
2. Widening of Dairy Ashford is on schedule and construction of the two new West Airport lanes is ahead of schedule. These new lanes are expected to open in about one month at which time the old lanes will be closed, torn out and rebuilt. Construction on the Southwest Freeway feeder roads is also on schedule.

There were no audience comments.

During Council comments, Alderman Henley said he was glad to see the resolution supporting clean air was on tonight's agenda. The HGAC is urging all cities to pass this type of resolution.

Mayor McDonald read the caption to the following resolution:

A RESOLUTION ENDORSING GUIDING PRINCIPLES FOR  
CLEANER AIR FOR THE HOUSTON-GALVESTON  
REGION.

Alderman Henley made a motion to adopt the resolution endorsing guiding principles for cleaner air for the Houston-Galveston region, numbered 99-01, as presented. Alderman Piwonka seconded this motion which carried unanimously.

Mayor McDonald read the caption to the following resolution:

A RESOLUTION PROCLAIMING MARCH AS AMERICAN  
RED CROSS MONTH IN THE CITY OF MEADOWS PLACE,  
TEXAS.

Mayor McDonald said he strongly supported this resolution as the American Red Cross provides many services to the community. Alderman McCann made a motion to adopt the resolution, numbered 99-02, proclaiming March as American Red Cross Month in the City. Alderman Kress seconded the motion. In the audience to accept the resolution were Red Cross representatives Sandra Sorenson, Melba Ashley and Jesse Matthews. Pictures of the presentation were taken.

Mayor McDonald read the caption to the following resolution:

**A RESOLUTION SUPPORTING THE SEEKING OF INCREASED FUNDING OF THE SOIL AND WATER CONSERVATION PROGRAM IN TEXAS BY THE TEXAS LEGISLATURE.**

Alderman Henley made a motion, seconded by Alderman McGrath, to adopt the resolution, numbered **99-03**, as read. The motion passed with unanimous approval.

Next item on the agenda was consideration of and action on ordinance calling a bond election. Due to the fact that the engineering firm has not completed the study of the city's storm and sanitary sewer lines, and will probably not be ready in time for the May 1<sup>st</sup> election, Alderman Piwonka moved to table the ordinance calling the bond election. Alderman McGrath seconded this motion which carried unanimously. Mayor McDonald noted that a bond election would still be held at the earliest possible date, as soon as all the necessary figures are together.

Mayor McDonald read the caption to the following ordinance:

**AN ORDINANCE APPOINTING FIVE (5) MEMBERS OF THE MEADOWS ECONOMIC DEVELOPMENT COUNCIL AND DIRECTORS OF THE MEADOWS ECONOMIC DEVELOPMENT CORPORATION FOR A TERM COMMENCING IMMEDIATELY AND ENDING ON THE 31<sup>ST</sup> DAY OF DECEMBER, 2000.**

Mayor McDonald noted there are currently four members on the EDC Board as one member recently resigned. He proposed council reappoint the current four members and appoint Perry Estep, who has agreed to serve, to fill the vacancy. Alderman Piwonka made a motion to adopt the ordinance, numbered **99-03**, appointing Terry Henley, Robert Graf, Margaret Sandlin, Harry Hamilton and Perry Estep to the Board of Directors of the Meadows Economic Development Corporation for a term commencing immediately and ending on the 31<sup>st</sup> day of December, 2000. The motion was seconded by Alderman McCann and unanimously approved.

Mayor McDonald then read the caption to the following ordinance:

**AN ORDINANCE APPOINTING REGULAR MEMBERS OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS PLACE TEXAS, (CITY PLANNING AND ZONING COMMISSION) FOR A TERM BEGINNING IMMEDIATELY UPON PASSAGE OF THIS ORDINANCE AND ENDING ON THE 1<sup>ST</sup> DAY OF FEBRUARY, 2000, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.**

Mayor McDonald suggested Council reappoint Eric Brand, Mark Looney and Jerry Sides to this Commission. They are all current members and diligently serving the city in their capacity as Planning Commission members. Alderman McGrath made a motion to adopt the ordinance, numbered **99-04**, reappointing Eric Brand, Mark Looney and Jerry Sides to the Planning Commission. Alderman McCann seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPOINTING BOTH REGULAR AND ALTERNATE MEMBERS OF THE BOARD OF ADJUSTMENT OF THE CITY OF MEADOWS PLACE TEXAS, FOR A TERM OF TWO (2) YEARS COMMENCING ON FEBRUARY 23, 1999, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.

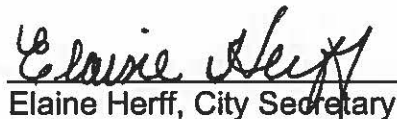
Mayor McDonald recommended council reappoint Phil Carey and John Whiteman as members and Eric Brand as alternate member of the Board of Adjustment. They are current members who's terms are expiring. Alderman McCann made a motion, seconded by Alderman Henley, to adopt the ordinance, numbered 99-05, reappointing those members and alternate member as recommended by Mayor McDonald to the Board of Adjustment. The motion carried unanimously.

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

Alderman Piwonka then made a motion to ratify the expenditures as presented on the agenda. Alderman McGrath seconded this motion which was unanimously approved.

There were no audience comments at this time.

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

  
Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING  
OF JANUARY 26, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:30 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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<br>Craig Kress<br>Joe McCann<br>Mark McGrath<br>David Piwonka |

thus constituting a quorum.

During Mayor's comments, Mayor McDonald:

1. Welcomed everyone to the first meeting of 1999.
2. Noted that road construction in the city was on schedule but installation of the sound walls was slightly behind schedule due to materials not be available.
3. Crews are in the city studying the underground sanitary and storm sewer lines. Hopefully the results of this information will be ready by the end of February or the middle of March.
4. In some parts of the city, residents are getting new water meters as the old ones are running slow and water usage is not being adequately recorded.
5. We are still planning a bond issue to be held in conjunction with our May General Election. We are still waiting for the studies to be completed to determine the funds that will be needed for the bond issue. There are several areas in the city that need street repairs but it is hoped to wait on the majority so that they do not have to be dug up again when underground lines are repaired or replaced.

During comments from the audience, resident Mike Jaetzold - Commissioner of Meadows All Play Baseball League, thanked Council for their support to the baseball league in the past. He said that there are currently 236 kids signed up for spring baseball, 161 of which live in Meadows Place. To date, the league has spent \$11,000 on fencing and field improvements. They would like to install dugouts on the T-Ball field. They have submitted two proposals to the Park Directors, both of which were turned down. They do not feel that the requested improvements will interfere with other field functions (such as Christmas Memories.) They would also like to add a cover to another baseball field which would require fencing an area eighteen feet in length, eight feet high and eight feet in width. This would provide protection and shade to the players. They are also requesting modifications to the sixty foot electrical requirements for the pitching machine. Mayor McDonald said a council committee headed by Alderman McGrath would study these requests.

Resident Charles Jessup said he was at the meeting to suggest that Council does look at baseball's requests. He fears a confrontation may arise between the Parks Department and the baseball league. He said maybe a compromise could be reached and would like council to make a decision.

There were no further audience comments, but Mayor McDonald introduced two members of the audience. The first was Robert Stolarski, a Boy Scout working on his communications merit badge. The second was John Knox,

former Mayor of Missouri City and currently Chief of Staff for County Judge Jim Adolphus.

During council comments, Alderman Henley said that the eight county area making up the HGAC is considered a severe non attainment area for quality air control. The HGAC has formed a Clean Air Coalition to address the issue. A plan must be submitted to the EPA by the year 2000 which would require the area to attain clean air by the year 2008.

Alderman Kress said he appreciates all the baseball league does. They have a great program. He also said he would file for reelection as Alderman Position 5 this year and, while campaigning, would inform residents of the need for a bond election as he was absolutely in favor of it.

Alderman McGrath told Coach Jessup and Mr. Jaetzold that he appreciated the work they have done for the baseball league. City fields are much improved from nine years ago when his son first began to play baseball and he is looking forward to working with the league to solve their problems.

Mayor McDonald then introduced Mr. Mark Liss of Heritage Flag Company who was in the audience. Mr. Liss designed the new Meadows Place flag which is currently flying on the flag pole outside of City Hall.

Alderman McGrath then made a motion to approve the minutes of the December 15, 1998 regular City Council meeting as submitted. Alderman McCann seconded this motion which passed unanimously.

Mayor McDonald then recognized council members and city employees for their years of service to the city as follows: Jim McDonald - 15 years; Charles Johnson - 9 years; Steven Dewey, Judy Forrest, Dan McGraw and Patty Spade - six years of service each.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CALLING AN ELECTION FOR THE CITY OF MEADOWS PLACE, TEXAS, TO BE HELD ON SATURDAY, THE 1ST DAY OF MAY, 1999, FOR THE PURPOSE OF ELECTING CITY OFFICIALS, PROVIDING FOR EARLY VOTING AND PROVIDING FOR NOTICE OF SAID ELECTION.

Mayor McDonald proposed inserting Tuesday, May 4, 1999, at 7:30 p.m. as the date to canvass the election. Alderman Piwonka made a motion to approve the ordinance, numbered 99-01, calling an election for May 1, 1999, for the purpose of electing city officials, providing for early voting and providing for notice of said election and to canvass the election on May 4 at 7:30 p.m. 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 PLACE, TEXAS, TO ENTER INTO A CONTRACT FOR ELECTION SERVICES BETWEEN THE CITY OF MEADOWS PLACE AND 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"

This ordinance will allow residents to early vote at Meadows Place City Hall as well as several other places. Alderman McCann made a motion, seconded by Alderman McGrath, to approve the ordinance, numbered 99-02, authorizing the joint election. The motion carried by unanimous approval.

The one bill, as presented on the agenda had not been turned in by Mr. Ramirez so Alderman Piwonka made a motion, seconded by Alderman Kress to table that agenda item. The motion was unanimously passed.

Alderman Kress made a motion, seconded by Alderman Henley, to ratify the expenditures of the city as presented on the agenda. The motion passed unanimously.

At this time audience member Clyde Little addressed Council. He said Alderman Henley's comments on air quality were interesting. He wondered how air quality was measured. Where are the air samples collected and what kind of measurements are taken. He thought it would be beneficial to educate the public on this matter and suggested the City Newsletter as a medium.

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

  
Elaine Herff, City Secretary

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

January 26, 1999 Regular Meeting

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MINUTES OF REGULAR MEETING  
OF MARCH 23, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

Mayor: Jim McDonald

Alderman: Terry Henley  
Craig Kress  
Joe McCann  
Mark McGrath  
David Piwonka

thus constituting a quorum.

There were no Mayor's comments.

There were no comments from the audience.

There were no comments from council.

Don Irby, partner with Null Lairson, City of Meadows Place auditors, gave a summary presentation of the City audit report for 1997-1998. He explained this year's audit includes a mandatory footnote on the year 2000 issue. He assured Council this footnote would not be a detriment should the City go out for additional bonds. He said he enjoyed the relationship his firm has with the City of Meadows Place and appreciated the opportunity to do its audit. Alderman McGrath made a motion to approve the audit for fiscal year 1997-1998 as presented. Alderman McCann seconded this motion which carried unanimously.

Mayor McDonald then read a resolution proclaiming the month of April, 1999 as Sexual Assault Awareness Month in the City of Meadows Place, Texas.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE  
CITY OF MEADOWS PLACE, CHAPTER 29, ENTITLED "UTILITIES," BY  
AMENDING ARTICLE II THEREOF, ENTITLED "UTILITY POLES,"  
SECTION 29-31, ENTITLED "ABOVE GROUND UTILITY POLES, LINES  
AND PROPERTY PROHIBITED WITHOUT PERMIT," TO PROVIDE  
EXCEPTION FOR POLES NOT TO EXCEED SIX (6) FEET IN HEIGHT.

After some discussion, it was decided to add the wording *above ground* so that the ordinance now reads "...to provide exception for poles not to exceed six (6) feet in height above ground." Alderman Kress made a motion to accept the ordinance, numbered 1999-06, with the added wording. Alderman Henley seconded this motion which passed unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING THE CODE OF ORDINANCE 95-22, AN  
ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY  
OF THE CITY OF MEADOWS PLACE, TEXAS, TO EXECUTE AN  
INTERLOCAL AGREEMENT WITH THE CITY OF SUGAR LAND, BY  
EXECUTING SUPPLEMENT NO. 3 TO ACCOUNT FOR THE  
ADDITIONAL COST FOR RECONSTRUCTION OF EXISTING PORTIONS  
OF WEST AIRPORT BOULEVARD.

Since the City is responsible for 100% of the additional costs of reconstructing West Airport, but Sugar Land is still the primary Governmental entity dealing with TxDOT, it is necessary to provide a way for Meadows Place to pay Sugar Land when they are billed for the reconstruction costs by TxDOT. Alderman Henley made a motion to approve the ordinance, numbered 1999-07. Alderman McGrath seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPOINTING LEONARD M. RUBIN, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF TEXAS, AS A PROSECUTOR IN THE MUNICIPAL COURT OF THE CITY OF MEADOWS PLACE.

Mayor McDonald explained that our current prosecutor has resigned to accept a position with the Harris County District Attorney's office. Mr. Rubin has served on occasion as an assistant prosecutor in Meadows Place. Alderman Piwonka made a motion to approve the ordinance, numbered 1999-08, appointing Leonard M. Rubin as a prosecutor in the Municipal Court of the City of Meadows Place. Alderman McCann seconded this motion which was unanimously passed.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION DECLARING THE INTENT OF THE CITY OF MEADOWS PLACE TO REFUND TO THE CITY AND CERTAIN DESIGNATED ACCOUNT FUNDS OF THE CITY, MONIES EXPENDED FOR THE REMOVAL AND RECONSTRUCTION OF NORTH LANES OF WEST AIRPORT BOULEVARD FROM KIRKWOOD TO DAIRY ASHFORD.

This is a prudent, precautionary measure to allow EDC funds to be used for funding this reconstruction should the city's sales tax funds collected go down in amount. Alderman McGrath made a motion to approve the resolution, numbered 1999-04, as written. The motion was seconded by Alderman McCann and unanimously approved.

Bills were then presented for Council's approval. Alderman Henley made a motion to approve the payment of the bills as presented on the agenda. This motion was seconded by Alderman McCann and unanimously adopted.

Council was then presented with two bills to ratify. The first to Kuo & Associates, Inc. was for survey work on the north lanes of West Airport and the second, to Long & Son, Inc. was partial payment for construction of well #3. Alderman McGrath made a motion to ratify the payment of the bills as presented on the agenda. Alderman McCann seconded the motion which carried unanimously.

There were no comments from the audience at this time.

There being no further business to discuss, Alderman Kress made a motion to adjourn the meeting. Alderman Piwonka seconded this motion and with unanimous approval the meeting was adjourned at 8:20 p.m.

  
Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF MARCH 23, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:10 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor: Jim McDonald

Alderman: Terry Henley  
Craig Kress  
Joe McCann  
Mark McGrath  
David Piwonka

thus constituting a quorum.

Council discussed the progress on the West Airport and Dairy Ashford projects. The road beds on Dairy Ashford are moving along on schedule. There is still no word on when the sound walls will be installed. The sound walls along the south side of West Airport (fronting the Meadowglen III subdivision) should be installed any day now. Following that, the new south lanes on West Airport will be opened. The existing north lanes will be closed and reconstructed.

Discussing other matters, the owner of the apartments adjacent to water well #3 has agreed to an easement if certain conditions are met. The conditions include a walk way from the apartments to West Airport and trees along the fence line by the apartments. He also wants slats installed in the chain link fence, the water tank to be painted green and the City to pay his legal costs (approximately \$1,900.00) incurred thus far. He is willing to look at alternate suggestions from the City. We should have a grasp on the costs of these conditions within the next ten days.

Items to be discussed during the regular meeting to follow this workshop include a resolution to incorporate the cost of the engineering study for the reconstruction of the north lanes of West Airport in the amount of the bonds proposed and an amendment to the pole ordinance.

The underground study on the city's storm and sanitary sewer system is on going. There are about thirty to forty manholes that are covered in some way. Residents will begin receiving letters to uncover these manholes so that the study can be completed.

A town meting is being proposed for late August, after the start of school, to inform residents of the results of the study and the need for a bond election.

A new computer system in City Hall is up and working.

There has been no action on the part of the City of Stafford thus far on the Sam's agreement.

Alderman Henley reported there is a coalition forming consisting of cities that impose a sales tax for EDC purposes to lobby the legislature on matters beneficial to these cities. He suggests the work would be similar to that being done by TML and to join the group would be redundant.

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 workshop meeting was adjourned at 7:10 p.m.

  
Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING  
OF MARCH 30, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:35 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

|           |  |
|-----------|--|
| Mayor:    | Jim McDonald   |
| Alderman: | Terry Henley<br>Craig Kress<br>Joe McCann<br>Mark McGrath<br>David Piwonka |

thus constituting a quorum.

Also present was City Attorney Firmin A. Hickey.

During Mayor's comments, Mayor McDonald:  
Gave a report about the previous evenings' meeting between himself, Aldermen Piwonka and Henley, City Attorney Hickey and their City of Stafford counterparts regarding the requested agreement between the two cities and Sam's Club. He said the Stafford officials will go along with the sales tax percentages although there are several complications. The joint committee instructed their legal counsels to work out the details of the agreement. If a store's register is not in a city, someone from the city which it is in could conceivably sue to get those funds returned. It was decided, therefore, that an interlocal agreement may be a better instrument to address this issue. The interlocal agreement would allow Sam's to allocate the sales tax to each city on the report it sends to the State. There will be a meeting between the two city attorneys tomorrow to work out details. There may be another meeting of the joint committee to approve the final agreement.

Mayor McDonald said another issue discussed at the joint meeting was the problem of the drainage ditch which crosses West Airport and is still in the City of Stafford, a problem which should be able to be worked out. The issue of the two properties, PetSmart and Chuck E Cheese's, which are in Stafford's ETJ is more cloudy and still being tied to the Alief/Stafford school district problem.

There were no comments from the audience at this time.

During Council comments, Alderman Piwonka noted that it is Mayor Scarcella's intention to make the boundaries of the City of Stafford the same as the Stafford M.S.D. and wondered if it wouldn't be prudent to hire someone to help settle the problem of the two properties mentioned above. Mayor McDonald said he had discussed this with the City Attorney who advised we wait until the other issues (the Sam's Club agreement and the West Airport strip) are settled. Council members agreed with this timing.

Alderman Henley noted that the Houston-Galveston Area Council was now taking over the work previously handled by the Texas Work Force Commission. Unemployment services will, for the most part, now be handled by telephone.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE ADOPTED PURSUANT TO THE PROVISIONS  
OF SECTION 2.053 OF THE TEXAS ELECTION CODE  
DECLARING THE CANDIDATES NAMED HEREIN ELECTED  
FOR THE OFFICES STATED AS UNOPPOSED CANDIDATES.

Since neither candidate running for office has received opposition, State law allows the city to cancel its general election called for May 1, 1999, and declare the two incumbents who did file as winners. The two incumbents are Alderman Terry J. Henley in Position 4 and Alderman Craig Kress in Position 5. Alderman Henley made a motion to adopt the ordinance, numbered 1999-09, as read. 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 PLACE AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF MEADOWS PLACE TO BE HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M. AT THE CITY OF MEADOWS PLACE CITY HALL, ONE TROYAN DRIVE, MEADOWS PLACE, 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 PLACE, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 1, ENTITLED "ZONING DISTRICTS AND REGULATIONS OF GENERAL APPLICABILITY," BY ADDING THERETO A NEW SECTION 24-520, ENTITLED "SPECIFIC USE PERMIT REQUIRED FOR COMMERCIAL STRUCTURES OR DEVELOPMENT LOCATED WITHIN THE BOUNDARIES OF TWO CITIES OR LOCATED WITHIN THE BOUNDARIES OF THE CITY OF MEADOWS PLACE AND THE EXTRATERRITORIAL JURISDICTION OF ANOTHER CITY."

City Attorney Firmin Hickey explained this specific use ordinance requirement would apply anywhere in the City. It would be particularly important if Stafford refused to act on Sam's request. In that case Sam's Club could still go ahead with their original plans to build if they are not in violation of any of our zoning ordinances. Mr. Hickey said our Zoning Code was adopted in the mid 1980's. The same elements and requirements exist today but municipalities can now do more things to protect themselves.

A Zoning Overlay is a mechanism that allows the Planning and Zoning Commission to look over plans and decide if they are in the best interest of the city. This zoning amendment would allow the Planning and Zoning Commission to study submitted plans and make recommendation to Council for their approval or denial. It would require an applicant to provide information to the city to address issues of economic importance to the city. This information could be presented informally in a letter.

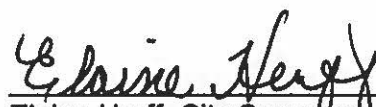
If the zoning amendment is passed, it would require Sam's to apply for a specific use permit. Other states have similar requirements. Alderman McGrath suggested that this situation is not unique to Meadows Place, we should ask for the support of other cities around the state to request the State legislature to address the issue.

Mayor McDonald said he would like to see the proposed amendment's wording changed in some places. Mr. Hickey said the wording can be changed after the public hearing, when Planning and Zoning makes their recommendations. As part of the final passage, it might be feasible to grandfather in the Sam's Club request so they would not have to go through the specific use request.

After some discussion of dates and times, Alderman Piwonka made a motion to adopt the ordinance, numbered 1999-10, calling a Joint Public Hearing between Meadows Place City Council and Meadows Place Planning & Zoning Commission to address the proposed amendment to the Zoning Code on Tuesday evening, April 27, 1999 at 7:00 p.m. Alderman McGrath seconded this motion which passed unanimously.

There were no comments from the audience at this time.

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

  
Elaine Herff, City Secretary

MINUTES OF PUBLIC HEARING  
OF APRIL 27, 1999  
CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF MEADOWS PLACE, TEXAS

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

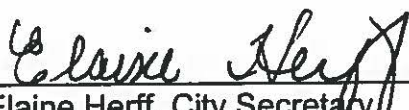
|                               |  |
|-------------------------------|--|
| Mayor:                        | Jim McDonald   |
| Aldermen:                     | Terry Henley<br>Craig Kress<br>Joe McCann<br>Mark McGrath<br>David Piwonka |
| Planning Commission Chairman: | Leen Zellers   |
| Planning Commission Members:  | Eric Brand<br>Mark Looney<br>Jerry Sides                                   |
| Alternate:                    | E.J. Messarra  |

thus constituting a quorum.

Also present was City Attorney Firmin A. Hickey, Jr.

Mayor McDonald noted the purpose of the meeting was to hear comments, both for and against, a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows Place, Texas, entitled "Planning and Zoning Regulations," Article V, entitled "Zoning Regulations," Division 1, entitled "Zoning Districts and Regulations of General Applicability," by adding thereto a new Section 24-520, entitled "Specific Use Permit Required for Commercial Structures or Development Located Within the Boundaries of Two Cities or Located Within the Boundaries of the City of Meadows Place and the Extraterritorial Jurisdictions of Another City.

Mayor McDonald opened the meeting to comments. He noted that the title of the proposed ordinance specifically implies what the ordinance is about. There were no comments or questions from either the floor or from Council and Mayor McDonald said he would entertain a motion to adjourn the public hearing. Alderman McGrath made this motion, which was seconded by Alderman Piwonka and, with unanimous approval, the public hearing was adjourned at 7:10 p.m.

  
Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING  
OF APRIL 27, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:30 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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 Public Hearing has just been conducted on a proposed change to the zoning ordinance. The Planning and Zoning Commission is meeting now to make their recommendation on the change to City Council. As soon as they reach a decision, they will bring it to Council and Council will consider it at that time.
2. Road construction in the area is continuing on schedule.

During comments from the audience, resident Beverly Hickel thanked Council for their support of Meadows Elementary School's carnival, noting the event earned approximately \$9,500 for the school.

There were no comments from Council.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY  
SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS,  
TO ENTER INTO A PRIMARY INTERLOCAL AGREEMENT  
BETWEEN THE COUNTY OF FORT BEND AND THE CITY OF  
MEADOWS PLACE, IN A FORM AS ATTACHED HERETO  
AND MARKED EXHIBIT "A".

Mayor McDonald noted this ordinance has been tabled for a long time. Problems with the ordinance have been resolved and legal counsel has recommended its approval. Alderman Piwonka made a motion to approved the ordinance, numbered 1999-11, adopting a primary interlocal agreement with the county, as presented. Alderman McCann seconded the motion which was unanimously approved.

Noting that the City Attorney had returned to the meeting with the recommendation from the Planning and Zoning Commission, Mayor McDonald received Council's consensus to proceed with that matter of business. Mayor McDonald received the recommendation and read that the Planning Commission was unanimously in favor or approving the proposed change to the Zoning Ordinance.

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 PLACE, TEXAS ENTITLED "PLANNING AND ZONING REGULATIONS," DIVISION 1, ENTITLED "ZONING DISTRICTS AND REGULATIONS OF GENERAL APPLICABILITY," BY ADDING THERETO A NEW SECTION 24-520, ENTITLED "SPECIFIC USE PERMIT REQUIRED FOR COMMERCIAL STRUCTURES OR DEVELOPMENT LOCATED WITHIN THE BOUNDARIES OF TWO CITIES OR LOCATED WITHIN THE BOUNDARIES OF THE CITY OF MEADOWS PLACE AND THE EXTRATERRITORIAL JURISDICTION OF ANOTHER CITY."

Alderman Henley made a motion to adopt the ordinance, numbered 1999-12, as presented. Alderman Piwonka 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 PLACE, TEXAS, TO ENTER INTO AN AGREEMENT BETWEEN THE COUNTY OF FORT BEND AND THE CITY OF MEADOWS PLACE, FOR THE INSPECTION OF FOOD SERVICE ESTABLISHMENTS IN THE CITY OF MEADOWS PLACE, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

This agreement will continue to allow the county's sanitarian to inspect food service establishments in the city with the establishment paying the cost. Alderman McCann made a motion, seconded by Alderman Henley to approve the ordinance, numbered 1999-13. The motion was unanimously approved.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE PROVIDING FOR A TAX EXEMPTION OF THE APPRAISED VALUE OF RESIDENTIAL HOMESTEAD PROPERTY, BEGINNING FOR THE TAX YEAR 1999.

The current homestead exemption is 13%. Since there is no reason to change this amount, Alderman McGrath made a motion, seconded by Alderman McCann to table this ordinance. The motion carried unanimously.

Mayor McDonald then read the caption to the following resolution:

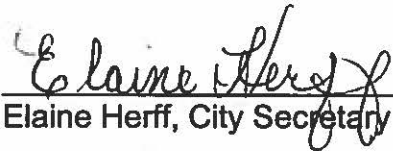
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS, REAFFIRMING THE AUTHORIZATION OF THE FORT BEND COUNTY TAX ASSESSOR-COLLECTOR AS THE TAX ASSESSOR-COLLECTOR FOR THE CITY OF MEADOWS PLACE, TEXAS.

Mayor McDonald said that, in his opinion, the relationship between the city and the Fort Bend County Tax Assessor-Collector's office was working well and he sees no reason not to continue with it. He strongly recommended approval of this resolution. Alderman Kress, noting that he has received very good service from the County Tax Assessor-Collector's office, made a motion to approve the resolution, numbered 1999-05. Alderman McGrath seconded the motion which was unanimously approved.

Alderman Kress then made a motion to pay the bill to Claunch & Miller, Inc. for \$15,271.58 as presented on the agenda. Alderman Piwonka seconded this motion which carried unanimously.

There were no audience comments at this time.

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

  
Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF APRIL 27, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:03 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor: Jim McDonald

Alderman: Terry Henley  
Craig Kress  
Joe McCann  
Mark McGrath  
David Piwonka

thus constituting a quorum.

Also present was City Attorney Firmin Hickey.

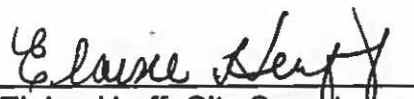
Discussing other matters first, Mayor McDonald noted he and City Attorney Firmin Hickey had met with Stephen Webb of Webb and Webb, an Austin attorney firm that represents cities and water districts to the TNRCC. Mr. Webb feels that obtaining an easement for Well #3 should be a fairly easy thing to do. Mr. Webb estimated his costs would be in the \$5,000 to \$10,000 range. He will contact the TNRCC to explain the city's position in the matter. The city should have an answer within two to three weeks. Cost of the amenities being requested by the apartment owner are approximately \$40,000. While the city is not against paying the legal fees of the apartment owner and perhaps installing a walkway for them, the cost of the large caliber trees being requested and of repainting the well is prohibitive.

Council then discussed the proposed Sam's agreement. After the meeting between Mayor McDonald, Aldermen Henley and Piwonka and City Attorney Hickey with their counterparts from the City of Stafford, Stafford's City Attorney Cheryl Wilson of Olson and Olson, rewrote the original agreement proposed by Sam's attorney to make it more compatible with municipal law. City Attorney Hickey fine tuned the agreement which was presented to Council.

Mr. Hickey explained that, as the city's attorney, it is his job to try to find a way to protect the city's sales tax revenue ad infinitum. Chapter 380 of the Texas Local Government Code assures us we can support this agreement for at least the next ten years. The agreement raises many legal issues, some of which have no answers. While State Law currently does not deal with this type of situation, it is hoped that the law will be changed soon to allow this type of development to proceed. Mr. Hickey asked council members to carefully go over the agreement and either voice their comments to the Mayor who will pass them along or hold another workshop meeting to discuss them. When all are satisfied with the agreement, Mr. Hickey will approach Stafford's attorney with his suggestions. Mr. Hickey suggested Council hold the scheduled public hearing on the proposed amendment to the Zoning Ordinance and, if a positive recommendation is returned by the Planning and Zoning Commission, pass the ordinance at their regular meeting without reference to the proposed Sam's agreement.

It was suggested that another workshop meeting could be held on Monday evening, May 3<sup>rd</sup> to further discuss the agreement.

There being no further business to discuss, Alderman McGrath made a motion to adjourn the meeting. Alderman Henley seconded this motion and with unanimous approval the workshop meeting was adjourned at 6:58 p.m.

  
Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF MAY 3, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 7:05 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor: Jim McDonald

Alderman: Terry Henley  
Craig Kress  
Joe McCann  
Mark McGrath  
David Piwonka

thus constituting a quorum.

Also present was City Attorney Firmin Hickey.

Mayor McDonald said there have been several rumors circulating, including one that Sam's has broken ground at Highway 59 and Highway 6. He has been in contact with Bob Collins, attorney from Sam's stores, who said he knows nothing of this ground breaking. Another rumor is that the new Sam's store will be smaller in size but more efficient.

The city's portion of sales tax derived from the Sam's Club in Meadows Place last year was approximately \$700,000.00. Alderman Kress noted that if there is a 70/30 split in revenues the city could expect to net approximately \$210,000 annually if the amount of sales in the new store remains constant. Also, the fact that the new Sam's store still leaves quite a bit of vacant land in the city for development was appealing.

Council discussed the revised Sam's agreement as presented by City Attorney Firmin Hickey. He recommended that Article V be removed from the original agreement and make it an interlocal agreement between Meadows Place and Stafford. Meadows Place will end up providing almost 100% of the service roads to the new store and will receive some surface water drainage into our storm sewer system. It was Council's consensus to allow Mr. Hickey to go forward with the agreement and present it to Ms. Wilson of Olson & Olson, Stafford's City Attorney.

Mayor McDonald informed Council it may be necessary to proceed with a condemnation for a small easement on the southeast corner of West Airport at Dairy Ashford. This easement was granted by the home builder before he sold the home but the grant was never recorded.

There being no further business to discuss, Alderman Piwonka made a motion to adjourn the meeting. Alderman Kress seconded this motion and with unanimous approval the workshop meeting was adjourned at 8:20 p.m.

  
Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING  
OF MAY 25, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:30 p.m. by Mayor Pro Tem Terry Henley at Meadows Place City Hall, One Trojan Drive, Meadows Place, 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 that there was no election on May 1<sup>st</sup> because the incumbents who filed were unopposed and the election was canceled. He then administered the oath of office to Alderman Place No. 4 - Terry Henley and Alderman Place No. 5 - Alderman Craig Kress.

Mayor McDonald commented that it was nice to see an audience.

There were no audience comments.

During Council comments, Alderman Henley noted that the HGAC had openings on their Solid Waste Management Committee and their Regional Air Quality Committee. If anyone was interested they should contact Alderman Henley and he will be glad to nominate them.

Mayor McDonald then recognized council members and city staff for their years of service to the City as follows: Alderman David Piwonka - 14 years; Alderman Terry Henley - 12 years; Alderman Craig Kress - 6 years; Alderman Joe McCann - 5 years; Alderman Mark McGrath - 3 years; Debbie Wood - 12 years; Tommy Tobias - 6 years; Tracy Hudspeth - 5 years; Jack Ashton - 3 years. He said it was good to see the number of employees and City Council members with some longevity, that this speaks well for our City.

Virginia McDonald, President of Meadows Home and Garden Club then presented \$1000 scholarships to graduating high school seniors Catherine Sproull and John Boykin and to college student Rebecca Schofield. She noted that Garden Club began an annual award of one \$500 scholarship in 1993, which increased to two \$1000 scholarship awards in 1997 and now to three \$1000 scholarships. Mayor McDonald congratulated the three students who won the scholarships.

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 PLACE, TEXAS, TO SERVE IN SUCH  
OFFICE UNTIL THE NEXT REGULAR CITY  
ELECTION.

Alderman Piwonka made a motion to nominate Alderman Terry Henley as Mayor Pro Tempore and to adopt the ordinance, numbered **1999-14**, confirming the election of Alderman Henley as such. This motion was seconded by Alderman McGrath and carried unanimously. Alderman Henley thanked Council and said he appreciated the opportunity to serve.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE FINDING AND DETERMINING THE NECESSITY TO ACQUIRE A CERTAIN LOT, TRACT AND PARCEL OF PROPERTY FOR PUBLIC ROADWAY IMPROVEMENTS AND AUTHORIZING SUCH PROCEDURES AS SHALL BE NECESSARY TO ACQUIRE THE PROPERTY AT PURCHASE FOR THE FAIR MARKET VALUE OR THROUGH THE PROCESS OF EMINENT DOMAIN AS PROVIDED FOR UNDER CHAPTER 21 OF THE TEXAS PROPERTY CODE.

This resolution provides the mechanism to obtain the last small piece of land necessary for the West Airport/Dairy Ashford widening. The acquisition is necessary so that HL&P can move their poles out of the way of the road. Alderman McCann made a motion to adopt the resolution, numbered **1999-06**, as read by Mayor McDonald. Alderman Piwonka seconded the motion and the resolution carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPOINTING REGULAR AND ALTERNATE MEMBER(S) OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS PLACE, TEXAS (CITY PLANNING AND ZONING COMMISSION) FOR A TERM BEGINNING IMMEDIATELY UPON PASSAGE OF THIS ORDINANCE, AND ENDING ON THE 1<sup>ST</sup> DAY OF FEBRUARY, 2001, PURSUANT TO THE TERMS AND PROVISION OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.

Mayor McDonald recommend Council appoint Steven Gardner as a regular member and E.J. Messarra as an alternate member to this commission. Alderman McCann made a motion to adopt the ordinance, numbered **1999-15**, appointing Mr. Gardner as a regular member and Mr. Messarra as an alternate member to the Planning Commission. Alderman Henley seconded this motion which was unanimously approved.

Mayor McDonald then read the caption to the following ordinance:

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

Alderman Henley made a motion, seconded by Alderman McCann, to adopt the ordinance, numbered **1999-16**, to reappoint Judge Rose Mary Galvan-Schulze as the presiding Judge to serve in the Municipal Court of the City of Meadows Place, Texas, for the next two years. The motion carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

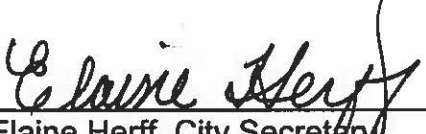
AN ORDINANCE APPOINTING AN ASSOCIATE  
JUDGE TO SERVE IN THE MUNICIPAL COURT  
OF THE CITY OF MEADOWS PLACE, TEXAS.

Alderman Kress made a motion, seconded by Alderman Piwonka, to adopt the ordinance, numbered 1999-17, to reappoint Judge Gene W. Frohbieter as the Associate Judge to serve in the Municipal Court of the City of Meadows Place, Texas, for the next two years. The motion carried unanimously.

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

There were no comments from the audience at this time. Mayor McDonald again congratulated all the Garden Club scholarship winners.

There being no further business to discuss, Alderman Piwonka motion, seconded by Alderman Kress to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:50 p.m.

  
Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF MAY 25, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:00 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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 Sam's Club agreement. Changes discussed at the last workshop meeting with legal counsel have been made. The agreement was faxed to Stafford's city attorney and to Sam's Club attorney. No word has been received yet from Stafford. Sam's Club attorney said the agreement was acceptable to him.

Mayor McDonald said the City's Policy Manual was being edited.

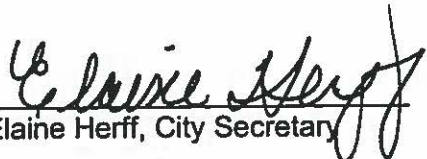
Discussing other matters, Mayor McDonald said the attorney handling the well easement in Austin for us has reported that things look good. He is waiting for the legal staff at the TNRCC to sign off on it.

Mayor McDonald said he and City Engineer Bud Abbott have a 3:00 p.m. meeting tomorrow with representatives of Claunch & Miller to review the draft report of the infrastructure study. This is the last piece of information necessary so that we can compile the numbers we need for a bond issue. A committee will be appointed to review the numbers and develop a plan for the bond issue. Aldermen McGrath and Kress volunteered for this committee. Once a total amount is arrived at which includes park improvements, street repairs and infrastructure repairs/replacements, we will discuss the situation with our financial advisors as to how high a bond issue we can legally request the voters to approve. This information needs to be ready for the August 31<sup>st</sup> town meeting. The bond election will need to be called in July.

Mayor McDonald said the current TML magazine list results of a survey of Texas water and sewer rates. While our rates may need to be raised, council felt it was prudent to wait for the bond information before doing anything to the utility rates.

Alderman Henley said the HGAC is looking for nominations to serve on their Solid Waste Management Committee, Regional Air Quality Committee and Gulf Coast Small Business Committee. Alderman McGrath said he would be interested in serving on the Small Business Committee.

There being no further business to discuss, Alderman McGrath made a motion to adjourn the meeting. Alderman Henley seconded this motion and with unanimous approval the workshop meeting was adjourned at 7:05 p.m.

  
Elaine Herff, City Secretary

MINUTES OF MEETING  
OF JUNE 22, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

thus constituting a quorum.

Mayor McDonald received Council's consensus to address agenda item eight - "Consideration of and action on granting a Utility Pole Placement Permit to Reliant Energy HL&P for placement of up to three utility poles" - next. Stuart Wilson, of Reliant Energy HL&P, confirmed the fact that only two poles would need to be permitted. The one closest to West Airport would be 217 feet from West Airport. Alderman Henley made a motion to approve the permit for two utility poles to service a new Denny's Restaurant per the request from Reliant Energy HL&P. Alderman McCann seconded this motion which carried unanimously.

Mayor McDonald then gave the following comments:

1. The new lanes on West Airport opened today. The old (north side) lanes will be closed next week so that trees and fences can be removed, sound walls can be installed, the old cement picked up and the new lanes constructed.
2. The annual July 4<sup>th</sup> Parade will start at 1:00 p.m. this year and follow the traditional route.

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

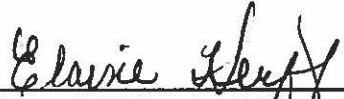
Alderman McCann then made a motion to approve the minutes of the January 28, 1999 workshop and regular meetings; February 23, 1999 workshop and regular meetings; March 23, 1999 workshop and regular meetings; March 30, 1999 special meeting; April 27, 1999 workshop and public hearing; May 3, 1999 workshop meeting and the May 25, 1999-workshop and regular meetings. His motion was seconded by Alderman Kress and unanimously approved.

Council then recognized employees for years of service as follows: Higinio Sanchez - 4 years; Robert Rivas - 3 years; Mark Barboza - 1 year.

Alderman Henley then made a motion to approved payment of the bills and ratify the expenditures as presented on the agenda. Alderman McCann seconded this motion which passed unanimously.

Mayor McDonald said there would probably be a special meeting held in the next two or three weeks to address the Sam's Club agreement. He also reminded Council of the August 31<sup>st</sup> town meeting and said a date would be set at the July Council meeting for a bond election to be held in September.

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

  
Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF JUNE 22, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

thus constituting a quorum.

Also present were Stuart Wilson of Reliant Energy HL&P and Andy Sikes of Andrew Lonnie Sikes, Inc.

Council discussed various upcoming meetings including the August TML Region 14 meeting in Galveston and the TML annual conference scheduled for November of this year.

Council then discussed the Utility Pole Placement permit being requested by Reliant Energy HL&P. Mr. Wilson showed Council on a map where a new easement has been granted that will allow a minimum amount (two) of poles to be placed on the property (formerly The Grove Town Center) so that a new Denny's restaurant can be served with electrical power. He and Mr. Sikes answered Council's questions about possible electrical service to future establishments on the property.

Council then discussed the proposed Houston Community College metropolitan television station. Meetings between the representatives of the college, and the cities of Meadows Place, Missouri City, Stafford and Sugar Land have been on going for several months. It is anticipated that such a station would require start up costs of from \$30,000 to \$40,000 for Meadows Place with an approximate \$20,000 annual cost thereafter. Council's opinion was that this was too costly at this time and the idea could be reconsidered at a future date.

Mayor McDonald informed Council that the agreement between Sam's Club, the City of Meadows Place and the City of Stafford was in the hands of Sam's attorney. If all is approved by the Sam's/Walmart Corporation, it is possible that a special meeting of City Council may be called soon.

The new south side of West Airport is now open.

Discussing Well #3, Mayor McDonald said the TNRCC has everything needed to grant us permission to put the well in operation and we expect their answer later this week or the beginning of next week.

Discussing finances for the proposed bond issue, Mayor McDonald said the City's financial advisors have informed him that bonds can usually be approved up to seven percent of the City's assessed taxable value, therefore the maximum bonded indebtedness for Meadows Place is \$12 million.

Mayor McDonald discussed changing the official population number from 4,606. Council thought that with the amount of homes in the City, the number 5,011 was not an unreasonable population figure.

Alderman Henley said a video was available from HGAC discussing the need for everyone to work toward Clean Air in the Houston area.

Alderman Kress noted Houston was no longer recycling glass and wondered if this would affect our residents as well. Mayor McDonald said he has not received any word about this.

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

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

MINUTES OF REGULAR MEETING  
OF JULY 27, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:30 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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  
Mark McGrath  
David Piwonka

and the following absent:

Alderman: Craig Kress

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted that Alderman Kress had notified us that he was out of town on business this evening

There were no comments from the audience.

There were no comments from Council.

Alderman Piwonka made a motion to approve the minutes of the June 22, 1999 workshop meeting and the June 22, 1999 regular meeting as presented. Alderman Henley seconded this motion which passed with unanimous approval.

Mayor McDonald then recognized Public Utility employee A.J. Hernandez for his six years of service to the City. Mayor McDonald noted the city now complies with TNRCC licensing requirements. We have two employees in the water department with Class C certificates and two employees in the sewer department with Class B certificates. It is no longer necessary to retain the services of ECO Resources to meet our requirements.

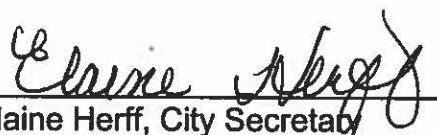
Next item on the agenda was consideration of an ordinance calling a bond election. Due to wording problems, Alderman Henley made a motion, seconded by Alderman McCann, to table the ordinance until August 3, 1999, when a special meeting will be held at 6:00 p.m. The motion carried unanimously.

Alderman McGrath then made a motion to approve payment of the bills as presented on the agenda. Alderman McCann seconded this motion which was unanimously passed.

Alderman McGrath then made a motion to ratify the expenditure to Claunch and Miller, Inc. as presented on the agenda. Alderman McCann seconded the motion which passed unanimously.

There were no audience comments at this time.

There being no further business to discuss, Alderman Henley made a motion, seconded by Alderman Piwonka, to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:35 p.m.

  
Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF JULY 27, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:25 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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  
Mark McGrath  
David Piwonka

and the following absent:

Alderman: Craig Kress

thus constituting a quorum.

Council discussed the proposed bond issue. The committee studying the bond issue has recommended presenting a \$10 million bond issue to the voters. If approved, \$6 million would be spent very quickly on sanitary sewer and street improvements and repayment to the general fund for the completed engineering study, water meter replacement and West Airport improvements. The balance of the funds would be spent in the next five years on additional infrastructure improvements, including park improvements.

Council will hold a special workshop meeting on August 10, 1999, at 7:00 p.m. to fine tune the proposal for presentation to the public at the Town Meeting to be held on August 31, 1999.

Wording on the ordinance to call the bond election breaks the election into three parts. Council's opinion is that there should be only one issue on the ballot. They were of the consensus to table the ordinance at the regular meeting tonight and hold a special meeting on August 3, 1999, at 6:00 p.m. to call the bond election. The election will probably be scheduled for September 18, 1999 which is 46 days after the August 3<sup>rd</sup> meeting.


Council then discussed the proposed agreement between Sam's East, Inc., the City of Meadows Place and the City of Stafford. City Attorney Firmin Hickey has responded to the latest proposed changes from Stafford, agreeing to all of the changes except the one which calls for Stafford to receive all of the permit fees from the construction. While Meadows Place agrees that Stafford officials will conduct all of the official inspections of the project, it will still be necessary for Meadows Place inspectors to keep a close eye on the project to make sure certain items such as drainage and ingress/egress are adequately provided for.

Discussing other items, Mayor McDonald said he will conduct a meeting Wednesday afternoon (July 28, 1999) which will include City Engineer B.L. Abbott and a representative of the Rayburn Cherry engineering firm to examine the additional costs incurred due to the failure to obtain necessary easements before construction of the new water well.

Council also discussed the proposed Houston Community College metropolitan television station. It was their consensus that the start up and yearly costs are too costly for our city and the Mayor should write a letter to

Clyde Little, our representative on the committee studying this proposal, that Meadows Place is not interested in participating in the project at this time. An internet web page was suggested as an alternate method of communicating with the City's residents.

There being no further business to discuss, Alderman McGrath made a motion to adjourn the meeting. Alderman Henley seconded this motion and with unanimous approval the workshop meeting was adjourned at 7:05 p.m.

  
Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING  
OF AUGUST 3, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 6:10 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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<br>Craig Kress<br>Joe McCann<br>Mark McGrath<br>David Piwonka |

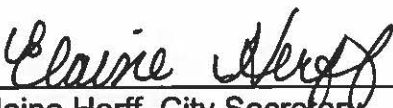
thus constituting a quorum.

Mayor McDonald read the caption to the ordinance to be considered as follows:

AN ORDINANCE CALLING A BOND ELECTION.

The bond election would be held on Saturday, September 18, 1999, and would contain three (3) propositions: The first proposition would be to sell \$6,450,000 in bonds for improvements to the City's water and sanitary sewer system. The second proposition would be to sell \$550,000 in bonds for improvements to the City's parks. The third proposition would be to sell \$3,000,000 in bonds for improvements to the City's streets, including related drainage improvements. All three propositions provide for the levy of taxes upon all taxable property within the City annually sufficient to pay the interest on the bonds as it accrues and to create a sinking fund to pay the principal of the bonds as they mature. The ordinance provides for early voting to begin on the 1<sup>ST</sup> day of September, 1999, and ending on the 14<sup>th</sup> day of September, 1999. The Presiding Judge will be Elaine Herff and the Alternate Presiding Judge will be Deborah Wood. Mayor McDonald said the city would most likely sell \$6 million as soon as the bonds are approved. The additional \$4 million would be sold in about four years. Alderman Henley made a motion to approve the ordinance, numbered **1999-18**, as presented. Alderman McGrath seconded this motion which carried unanimously.

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 special meeting was adjourned at 6:20 p.m.

  
Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING  
OF AUGUST 3, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 6:10 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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<br>Craig Kress<br>Joe McCann<br>Mark McGrath<br>David Piwonka |

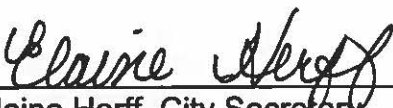
thus constituting a quorum.

Mayor McDonald read the caption to the ordinance to be considered as follows:

AN ORDINANCE CALLING A BOND ELECTION.

The bond election would be held on Saturday, September 18, 1999, and would contain three (3) propositions: The first proposition would be to sell \$6,450,000 in bonds for improvements to the City's water and sanitary sewer system. The second proposition would be to sell \$550,000 in bonds for improvements to the City's parks. The third proposition would be to sell \$3,000,000 in bonds for improvements to the City's streets, including related drainage improvements. All three propositions provide for the levy of taxes upon all taxable property within the City annually sufficient to pay the interest on the bonds as it accrues and to create a sinking fund to pay the principal of the bonds as they mature. The ordinance provides for early voting to begin on the 1<sup>ST</sup> day of September, 1999, and ending on the 14<sup>th</sup> day of September, 1999. The Presiding Judge will be Elaine Herff and the Alternate Presiding Judge will be Deborah Wood. Mayor McDonald said the city would most likely sell \$6 million as soon as the bonds are approved. The additional \$4 million would be sold in about four years. Alderman Henley made a motion to approve the ordinance, numbered **1999-18**, as presented. Alderman McGrath seconded this motion which carried unanimously.

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 special meeting was adjourned at 6:20 p.m.

  
Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING  
OF AUGUST 3, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 6:10 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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<br>Craig Kress<br>Joe McCann<br>Mark McGrath<br>David Piwonka |

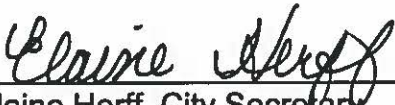
thus constituting a quorum.

Mayor McDonald read the caption to the ordinance to be considered as follows:

AN ORDINANCE CALLING A BOND ELECTION.

The bond election would be held on Saturday, September 18, 1999, and would contain three (3) propositions: The first proposition would be to sell \$6,450,000 in bonds for improvements to the City's water and sanitary sewer system. The second proposition would be to sell \$550,000 in bonds for improvements to the City's parks. The third proposition would be to sell \$3,000,000 in bonds for improvements to the City's streets, including related drainage improvements. All three propositions provide for the levy of taxes upon all taxable property within the City annually sufficient to pay the interest on the bonds as it accrues and to create a sinking fund to pay the principal of the bonds as they mature. The ordinance provides for early voting to begin on the 1<sup>ST</sup> day of September, 1999, and ending on the 14<sup>th</sup> day of September, 1999. The Presiding Judge will be Elaine Herff and the Alternate Presiding Judge will be Deborah Wood. Mayor McDonald said the city would most likely sell \$6 million as soon as the bonds are approved. The additional \$4 million would be sold in about four years. Alderman Henley made a motion to approve the ordinance, numbered 1999-18, as presented. Alderman McGrath seconded this motion which carried unanimously.

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 special meeting was adjourned at 6:20 p.m.

  
Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING  
OF AUGUST 24, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of Meadows Place City Council was called to order at 7:35 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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<br>Craig Kress<br>Joe McCann<br>Mark McGrath<br>David Piwonka |

thus constituting a quorum.

During Mayor's comments, Mayor McDonald

1. Said the sound walls were going up on West Airport now and the ones on Dairy Ashford will follow on or ahead of schedule.
2. Reminded those present of the Town Meeting scheduled for August 31<sup>st</sup> at Meadows Elementary School at 7:30 p.m.

There were no audience comments at this time.

During council comments, Alderman Henley congratulated Alderman McGrath on his recent promotion with Null Lairson and on his agreeing to serve on the Small Business Administration Committee of the HGAC. Alderman Henley also reminded Council that the TML Region 14 meeting will be held in Galveston in September and that he has been elected as President of TML Region 14. Mayor McDonald congratulated Alderman Henley on his election.

Alderman McGrath made a motion, seconded by Alderman McCann, to approve the minutes of the July 27, 1999 workshop and regular meetings and the August 3, 1999 special meeting as presented. The motion was unanimously approved.

Mayor McDonald then recognized employees for their years of service with the City as follows: Glen Dillender - 11 years; Phil Kempthorne - 10 years; Beverly McMinn - 7 years; Lawrence Eissler and Charles Jackson, Jr. - 3 years each. Mayor McDonald said they were good employees and he was glad they were staying with the city.

Chief Michael Pickett then presented a Citizenship Plaque to resident Jeff Hilburn. The evening of June 28<sup>th</sup>, the police department received a "suspicious person" call. When police arrived they found a small, oriental male who resisted arrest and then assaulted one of the police officers. It was later found that the male has a history of sexual offences. Mayor McDonald thanked Mr. Hilburn and said the city appreciated his help in this situation.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 9 OF THE  
CODE OF ORDINANCES OF THE CITY OF MEADOWS  
PLACE, ENTITLED "BUILDINGS," ARTICLE II  
THEREOF, ENTITLED "BUILDING IN RESIDENTIAL  
DISTRICTS," SECTION 9-50, ENTITLED  
"RESIDENTIAL ROOFING REQUIREMENTS," BY  
ADDING THERETO A NEW SUBSECTION (D) (7) AND

AMENDING SUBSECTION 9-50 (E) (2) BY PROVIDING  
ADDITIONAL RESIDENTIAL ROOFING  
REQUIREMENTS.

This ordinance would clarify the existing roofing requirements by allowing for OSB board to be used. Alderman Kress made a motion to adopt the ordinance, numbered 1999-19, as presented. Alderman Henley seconded this motion which carried unanimously.

Council then considered the approval of City of Meadows Place Policy Manual and granting to the Mayor the authority to modify, correct and add policies as needed. Mayor McDonald said having the city's policies in written form was the best way for employees to answer questions about pertinent matters over the phone when they came up. Alderman McGrath noted there was no wholesale change in any of the policies. We were just putting the existing policies into one place and calling it the "City of Meadows Place Policy Manual." Alderman McCann made a motion recommending the approval of the policy manual as presented. Alderman Piwonka seconded the motion which passed with unanimously.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION AUTHORIZING THE MAYOR OF  
THE CITY OF MEADOWS PLACE TO CALCULATE  
THE EFFECTIVE TAX RATE AND THE ROLLBACK  
TAX RATE FOR THE CITY OF MEADOWS PLACE.

Alderman McGrath made a motion, seconded by Alderman Henley, to adopt the resolution, numbered 1999-06, as presented. His motion was unanimously approved

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CALLING A PUBLIC HEARING ON  
THE BUDGET FOR FISCAL YEAR 1999-2000.

After some discussion, Alderman Henley made a motion to adopt the ordinance, numbered 1999-20, calling a public hearing on the 1999-2000 fiscal year budget for Tuesday, September 21, 1999 at 7:30 p.m. Alderman McCann seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CALLING A PUBLIC HEARING ON  
A PROPOSAL TO INCREASE TOTAL TAX  
REVENUES FROM PROPERTIES ON THE TAX  
ROLL FOR FISCAL YEAR 1999-2000.

Mayor McDonald noted that, while the tax rate should not change, an increase in valuations will result in collecting more revenues from taxes and a new law requires a public hearing must be held when this happens. Council felt this public hearing could be held in conjunction with the public hearing on the budget. Alderman Piwonka made a motion to adopt the ordinance, numbered 1999-21, calling a public hearing on a proposal to increase total tax revenues for 1999-2000 for 7:30 p.m. on September 21, 1999. Alderman Kress seconded this motion which passed unanimously.

Bills were then presented for council's approval. Alderman Kress made a motion to pay the one bill on the agenda for \$9,962.80 to Claunch & Miller. He noted they offered a very professional presentation to council at the evening's workshop. Alderman McCann seconded this motion which carried unanimously.

There were no comments from the audience.

Alderman Piwonka urged those in the audience to attend the Town Meeting on August 31<sup>st</sup>.

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

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

MINUTES OF SPECIAL MEETING  
OF AUGUST 3, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 6:10 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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<br>Craig Kress<br>Joe McCann<br>Mark McGrath<br>David Piwonka |

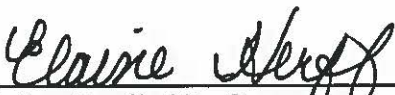
thus constituting a quorum.

Mayor McDonald read the caption to the ordinance to be considered as follows:

AN ORDINANCE CALLING A BOND ELECTION.

The bond election would be held on Saturday, September 18, 1999, and would contain three (3) propositions: The first proposition would be to sell \$6,450,000 in bonds for improvements to the City's water and sanitary sewer system. The second proposition would be to sell \$550,000 in bonds for improvements to the City's parks. The third proposition would be to sell \$3,000,000 in bonds for improvements to the City's streets, including related drainage improvements. All three propositions provide for the levy of taxes upon all taxable property within the City annually sufficient to pay the interest on the bonds as it accrues and to create a sinking fund to pay the principal of the bonds as they mature. The ordinance provides for early voting to begin on the 1<sup>ST</sup> day of September, 1999, and ending on the 14<sup>th</sup> day of September, 1999. The Presiding Judge will be Elaine Herff and the Alternate Presiding Judge will be Deborah Wood. Mayor McDonald said the city would most likely sell \$6 million as soon as the bonds are approved. The additional \$4 million would be sold in about four years. Alderman Henley made a motion to approve the ordinance, numbered 1999-18, as presented. Alderman McGrath seconded this motion which carried unanimously.

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 special meeting was adjourned at 6:20 p.m.

  
Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING  
OF SEPTEMBER 21, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:30 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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 thanked Council for their professional presentation at the Town Meeting on August 31<sup>st</sup> explaining the bond issue to city residents.

Mayor McDonald then opened the public hearing on the proposed budget for fiscal year 1999-2000 and invited comments both for and against the budget. He explained the budget was timely filed with the City Secretary. It proposes total revenues of \$3.623 million and expenses of \$3.744 million. There is a deficit to allow for some draw down of the City's Interest and Sinking reserve funds. He anticipates the actual deficit will be less than \$100,000. There were no comments for or against the budget.

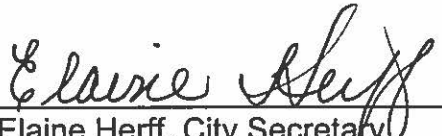
Mayor McDonald closed the budget public hearing and opened the public hearing on a proposal to increase total tax revenues from properties on the tax roll for fiscal year 1999-2000. The proposed tax rate is \$0.73 which is the same rate the city has had for the past several years. Because the appraised value of property is up some, the total taxes collected will increase approximately 2.95%. There were no comments for or against the proposal to increase tax revenues. Mayor McDonald closed the second public hearing and opened the special meeting.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CANVASSING THE RETURNS AND  
DECLARING THE RESULTS OF THE BOND  
ELECTION.

Mayor McDonald read the results as follows: For the issuance of \$6,450,000 waterworks and sanitary sewer system bonds - 135 votes. Against the issuance of \$6,450,000 waterworks and sanitary sewer system bonds - 11 votes. For the issuance of \$550,000 park improvement bonds - 119 votes. Against the issuance of \$550,000 park improvement bonds - 26 votes. For the issuance of \$3,000,000 street improvement bonds - 134 votes. Against the issuance of \$3,000,000 street improvement bonds - 12 votes. Alderman Piwonka moved to adopt the ordinance, numbered 1999-22, as read. Alderman Henley seconded the motion which carried unanimously.

There being no further business to discuss, Alderman McGrath made a motion to adjourn the meeting. Alderman McCann seconded this motion and, with unanimous approval, the meeting was adjourned at 7:37 p.m.

  
Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF SEPTEMBER 21, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the City Council of the City of Meadows Place was called to order at 6:10 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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<br>Craig Kress<br>Joe McCann<br>Mark McGrath<br>David Piwonka |

thus constituting a quorum.

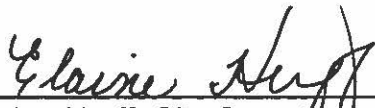
Council discussed the proposed agreement between Sam's East, Inc., the City of Meadows Place and the City of Stafford. Sam's attorney sent a marked-up version to our attorney and to Stafford's attorney. The only major change concerns the Jan-Bell Jewelry Co. Since Sam's does not intend to renew Jan-Bell's lease, the change should not have much effect. The final agreement should be ready for approval by Stafford's City Council at their September 29<sup>th</sup> meeting and by Meadows Place City Council at our September 28<sup>th</sup> meeting.

Council then discussed the budget. There are not many changes from the previous year's budget. A major increase is for medical insurance which increased about 12%.

Mayor McDonald asked council their opinion on repairing the small strip of concrete on resident's driveways that connects the driveway to the street. It has been the city's policy not to replace these strips. Council's consensus was to continue the present policy.

Mayor McDonald said he spoke with the city's financial advisors from Moroney, Beissner, & Co. about the timing for the sale of the city's bonds. They said the Attorney General must approve the sale and the bonding agencies must rate the city. The bonds will probably be ready for sale about mid January.

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 workshop meeting was adjourned at 7:16 p.m.

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

MINUTES OF REGULAR MEETING  
OF SEPTEMBER 28, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:30 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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<br>Craig Kress<br>Joe McCann<br>Mark McGrath<br>David Piwonka |

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted that he issued an emergency declaration to repair the storm sewer drainage and resulting street repairs on Dorrance at Meadow Trail. This area is part of the recommended storm sewer restoration recommended to be paid for from the bond funds. City Attorney Firmin Hickey has prepared a form for emergency declarations expected to cost over \$15,000 so that they can be repaired immediately.

There were no audience comments.

During council comments, Alderman Kress agreed this area needed to be fixed immediately and wondered if posting the declaration on the city bulletin board wouldn't be a good idea. He was assured the consulting city engineers would be overseeing the project.

Mayor McDonald then recognized employees for years of service to the city as follows: Hal Clarida six years of service as an employee of the city.

Mayor McDonald then read a proclamation designating October 23, 1999, as "Make a Difference Day" in Meadows Place, Texas. Alderman Piwonka made a motion, seconded by Alderman McCann, to support the proclamation. The motion was unanimously approved.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPOINTING A MEMBER TO THE  
MEADOWS ECONOMIC DEVELOPMENT COUNCIL AND AS  
A DIRECTOR OF THE MEADOWS ECONOMIC  
DEVELOPMENT CORPORATION FOR A TERM  
COMMENCING IMMEDIATELY UPON PASSAGE OF THIS  
ORDINANCE AND ENDING ON THE 31<sup>ST</sup> DAY OF  
DECEMBER, 2000.

Mayor McDonald said the vacancy on the EDC Board had been discussed with current Board Members at their last meeting. They recommended, and Mayor McDonald concurred with their recommendation, that Mr. Ed Peeler be appointed to fill the vacancy created when Mr. Perry Estep recently moved from the city. Mr. Estep took over Mr. Mike Read's position when he moved last summer. Alderman Henley made a motion to approve the ordinance, numbered 1999-23, appointing George Edward Peeler as a Director of the Economic

Development Corporation. The motion was seconded by Alderman McGrath and 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 PLACE, TEXAS, TO EXECUTE A CONTRACT WITH MCCALL, GIBSON & COMPANY, PLLC, CERTIFIED PUBLIC ACCOUNTANTS, TO CONDUCT AN AUDIT OF CITY FINANCES FOR FISCAL YEAR 1998-1999.

Alderman McGrath, with due diligence, said he recommended McCall, Gibson & Company as the firm to perform the city's audit. He said they are a local firm and should work well with our city employees. Mr. Mike McCall was in the audience and told council he appreciated the opportunity they were offering. Alderman Kress asked him what other cities his firm audited. Mr. McCall responded his firm currently audits four cities including Kemah, Arcola and Praire View along with 120 water districts. Alderman McGrath made a motion to adopt the ordinance, numbered 1999-24, naming McCall, Gibson & Company, PLLC , as the city's auditors for 1998-1999. Alderman McCann seconded this motion which was unanimously approved.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE ADOPTING THE FISCAL 1999-2000 BUDGET FOR THE CITY OF MEADOWS PLACE, TEXAS, AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Mayor McDonald said there were no significant changes to the budget since council studied it at their last work session. The budget includes funds for a sewer plant generator and water plant controls. These are necessary items and if the figures come in higher than what is budgeted, it may be necessary to dip into the city's reserve fund. The budget also includes a three percent raise for most employees as well as a twelve percent increase in medical insurance rates. Alderman McGrath remarked that a generator at the sewer plant was a good idea due to the potential Y2K problems that could arise. He also commented that this could be the last "easy" budget due to the upcoming loss of revenue from the Sam's Club move. Alderman Henley said it might be possible to purchase a generator through the HGAC competitive bidding process. Alderman Kress thought it would be a good idea to look into purchasing a skid mounted generator. Alderman Henley then made a motion, seconded by Alderman Piwonka, to adopt the ordinance, numbered 1999-25, adopting the final 1999-2000 budget as presented. The motion carried with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE ADOPTING THE FISCAL 1999-2000 BUDGET FOR THE CITY OF MEADOWS PLACE ECONOMIC DEVELOPMENT CORPORATION AS ADOPTED BY THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AT THEIR SEPTEMBER 8, 1999, REGULAR MEETING, AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Mayor McDonald noted the only revenue available to the EDC is the ½% city sales tax it receives. Expenses included administrative, bond principal & interest payments, \$5,000 for discretionary expenses and \$10,000 in legal expenses. They will partially repay the city for the West Airport and Dairy Ashford sound walls also. Alderman Henley, as Chairman of the EDC Board, said the EDC board has met and approved this budget so he was making a motion to adopt the ordinance, numbered **1999-26**, adopting the 1999-2000 EDC budget as presented. The motion was seconded by Alderman Piwonka and unanimously approved.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE LEVYING A TAX RATE FOR THE CITY OF  
MEADOWS PLACE, TEXAS, FOR THE TAX YEAR 1999.

The proposed tax rate is .73 per hundred dollars of evaluation. It includes .4253 for maintenance and operation of the city and .3047 debt service. Alderman Kress made a motion to approve the ordinance, numbered **1999-27**, adopting a .73 tax rate for the tax year 1999. Alderman McGrath seconded this motion which was unanimously approved.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING ORDINANCE NO. 97-23, AN  
ORDINANCE ADOPTING THE FISCAL 1998-1999 BUDGET  
FOR THE CITY OF MEADOWS, TEXAS, AND  
APPROPRIATING THE SEVERAL SUMS SET UP THEREIN  
TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Mayor McDonald said this ordinance would increase revenues by \$120,000 and expenses by \$141,200. These amounts reflect actual income and expenses. Alderman McCann made a motion to adopt the ordinance, numbered **1999-28**, amending the 1998-1999 budget. The motion was seconded by Alderman Henley and carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING ORDINANCE NO. 97-24, AN  
ORDINANCE ADOPTING THE FISCAL 1998-1999 BUDGET  
FOR THE CITY OF MEADOWS, TEXAS ECONOMIC  
DEVELOPMENT CORPORATION AND APPROPRIATING  
THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS  
AND PURPOSES THEREIN NAMED.

This ordinance would increase revenues by \$25,000 and add the replacement of the two existing west bound lanes for \$300,000 to the expense budget. The EDC board did approve this amendment at their last meeting. Alderman Henley made a motion to adopt the ordinance, numbered **1999-29**, amending the EDC budget for fiscal year 1998-1999 as presented. Alderman McGrath seconded the motion which was unanimously approved.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 21 OF THE CODE  
OF ORDINANCES OF THE CITY OF MEADOWS PLACE,  
TEXAS, ENTITLED "MUNICIPAL COURT," SECTION 21-9  
ENTITLED, "FINES AND SPECIAL EXPENSES," BY ADDING  
A NEW SUBSECTION (D) ESTABLISHING A MUNICIPAL  
COURT TECHNOLOGY FUND AND PROVIDING THAT  
EVERY PERSON CONVICTED OF A MISDEMEANOR IN

THE MUNICIPAL COURT OF THE CITY OF MEADOWS PLACE SHALL PAY A TECHNOLOGY FEE OF FOUR DOLLARS (\$4.00) AS COST OF COURT.

This ordinance will add \$4.00 to the court cost of every conviction in Municipal Court to be used for technology purposes. Alderman McGrath made a motion to approve the ordinance, numbered 1999-30, as presented. The motion was seconded by Alderman McCann and unanimously adopted.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, CHAPTER 20 ENTITLED, "MISCELLANEOUS OFFENSES," ARTICLE I ENTITLED, "IN GENERAL," AND SECTION 20-11 ENTITLED, "B-B GUN, PELLET GUN, AIR RIFLE, SPRING GUN," BY REMOVING THE PRESENT PROVISIONS THEREOF AND SUBSTITUTING NEW PROVISIONS TO PROVIDE PENALTIES FOR THE DISCHARGE OF CERTAIN PROJECTILES.

Council discussed the ordinance which strengthens the current ordinance on miscellaneous offenses. Council was concerned that the ordinance would make it illegal to throw any object that could potentially hurt someone, such as a rock. Alderman McGrath made a motion to table the ordinance. This motion was seconded by Alderman Kress and unanimously approved.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION DECLARING THE INTENT OF THE CITY OF MEADOWS PLACE TO REFUND TO THE CITY AND CERTAIN DESIGNATED ACCOUNT FUNDS OF THE CITY MONIES EXPENDED FOR THE CONSTRUCTION OF CERTAIN IMPROVEMENTS TO THE CITY'S WATERWORKS AND SANITARY SEWER SYSTEM, AND FOR THE CONSTRUCTION OF ADDITIONS AND IMPROVEMENTS TO THE CITY PARKS, AND FOR CONSTRUCTION OF IMPROVEMENTS TO THE CITY STREETS, INCLUDING RELATED DRAINAGE IMPROVEMENTS UNDER CERTAIN BONDED INDEBTEDNESS THAT ARE CONTEMPLATED TO BE ISSUED SUBSEQUENT TO AN ELECTION HELD IN THE CITY OF MEADOWS PLACE ON SATURDAY, THE 18<sup>TH</sup> DAY OF SEPTEMBER, 1999, AND TO REFUND TO THE CITY CERTAIN OTHER RELATED EXPENDITURES ACTUALLY MADE IN ACCORDANCE WITH THE LIMITATIONS AND RESTRICTIONS OF LAW.

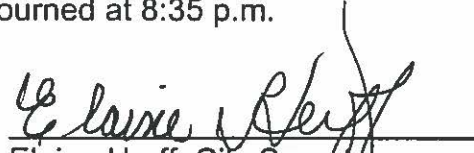
This resolution will make it possible to spend funds for emergency repairs which were expected to be paid by bond funds. Once the bonds are sold, the funds will be put back into the accounts from which they were spent because an emergency was declared and the work was already finished. Alderman Piwonka made a motion to adopt the proposed resolution, numbered 1999-07, as read. Alderman Henley seconded this motion which carried unanimously.

Bills were presented for council to ratify. The bill from Comp USA and Tiger Direct were for police computer accessories and soft ware. The bill from Stafford was for our interlocal fire service contract. The bill from Long & Sons was their final payment for construction of water well number 3. Alderman Kress

made a motion, seconded by Alderman McGrath, to ratify the expenditures as presented. The motion was unanimously approved.

During audience comments, Beverly Hickel of 11426 Scottsdale, asked if Council had passed a tax increase since the budget reflected a small increase in ad valorem taxes. Mayor McDonald said that, due to a reevaluation of properties by the Central Appraisal District, the average home will experience an increase of \$16.00 in taxes next year. And Mr. Reyes of 12510 Meadowglen Drive again requested a three foot pool easement variance for his property. Mayor McDonald reminded him it was Council's policy not to grant any variances. Once one is granted, Council would have to grant one to anyone who requested one. Mr. Reyes said he didn't understand this policy since the utility districts which have easements on the property are not using them. Mayor McDonald said utility companies do not grant permits, cities do and City council has taken a strong position not to grant any easements. Alderman Kress said Council was not trying to make an example of Mr. Reyes. They have spent a long time studying his problem and have taken the position that the city has the responsibility of enforcing its policies and does not feel it would be in the best interest of the city to grant any variances to encroach on easements.

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

  
Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING  
OF OCTOBER 26, 1999  
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 Place 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. Council had just spent most of the time at the 6:00 workshop meeting with Claunch & Miller engineers regarding the streets, storm and sanitary sewer projects. Aldermen Kress and McGrath will meet with the Parks Committee to bring together the parks package.

There were no comments from the audience at this time.

During council comments, Alderman Kress said that he and Alderman McGrath had met with the parks Committee and the Parks Directors and looked at the established priorities. They modified the priorities just a bit to maximize the dollars to be spent. Wilbur Smith Company will submit the Master Plan to the Texas Parks and Wildlife Department for their approval. They will then apply for our matching grant funds. Alderman Kress also recommended that the city again publish garage sale rules in a future City Newsletter and explain the reason for the \$1.00 permit is not to make money for the city but to limit the amount of garage sales allowed to four per household per year.

Mayor McDonald then recognized employees for their years of service with the city as follows: G. Michael Pickett - 13 years; J. Gary Stewart - 5 years; Melinda Wilson - 4 years and Kirsten Lang - 3 years. All are members of the Police Department.

Mayor McDonald then read a proclamation declaring October as "Voter Awareness Month" in the City of Meadows Place, Texas. Alderman Henley made a motion to support the proclamation. Alderman McCann 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 PLACE, TEXAS, AND THE  
PLANNING AND ZONING COMMISSION OF THE  
CITY OF MEADOWS PLACE, TEXAS ON THE 15<sup>TH</sup>  
DAY OF NOVEMBER, 1999 AT 7:00 P.M. AT THE  
CITY OF MEADOWS PLACE CITY HALL, ONE  
TROYAN DRIVE, MEADOWS PLACE, TEXAS, TO  
HEAR ANY AND ALL PERSONS DESIRING TO BE  
HEARD ON OR IN CONNECTION WITH ANY

MATTER OR QUESTION INVOLVING AN APPLICATION AND REQUEST HERETOFORE PREVIOUSLY FILED BY GULSHAN ENTERPRISES, INC., A PROPERTY OWNER, FOR A SPECIFIC USE AMENDMENT TO CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, TEXAS, ENTITLED PLANNING AND ZONING REGULATIONS, ARTICLE V. "ZONING REGULATIONS," DIVISION 2 "ZONING DISTRICT REGULATIONS," SECTION 24-535 "C-1 LIGHT COMMERCIAL DISTRICT," (B) "USES," (2) "SPECIFIC USES," D) "TRANSPORTATION, AUTOMOBILE AND RELATED USES," 3) "AUTOMOBILE SERVICE STATIONS" TO CONSTRUCT AND OPERATE AN AUTOMOBILE CAR WASH ON PROPERTY LOCATED AS PER MAP ATTACHED IN THE C-1 LIGHT COMMERCIAL DISTRICT; AND DIRECTING THAT NOTICE OF SAID HEARING BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE CITY OF MEADOWS PLACE, TEXAS, AND THAT WRITTEN NOTICE FURTHER BE GIVEN AS REQUIRED BY LAW.

Mayor McDonald said Gulshan Enterprises has submitted an application to install a car wash on their property (the Shell station) at the corner of Dairy Ashford and West Airport. Alderman McCann made a motion to approve the ordinance, numbered 1999-31, calling the public hearing for November 15, 1999, at 7:00 p.m. Alderman McGrath seconded this motion which carried unanimously.

Council then considered the proposal of Claunch & Miller, Inc. to perform certain engineering services relating to the following public works: Phase One Pavement Improvement Project and Phase One Wastewater and Storm Sewer Collection System Improvement Project. Aldermen McGrath & Kress said they would feel more comfortable with a written agreement stating payment methods, conformity with liability insurance requirements, etc. Mayor McDonald said, because of the time frame involved, and based on the comments received, he would entertain a motion for a contract to be drawn up based upon the original proposal from Claunch & Miller, Inc. which would allow the Mayor and City Secretary to enter into the agreement. Alderman Piwonka made a motion, seconded by Alderman Henley, to go ahead and authorize the Mayor and the City Secretary to execute an agreement with Claunch & Miller, Inc. based on their proposal dated October 18, 1999 to perform certain engineering services relating to the following public works: Phase One Pavement Improvement Project and Phase One Wastewater and Storm Sewer Collection System Improvement Project. The motion 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 PLACE TO ENTER INTO AN AGREEMENT WITH THE LOWEST QUALIFIED BIDDER FOR GROUNDS IMPROVEMENTS/PLAYGROUND EQUIPMENT FOR THE PARKS DEPARTMENT, IN A FORM AS ATTACHED HERETO AND MARKED "EXHIBIT A".

Parks Department Directors have recommended the purchase of the playground equipment, together with the ground improvement contract be awarded to Little Tykes, Inc. who has met all the requirements of the bid and was the lowest qualified bidder. Alderman Kress made a motion to adopt the ordinance, numbered 1999-32, authorizing the Mayor and the City Secretary to enter into an agreement with Little Tykes, Inc. for purchase of a play structure

MINUTES OF WORKSHOP MEETING  
OF OCTOBER 26, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the City Council of the City of Meadows Place was called to order at 6:10 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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<br>Craig Kress<br>Joe McCann<br>Mark McGrath<br>David Piwonka |

thus constituting a quorum.

Also present were James Andrews, Shawn Rooney, and Terry Maher, from Claunch & Miller engineering firm. They were present to discuss the proposed agreements between the City of Meadows Place and CMI for repairs to streets and wastewater and sewer improvements to be paid for from the bond sale and to present a scheduled timetable on how they propose to complete the infrastructure projects that will be completed from the voted bond funds. They assured council that existing street damage would not be repaired before sewer line damage in the same area was repaired. Council questioned them about a note on page three of their proposal which states that "CMI will not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor(s) or the safety precautions and programs incident to the work of the Contractor(s)." It was noted that while CMI is to set the quality of the work, quality of the work is the contractor's responsibility. Also, while the storm sewers, sanitary sewers were televised and the manhole tests were conducted during the months of October 1998 through August, 1999, these tapes will be available for review and the contractor will again televise the lines to determine who and what type of repairs are necessary. This will be a factor in determining the final cost of the project.

Discussing the street repairs, Mr. Maher noted that the cracks would be sealed first, then priority 1 and 2 streets would be repaired. During the design phase, all streets will again be walked to again determine which streets needed immediate repair. CMI plans to begin the street work by the end of March, 2000 and finish around the beginning of October, 2000. The projects will have a CMI employee observing the (re)construction work about 90% of the time.

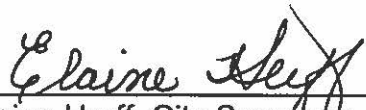
Discussing the proposed agreement between Sam's East, Inc., the City of Meadows Place and the City of Stafford, Mayor McDonald then announced that the final Sam's agreement has been drafted and is currently in the hands of Sam's attorneys. Wal-Mart Corporation would like to sign the documents by the first of the year.

Mayor McDonald said the police department has requested the purchase of a Ford Expedition in place of one of the Crown Victorias. Because the cost would increase by approximately \$7,400, Council's consensus was to stick with the Crown Victorias. Mayor McDonald also said the water department has requested the purchase of one or two golf carts to be used when reading meters.

Council did not have a problem with this concept but felt further justification was needed

All council members have received a letter from a resident requesting a "pooper-scooper" ordinance. They would like to know what other cities do about this problem before proceeding any further.

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

  
Elaine Herff, City Secretary

MINUTES OF JOINT MEETING  
OF NOVEMBER 15, 1999  
CITY COUNCIL AND PLANNING & ZONING COMMISSION  
OF CITY OF MEADOWS PLACE, TEXAS

The joint meeting of Meadows Place City Council and Planning & Zoning Commission was called to order at 7:05 by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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  
Mark McGrath  
David Piwonka

Absent: Craig Kress

|                             |               |
|-----------------------------|---------------|
| Planning & Zoning Chairman: | Leen Zellers  |
| Commissioners:              | Eric Brand    |
|                             | Marc Looney   |
|                             | Ken Wright    |
|                             | E.J. Messara  |
|                             | Steve Gardner |

thus constituting a quorum.

Also present was consulting Building Official for the City, Joe Edwards.

Mayor McDonald then invited a representative from Gulshan Enterprises, Inc. to come to the microphone to make their presentation. First to speak was Danny Isely who represented the car wash supplier, W.E.T. He spoke of sound levels and wanted to know if the sound was to be measured at the car wash itself or at the property line. Joe Edwards answered that it should be at both. Mr. Isely read from sound level tests done in Illinois and other states. He pointed out that the set up of the car wash will affect the loudness at the property line as the noise is louder at the entrance and exit. The property line of the homes will be 15 to 20 feet from the car wash and the houses only 35 to 40 feet. Joe Edwards requested a loudness study be done on a like car wash with the same equipment that TxDot used to determine the decibels for the sound walls and that the equipment be placed 5 to 10 feet inside the fence of the property adjacent to the car wash. The loudness should not be more than 65 decibels.

Mr. Shoukat A. Dhanani of Gulshan Enterprises, Inc. said they will get their sound levels within compliance if permitted to build. Asked what the hours of the car wash would be he stated from 6:00AM to 10:00PM seven days a week.

Joe Edwards then stated a car wash is not listed as a specific use in our regulations. The Planning & Zoning Committee must decide first and then City Council if it is going to allow it as a specific use and then if Gulshan Enterprises, Inc. should be granted the specific use.

Mayor McDonald then asked for a motion to recess while Planning & Zoning make their decision on the specific use. Alderman McCann made the motion and Alderman Henley seconded, it passed unanimously

The joint meeting resumed at 8:45 P.M.

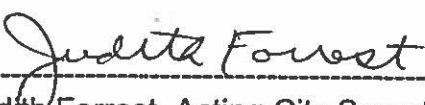
Mayor McDonald then asked for and received the Planning & Zoning Commission's recommendation to amend the Code of Ordinance Section **24-535-C-1**

Light Commercial District by adding Section **2-D-4**; Automobile Service Stations with Single Bay automated car wash.

The Planning & Zoning Commission also suggests applicants read ordinances to meet all necessary requirements and that evidence of intended compliance be given to the permit department .

Mayor McDonald said the Planning & Zoning opinion will be taken into consideration at the next City Council meeting on November 23<sup>rd</sup> and Council would act at that time.

There being no further discussion on the subject, Alderman Henley made a motion, seconded by Alderman McCann, to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:55PM.

  
\_\_\_\_\_  
Judith Forrest, Acting City Secretary

MINUTES OF REGULAR MEETING  
OF NOVEMBER 22, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:35 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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<br>Craig Kress<br>Joe McCann<br>Mark McGrath<br>David Piwonka |

thus constituting a quorum.

Also present were Consulting Building Official Joe Edwards and Boy Scouts Jeremy and Jonathan Kemp.

During Mayor's comments, Mayor McDonald noted that the city has finally received some much needed rain.

There were no audience or council comments.

Mayor McDonald then recognized employees for years of service to the city as follows: Monya Keenen and Terry Modeland - nine years each.

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 PLACE, TEXAS, ENTITLED "PLANNING  
AND ZONING REGULATIONS," ARTICLE IX,  
ENTITLED "SPECIFIC USE AMENDMENTS," BY  
ADDING THERETO A NEW SECTION 24-906  
BEING THE GRANT OF A SPECIFIC USE  
AMENDMENT AND PERMIT TO GULSHAN  
ENTERPRISES, INC. TO OPERATE AN  
AUTOMOBILE CAR WASH IN CONJUNCTION WITH  
A SHELL SERVICE STATION AT THE  
INTERSECTION OF DAIRY ASHFORD ROAD AND  
WEST AIRPORT BOULEVARD IN THE C-1 LIGHT  
COMMERCIAL DISTRICT.

Mayor McDonald noted that a Joint Public Hearing with City Council and the Planning & Zoning Commission was held at 7:00 p.m. on November 15<sup>th</sup>. All those in attendance presented their thoughts and comments. The hearing was recessed, during which time Planning & Zoning members deliberated the request and the made a unanimous recommendation to council that Gulshan Enterprises, Inc. be granted a specific use permit to build a car wash on their property in conjunction with the existing automobile Shell service station. He reminded Council that a specific use permit was not a building permit and that it gives Gulshan the right to build the car wash only if they meet all of the City's other building and zoning codes. Alderman Piwonka asked, if council approved the specific use request, would we then rely on the Building Official to make sure

that all of the codes were met? Mr. Edwards said that was his job. The company was told that they would have to bring proof that they would meet the sound level requirements and that he received some information from them this evening that he must still study. Alderman McGrath asked if they were required to present a site plan listing required information about trees and foliage to be planted next to the homes. Mr. Edwards said yes, that a twelve foot landscape buffer is required in this area as well as a fence. Alderman Henley made a motion to adopt the ordinance, numbered 1999-33, as presented. Alderman Piwonka seconded this motion which carried unanimously.

There were no comments from the audience. Mayor McDonald reminded everyone that the December regular Council meeting would be held on December 28<sup>th</sup>.

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

  
Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING  
OF NOVEMBER 23, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:35 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, 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<br>Craig Kress<br>Joe McCann<br>Mark McGrath<br>David Piwonka |

thus constituting a quorum.

Also present were Consulting Building Official Joe Edwards and Boy Scouts Jeremy and Jonathan Kemp.

During Mayor's comments, Mayor McDonald noted that the city has finally received some much needed rain.

There were no audience or council comments.

Mayor McDonald then recognized employees for years of service to the city as follows: Monya Keenen and Terry Modeland - nine years each.

Mayor McDonald then read the caption to the following ordinance:

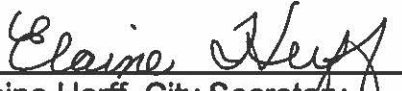
AN ORDINANCE AMENDING CHAPTER 24 OF THE  
CODE OF ORDINANCES OF THE CITY OF  
MEADOWS PLACE, TEXAS, ENTITLED "PLANNING  
AND ZONING REGULATIONS," ARTICLE IX,  
ENTITLED "SPECIFIC USE AMENDMENTS," BY  
ADDING THERETO A NEW SECTION 24-906  
BEING THE GRANT OF A SPECIFIC USE  
AMENDMENT AND PERMIT TO GULSHAN  
ENTERPRISES, INC. TO OPERATE AN  
AUTOMOBILE CAR WASH IN CONJUNCTION WITH  
A SHELL SERVICE STATION AT THE  
INTERSECTION OF DAIRY ASHFORD ROAD AND  
WEST AIRPORT BOULEVARD IN THE C-1 LIGHT  
COMMERCIAL DISTRICT.

Mayor McDonald noted that a Joint Public Hearing with City Council and the Planning & Zoning Commission was held at 7:00 p.m. on November 15<sup>th</sup>. All those in attendance presented their thoughts and comments. The hearing was recessed, during which time Planning & Zoning members deliberated the request and the made a unanimous recommendation to council that Gulshan Enterprises, Inc. be granted a specific use permit to build a car wash on their property in conjunction with the existing automobile Shell service station. He reminded Council that a specific use permit was not a building permit and that it gives Gulshan the right to build the car wash only if they meet all of the City's other building and zoning codes. Alderman Piwonka asked, if council approved the specific use request, would we then rely on the Building Official to make sure

that all of the codes were met? Mr. Edwards said that was his job. The company was told that they would have to bring proof that they would meet the sound level requirements and that he received some information from them this evening that he must still study. Alderman McGrath asked if they were required to present a site plan listing required information about trees and foliage to be planted next to the homes. Mr. Edwards said yes, that a twelve foot landscape buffer is required in this area as well as a fence. Alderman Henley made a motion to adopt the ordinance, numbered **1999-33**, as presented. Alderman Piwonka seconded this motion which carried unanimously.

There were no comments from the audience. Mayor McDonald reminded everyone that the December regular Council meeting would be held on December 28<sup>th</sup>.

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

  
Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING  
OF DECEMBER 28, 1999  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:35 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Trojan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor: Jim McDonald

Aldermen: Craig Kress  
Joe McCann  
Mark McGrath

and the following absent:

Aldermen: Terry Henley  
David Piwonka

thus constituting a quorum.

Also present were David and Moss Fetzer with Moroney, Beissner & Co., Inc., financial advisor for the City.

During Mayor's comments, Mayor McDonald:

1. Said that a public hearing, required to hear comments for and against obtaining a park grant, would be held in conjunction with the regular January Council meeting.
2. The City is all ready for Y2K - City employees will be standing by at midnight, New Year's Eve to make sure nothing goes wrong.
3. Aldermen Henley and Piwonka, true Aggie fans, are at the Alamo Dome in San Antonio for an important basketball game.

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

Mayor McDonald recognized Public Works employee Vernon Verrett for his three years of service to the City.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF MEADOWS PLACE, TEXAS, TO ADOPT A  
COMPREHENSIVE PARKS, RECREATION AND OPEN  
SPACE MASTER PLAN FOR THE CITY OF MEADOWS  
PLACE.

After a short discussion, Alderman Kress made a motion to adopt the resolution, numbered 1999-11, approving the Master Plan as presented. Alderman McGrath seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following resolution.

A RESOLUTION APPROVING THE DRAFTS OF THE  
PRELIMINARY OFFICIAL STATEMENT AND NOTICE OF  
SALE OF THE CITY'S \$6 MILLION BOND SERIES 2000.

Mr. David Fetzer said that February 22, 2000 is the anticipated sale date for the bonds which were approved in September. He said representatives from Moody's and Standard & Poors would be sending representatives to view and rate the City. This will be a public sale and the bonds will be awarded to the lowest bidder. Alderman McGrath asked what rates bonds were currently selling at. Mr. Fetzer said the rate was currently 5 ¾% and approaching 6% He said

the first quarter of the year was normally a good time of the year to sell bonds. Alderman McGrath made a motion to adopt the resolution, numbered **1999-12**, approving the draft statement and notice of sale of the City's bonds. Alderman McCann seconded this motion which was unanimously approved.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO EXECUTE A PROJECT AGREEMENT BETWEEN THE COUNTY OF FORT BEND AND THE CITY OF MEADOWS PLACE FOR THE INSPECTION OF FOOD SERVICE ESTABLISHMENTS, PURSUANT TO AND UNDER THE PROVISIONS OF CHAPTER 437 OF THE TEXAS HEALTH AND SAFETY CODE.

Mayor McDonald said that procedurally, the City renews all of its interlocal contracts with the County in December. This one will allow for the County's Health Department to continue inspecting the food service establishments in the City. Alderman Kress made a motion to adopt the ordinance, numbered **1999-34**, as presented. Alderman McGrath 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 PLACE, TEXAS, TO RENEW AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF MEADOWS PLACE AND FORT BEND COUNTY TEXAS FOR PURCHASE OF CERTAIN MATERIALS AND SERVICES FOR ONE YEAR.

This ordinance will allow the City to purchase various items, including police cars and gasoline, at the County's cost. Alderman McCann moved to adopt the ordinance, numbered **1999-35**, as presented. The motion carried unanimously.

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO RENEW AN INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF FORT BEND AND THE CITY OF MEADOWS PLACE, TEXAS, PROVIDING FOR THE HOUSING OF CITY PRISONERS.

Alderman McGrath made a motion, seconded by Alderman McCann, to adopt this ordinance, numbered **1999-36**, as presented. The motion was unanimously approved.

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO RENEW A MUTUAL AID AGREEMENT BETWEEN FORT BEND COUNTY AND THE CITY OF MEADOWS PLACE FOR POLICE PROTECTION.

Alderman Kress made a motion to adopt this ordinance, numbered **1999-37**, as presented. Alderman McCann seconded this motion which carried unanimously.


Bills, a majority of which were for services preformed by engineering firm Claunch & Miller, were presented for payment approval. Alderman McGrath made a motion, which was seconded by Alderman McCann, to pay the bills as presented. The motion carried with unanimous approval.

During audience comments, Clyde Little, Chairman of the Parks Planning Committee, addressed Council. He said the committee was still waiting for permission from Houston Lighting & Power Company to use part of their easement for parking purposes. They are also needing the composite meets and bonds of the combined small school park, the tennis courts and the proposed parking lot. He said that the first of the year seems to be a better time than the middle of the year for submitting an application to the Texas Parks & Wildlife Department for matching funds.

Alderman McGrath said he wanted to acknowledge and thank Clyde Little and Ann Bagley of Wilbur Smith Associates for the work they put into the Parks Master Plan. Mayor McDonald agreed and expressed his appreciation to them.

Mayor McDonald then said that the Sam's agreement should be accepted for final approval by Stafford's City Council at their January 5, 2000 meeting. He may call a special meeting of Meadows Place City Council during that week for our City Council to give final approval to the agreement also.

There being no further business to discuss, Alderman McGrath made a motion to adjourn the meeting. The motion was seconded by Alderman McCann and, with unanimous approval, the meeting was adjourned at 8:08 p.m.

  
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Elaine Herff, City Secretary