

MINUTES OF SPECIAL JOINT MEETING
FEBRUARY 19, 2013
CITY COUNCIL OF THE CITY OF MEADOWS PLACE
ECONOMIC DEVELOPMENT COUNCIL OF CITY OF MEADOWS PLACE

The special joint meeting of the Meadows Place City Council and the Meadows Place Economic Development Council was called to order at 7:01 by Mayor Charles Jessup and Mayor Pro Tem Terry Henley, 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 Section 551.041, TCG with the following members present and in attendance:

Mayor:	Charles Jessup
Alderman and EDC Chairman:	Terry Henley
Alderman:	John Isbell John Whiteman David Wilkens Terry Morgan
EDC Members:	Bob Graf Harry Hamilton Clyde Little Travis Tanner Margaret Sandlin

thus constituting a quorum.

First, Mayor Jessup said that it was important to “brand” the City. Fort Bend County is one of the fastest growing counties in the country. Fort Bend County has 49 master planned communities. Meadows Place is competing with other master planned communities that have amenities targeted to a specific audience in mind. The garden that is located in front of Meadows Place Elementary that was dedicated with a small monument sign, is one of those amenities that reminds families that this is Meadows Place. Younger people continue to move into Meadows Place. There is an elementary school filled with children. This is a sign that the City is doing something right.

Secondly, Mayor Jessup provided a presentation that was prepared by Parks and Recreation. The Parks Department won an award from TRAPS Region 4. Ms. Monya Keenan, Parks Director and Mr. Dan McGraw, Public Works Director took notes during the award ceremony as to what could be done to develop this community lake. There were issues with the Subsidence District. The irrigation that is now in place helps to irrigate the plants and flowers around the lake and park. The development of the lake was a huge undertaking and was completed due to the hard work and dedication of staff. We now have an amenity that families can enjoy. The beautiful part about the lake is that it started with a plan. Mayor Jessup stated how a City Manager in a neighboring City is astonished by what Meadows Place has done and continues to do with very little resources.

There was an update discussion about retail development. Aaron Farmer was unable to attend this meeting, however Terry Henley, EDC Chairman reported that he has been meeting with various contacts about possible business prospects. There is activity attempting to bring businesses into Meadows Place. Bob Graf stated that the corner of West Airport and Kirkwood is a challenge. The land has 2 owners and one is more open to working on developing the area than the other land owner. The complex next door was once proposed to become a medical center however it went into bankruptcy. The Shopping Center's owners placed too much ambiguity as to why there was no proactive thinking as far as ideas which deters potential for development. Mayor Jessup stated the City has received open records request concerning the corner of Kirkwood and West Airport. There was a developer that wanted to use it for apartments but that would not be beneficial to the city. It is not the City's vision to fill it with apartment. Mayor Jessup has received updated demographics.

Mayor Jessup stated that Code Enforcement continues to address garbage containers that are left in view after pick up days. Addressing code violations help to keep the community with a pleasant feel and is pertinent in the City moving forward. Councilmember Terry Morgan stated that Meadows Place is more aggressive in monitoring code enforcement issues than other cities.

Third, there was discussion on Council's Vision Meeting and Goals. Mr. Henley stated that decorative street lighting would be a great amenity. Mayor Jessup stated that twenty-five years from now, the City will need to have water and sewer improvements along with building expansions completed. City hall may need to be expanded by building an upstairs area for offices and improvements done to the community center. The dog park's aesthetics look nice and it appears to be a very decorative addition to Meadows Place. Mayor Jessup stated future ideas for expansion of the City Hall facility and parking. Parking lot is full for day and night court so this is something to be considered. Harry Hamilton, EDC stated that Sugar Grove Church have been a great community neighbor with allowing the City to utilize its parking lot.

The fourth item was discussion of Committee and/or Project assignments. Mayor Jessup asked Harry Hamilton about the timeframe for a professional video to market Meadows Place. Mr. Hamilton stated it would depend on the weather for footage as well as if he can use some still photos that have been taken by the Parks and Recreation Department. The cost for producing the video would be \$500.00. A professional musician would do the theme song to compliment the video. Possible fly overs to obtain footage of the city would cost roughly \$800. Mayor Jessup stated that he is confident that Mr. Hamilton will do a great job.

Mr. Henley shared information about EDC's budget to stimulate EDC's mind about development. There are many development tools available that Mr. Henley listed that can assist EDC in creating ideas to bring new development into the city. Mr. Graf stated that Billy Berge concluded the retail development phase of their contract. The retail population in our trade area is 93,000. The average household income is \$57,000 and the average age is 23.9 years. The population is mainly urban achievers.

The last item for discussion was possible action on EDC projects for the coming year. Mr. Henley recommended that EDC move on items that are necessary in the City, engaging citizens input. Mayor Jessup agreed that it would assist in the City moving forward on some items. Mr. Henley stated there are projects worth pursuing such as the Neighborhood Watch Signs that have been proposed by Meadows Place Neighborhood Watch. John Isbell stated that he has the quotes on the signs. Mayor Jessup stated some can be done in the blue as well as the green to place along the street. Councilmember John Isbell stated that Neighborhood Watch signs would roughly cost \$3500.00. John Isbell also proposed the EDC consider funding \$800.00 for the flower bouquet for the Home and Garden Club tour. This would assist in decorating the front entrances of the homes with Harry Hamilton's cost of \$500.00 to complete the video. \$2500 would be allotted for proposed plans for infrastructure. The cost will total roughly \$7600.

Mayor Jessup recommended that EDC vote on the items presented and discussed tonight as this will help move things forward. Terry mad a motion to approve the Neighborhood Watch Signs for \$3500, flower bouquets for Home and Garden tour for \$800, Survey Monkey for \$300 and City Professional Video for \$500.00 along with fly over to be done possibly for \$800. There being no further discussion, Harry Hamilton made a motion to approve the expenditures from the EDC and Clyde Little seconded the motion. Motion carried unanimously by EDC.

There being no further business to discuss, Councilmember Wilkens made a motion to adjourn the meeting. This motion was seconded by Councilmember Whiteman and with unanimous approval, the meeting was adjourned at 8:50 p.m.

Yolanda M. Wilson, City Secretary