

MINUTES OF SPECIAL MEETING  
OF JANUARY 6, 2000  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:38 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

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

thus constituting a quorum.

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

Mayor McDonald read the caption to the following ordinance:

CONSIDERATION OF AND ACTION ON AN ORDINANCE  
AUTHORIZING THE MAYOR AND THE CITY SECRETARY  
OF THE CITY OF MEADOWS PLACE, TEXAS, TO SIGN  
AND EXECUTE AN AGREEMENT WITH SAM'S EAST,  
INC. AND THE CITY OF STAFFORD, TEXAS.

Discussing the proposed ordinance, Mayor McDonald said that Stafford's City Council considered both this ordinance and the following proposed ordinance at their meeting the night before. Both were unanimously approved without much comment. There are no new changes in the ordinances. The jewelry store still refused to go along with the agreement, however the agreement states that Sam's will put forth their best effort in getting all of their lease holders to agree to the agreement in the future. The jewelry store's lease expires in February of 2001 and Sam's has indicated there would be a replacement company that would be required to sign the lease. Alderman Piwonka made a motion to adopt the proposed ordinance, numbered 2000-01, as presented. Alderman Kress seconded the 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 SIGN AN INTERLOCAL AGREEMENT WITH  
THE CITY OF STAFFORD, TEXAS.

Mayor McDonald said the issue of fees has been worked out. Alderman Henley made a motion to adopt the ordinance, numbered 2000-02, as presented. Alderman McCann seconded this motion which carried with unanimous approval.

There were no audience comments. Mayor McDonald said he was very glad we got this done. While he's not sure what the initial hold up was, meeting face to face with Stafford's Council members seemed to solve the problems. Alderman McGrath said he secretly hoped that the day would never come when the City would loose the Sam's Club business but 20% of something is better than 100% of nothing. He hopes another business will choose to develop in the vacated Sam's Club space. He suggested this may be a good time to look at our water and sewer rate structure, look at the cost structure of city operations, as well as look for other ways to raise revenues to build up our cash reserve.

Mayor McDonald said that January 27<sup>th</sup> is the tentative date that Standard & Poors representatives will be visiting to rate the City for the bond sale. Council members are welcome be present on that day also. Alderman Henley said GE Capital may be interested in financing the improvements. He will talk to them to get a feel for their rates. Mayor McDonald said many financing companies do not like to tie up their funds for long term, twenty year obligations.

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 7:56 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING AND PUBLIC HEARING  
OF JANUARY 25, 2000  
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  
Craig Kress  
Joe McCann  
Mark McGrath  
David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald said the target date set for the bond sale is February 22, 2000. The city still has the capability available to address emergencies should they come along. Mayor McDonald also noted that construction on the Southwest Freeway was moving along as expected.

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

Mayor McDonald then recognized Council and employees for years of service to the City as follows: Jim McDonald - 16 years; Deborah Wood - 15 years, Charles Johnson 10 years; Steven Dewey, Judy Forrest, Dan McGraw and Patty Spade - 7 years each; Annie Cole and John Howland - 2 years each.

Mayor McDonald then read a proclamation commending the Literacy Council Task Force of Fort Bend County, Texas. He said volunteers with this council work hard but realize the benefits of their efforts when they see success by watching an illiterate adult that they have tutored now read. Alderman Henley made a motion to pass the proclamation as read. Alderman McCann seconded this motion and it passed with unanimous approval.

Mayor McDonald then declared the regular meeting closed until the end of the Public Hearing.

The Public Hearing was declared open to consider all comments, both for and against, a grant application by the City of Meadows Place to the Texas Parks and Wildlife Department for Meadows Place Community Park. Parks Co-Director Terry Modeland thanked Clyde Little for the hard work he put into heading up the Parks Improvement Committee and she thanked Council for their support of the project. She feels the residents will be very proud of the results, should a grant be approved,

Clyde Little thanked the Parks and Recreation Co-Directors for their cooperation. He said they had participated in all of the improvement planning. He also thanked Ann Bagley of Wilbur Smith Associates for putting the application together. Alderman Terry Henley said that while the application would go to the Texas Parks & Wildlife Department in Austin, he was sure that it would also appear on a future HGAC agenda for their approval and recommendation. Council asked what was included in the grant application and Mr. Little said everything that was in their original packet, including parking improvements on the HL&P easement. There were no further comments for or against the proposal and Mayor McDonald declared the Public Hearing officially closed.

Returning to the regular meeting Mayor McDonald then read the caption to the following resolution:

A RESOLUTION AUTHORIZING APPLICATION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS, HEREINAFTER REFERRED TO AS "APPLICANT," DESIGNATING CERTAIN OFFICIALS AS BEING RESPONSIBLE FOR, ACTING FOR, AND ON BEHALF OF THE "APPLICANT" IN DEALING WITH THE TEXAS PARKS & WILDLIFE DEPARTMENT, HEREINAFTER REFERRED TO AS "DEPARTMENT," FOR THE PURPOSE OF PARTICIPATING IN THE TEXAS RECREATION & PARKS ACCOUNT GRANT PROGRAM, HEREINAFTER REFERRED TO AS THE "PROGRAM;" CERTIFYING THAT THE "APPLICANT" IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE "APPLICANT" MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED SITE FOR PERMANENT PUBLIC PARK AND RECREATIONAL USES.

Alderman Henley made a motion to adopt the resolution, numbered 2000-01, as presented, naming Mayor McDonald as the official responsible for acting on behalf of the city. Alderman McGrath seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO ENTER INTO A CONTRACT FOR THE PURCHASE OF WATER METERS WITH ACT PIPE AND SUPPLY, INC., IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A."

Mayor McDonald told Council that representatives of Claunch & Miller have reviewed the bids that were received and have made their recommendation that ACT Pipe & Supply, Inc. be awarded the contract. The meters that will be purchased will be all brass, with no plastic caps. This will make them more durable and appropriate for our use. Alderman Kress made a motion to purchase the meters from ACT Pipe & Supply, Inc. Alderman Piwonka seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

CONSIDERATION OF AND ACTION ON AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO ENTER INTO A CONTRACT TO COMPLETE MOTOR CONTROL CENTERS FOR EXISTING WATER PLANTS NO. 1 AND NO. 2 WITH A BIDDER WHICH COUNCIL SHALL SELECT WHICH SHALL BE ONE OF THE FOLLOWING BIDDERS: INDUSTRIAL ELECTRICAL SERVICES, NEIL TECHNICAL SERVICES, PFEIFFER & SON, INC., RESCO ELECTRIC INC. OR WAYMIRE SYSTEMS, INC., IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

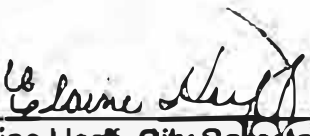


Based on the uncertainty about doing things correctly regarding pricing, bidders, redesigning panels, etc., Mayor McDonald said he would entertain a motion to table the ordinance. Alderman Henley made a motion to table the ordinance for a more detailed review and until Council can come to a more informed decision. Alderman McCann seconded this motion which was unanimously approved.

Bills were presented for Council's approval. Alderman McGrath made a motion to pay the bills as presented on the agenda. Alderman McCann seconded this motion which was unanimously approved.

There were no audience comments at this time.

There being no further business to consider, Alderman McCann made a motion, seconded by Alderman Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:02 p.m.

  
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Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF JANUARY 25, 2000  
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
Aldermen:	Terry Henley Craig Kress Joe McCann Mark McGrath David Piwonka

thus constituting a quorum.

Mayor McDonald told Council that the architect with the new Sam's Club building has a meeting scheduled for this Friday with Consulting Building Official Joe Edwards. Hopefully a good estimate will be received as to when the building will be complete and ready to move into so we can prepare our budget accordingly.

Discussing water usage, Mayor McDonald said that all indications are that this year will be a very dry year. The new water well panels should help as the old panels did not always communicate well with each other. We currently have the capacity to deal with a drought year and we will test the level of the aquifer more frequently to make sure no problems arise. We hope we will not have to ration water, however, we may want to lay down some guidelines should a contingency plan be necessary. Council feels it a good idea to anticipate and be ready should a problem arise but not to scare the residents unnecessarily. Council may also want to rethink the current water rates as well as the privatization issue.

Sean Rooney with Claunch & Miller, Inc. was present to discuss the type of water meter the city is considering buying. He said that although these meters must be manually read, they can be retrofitted for electronic readings in the future. The specs for the meters required they have an all bronze exterior. An alternate, lower, bid was received but it was not all bronze. Mr. Rooney, therefore, recommended to Council that they accept the middle bidder, ABB Pipe and Supply, Inc., as they meet all the specifications and the meters will come with a warranty.

Discussing the budget again, Mayor McDonald said he has requested the most recent sales tax numbers from the State Comptroller. He plans to put together various scenarios should regarding various differences in revenue anticipated when Sam's Club moves. He has a meeting scheduled tomorrow afternoon with department heads and plans to ask them to think about ways to cut their budgets should revenues decrease by 20%, 30% or 50%.

Discussing other matters, Mayor McDonald said the bond rating people will be here Thursday afternoon to rate the city for our bond sale.

Council also discussed the upcoming elections. Fort Bend County is planning to hold an election on the same day as city elections are scheduled to request the passage of a bond issue for mobility improvement. During a recent Mayor's Luncheon, area mayors discussed meeting with county commissioners



and asking for more financial help in city areas. Coincidentally, TML has recommended city representatives meet with their county representatives and ask what the county is doing for the tax payers of the cities.

Discussing the water panel bids, five bids were received, the lowest of which is just under \$100,000. The city had received an estimate of about \$30,000 to \$50,000 less. This bid was reviewed by Ray Cherry Engineers who felt the lower quote did not contain a lot of detail and that the company was quoting individual components and not a motor control center. Council discussed programmable logic controls versus pressure calibrated controls. The pressure calibrated controls are more friendly. While they will not communicate with each other, they will have auto dialers to send alarm calls when needed.

There being no further business to consider, Alderman McGrath made a motion, seconded by Alderman Henley to adjourn the workshop meeting. With unanimous approval the meeting was adjourned at 7:25 p.m.

  
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Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF FEBRUARY 22, 2000  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:05 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: Terry Henley  
Craig Kress  
Joe McCann  
Mark McGrath

and the following absent:

Alderman: David Piwonka

thus constituting a quorum.

Mayor McDonald noted that Alderman Piwonka was out of town on a business trip but that he had reviewed the agendas and passed along his comments.

Council then discussed water meters. A quote was received that would retrofit the meters we are purchasing so that they can be read remotely. The cost would be \$51.00 per meter and it can be added at any time, even after initial installation.

Bids on the panels for the water wells have expired. We had thirty (30) days to act on them. A representative from the Carroll Childers Company, the company who currently works on the existing panels, has stated his company could do the work for \$50,000, or about one half the cost of the lowest bid. He stated the difference in cost is due to different material brands he proposed to use. Mayor McDonald plans to discuss the issue with him and with a representative of the Claunch & Miller Engineering firm. It is possible we may go out for bids again.

Discussing other matters, Mayor McDonald said Sam's Club wants to start construction around the first of June. This should make the new store ready to occupy in February of 2001.

The city may not have gotten a very good bond rating on the bonds it intends to sell due to the fact that the underlying debt (school district and county taxes) is very high. The county's bond issue on mobility issues will probably not be ready to be voted on May 6.

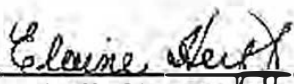
Alderman Henley will be installed as the Secretary/Treasurer of the Houston-Galveston Area Council on March 10. Most of Council and their spouses plan to attend.

Alderman Henley noted that the Texas Municipal League Region 14 meeting will be held on Thursday, April 6<sup>th</sup>. It is hoped that Carole Keeton Rylander will be the featured speaker.

Frank Sturzel, executive director of the TML is encouraging city council members to meet with their state representatives and staff to get to know them better.



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

  
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Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING  
OF MARCH 28, 2000  
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: Terry Henley  
Craig Kress  
Joe McCann  
Mark McGrath  
David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted that Council viewed entrance sign samples at their workshop meeting. These samples will be on display in the lobby for the next several days. Aldermen McCann and Piwonka along with resident Myra McMillan of Meadows Home & Garden Club will be making decisions as to which type of sign they recommend. No definite date for the final decision has been set. As soon as a design is agreed on, we will move as quickly as possible to install the signs.

During audience comments, Sandra Wade, who resides at 11607 Scottsdale Drive, asked if there was any reason Ainsworth could not be closed. She said she has a difficult time leaving her drive way because many people use Ainsworth as a cut through street to Park Glen. Mayor McDonald said he would look into the situation.

Resident Patsy Jones of 12210 Meadow Hollow Drive asked if the city had term limits (Mayor McDonald said no), why crime reports from our city were not listed in the Star (this is public information which the Star reporters do not come to pick up) and what will happen to the Sam's and Garden Ridge properties once these businesses relocate (this is up to the property owners).

During council comments, Alderman Henley reminded council about the TML Region 14 Meeting on April 8<sup>th</sup>. He said the topics discussed will be air quality and the Clean Air Coalition. He said much work needs to be accomplished if this area is to meet standards set for it by the year 2007. Alderman Henley also informed council he was chosen as the Secretary/Treasurer of the Houston-Galveston Area Council. He said the HGAC received and approved the city's request for a park grant and it should be approved on the state level assuming the state has the funds for the project.

Minutes of the August 3, 1999 special meeting; August 10, 1999 workshop meeting; August 24, 1999 workshop and regular meetings; September 21, 1999 workshop and special meetings; September 28, 1999 regular meetings; and the October 26, 1999 workshop and regular meetings were presented for approval. Alderman McCann made a motion to approve the minutes as presented. The motion was seconded by Alderman Henley and unanimously approved.

The audit for fiscal year 1998-1999 was then presented by Mike McCall of McCall, Gibson & Co. Mr. McCall said he appreciated the help of the city staff in compiling this audit. He noted he found one typo which will be corrected and forwarded to the city for inclusion in the reports. He said page one of the audit



contained the Independent Auditor's Opinion and it was a clean opinion. Pages 2&3 of the audit contained the inter-fund liabilities. The balance sheet looks really good. Pages 6 - 9 show a net revenue of \$94,000 with part of the net revenue transferred to the debt service fund. Pages 10 & 11 show budget comparisons to previous years. The foot note section starts on page 14. Pages 17&18 show outstanding debts as of September 30<sup>th</sup> and page 19 shows the city's five year bond payable schedule. Alderman McGrath said he had reviewed the draft report which looked good. He noted that page 17 of the audit showed that, with the exception of the water well bonds, all of the city's debt will be paid off next year. Mayor McDonald said he appreciated the work Mr. McCall put into the audit. Alderman McGrath made a motion, seconded by Alderman McCann to approve the audit as presented subject to the one typo correction. The motion carried unanimously.

Mayor McDonald then read a proclamation declaring April, 2000 as Sexual Assault Awareness Month in the City of Meadows Place, Texas. Alderman Piwonka made a motion to adopt the proclamation as presented. Alderman Henley 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 CONTRACT FOR ELECTION SERVICES BETWEEN THE CITY OF MEADOWS PLACE, AND FORT BEND COUNTY AND THE FORT BEND INDEPENDENT SCHOOL DISTRICT, THE CITY OF SUGAR LAND AND THE CITY OF MISSOURI CITY, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A."

Because only incumbents have filed for reelection, and they face no opposition, city council has the authority to cancel the May 6<sup>th</sup> election. Alderman Henley made a motion to table this agenda item. Alderman McGrath seconded this motion which carried unanimously.

Mayor McDonald 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 AN INTERLOCAL AGREEMENT WITH THE TML INTERGOVERNMENTAL EMPLOYEE BENEFITS POOL, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A."

Alderman Henley made a motion to approved the ordinance, numbered 2000-11, as presented. Alderman Piwonka seconded the motion which carried unanimously.

Bills were then presented for payment. Alderman Kress moved to pay the bills as presented on the agenda. Alderman McCann seconded the motion which passed with unanimous approval.

Alderman McCann then made a motion to ratify the expenditure as presented on the agenda. This motion was seconded by Alderman Henley and unanimously approved.

During audience comments, resident Leen Zellers complemented Council on their ability to complete their business in so short a time period and Patsy Jones asked council if they were aware that the sign on the wall behind

the council table still said City of Meadows? Mayor McDonald noted that would be taken care of when the council room was painted shortly. Mrs. Jones also asked if deed restrictions addressed Christmas lights being left up all year. Mayor McDonald told her to address that question to the MCIA.

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

  
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Elaine Herff, City Secretary



**MINUTES OF WORKSHOP MEETING  
OF MARCH 28, 2000  
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

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

thus constituting a quorum.

Mayor McDonald said that no one filed against the incumbents for the May 6<sup>th</sup> election. The election will therefore be cancelled at an approximate \$2,200,00 savings.

Mayor McDonald asked who would be attending the TML Region 14 meeting on April 6<sup>th</sup>. Aldermen Henley, McCann and Piwonka as well as Mayor McDonald indicated they would be in attendance.

Discussing remote water meters, council's consensus was not to install them at this time.

Discussing the proposed panels for the water wells, Mayor McDonald said the quote received from the Carroll Childers Company was reviewed by Claunch & Miller. The bid did not include costs for necessary electrical work. It was the opinion of Claunch & Miller, therefore that the original bids received for this work were about right for the work involved. It may be necessary for the city to go out for bids on this project again since the time limit for Council to award the contract has expired. The original low bidder will be contacted to see if he is interested in extending the time offer of his bid.

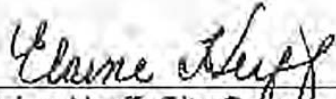
Mayor McDonald said he has received a letter notifying the city it has the option to opt out of the holiday from sales tax which the state legislature has called for each August. If Council chooses to do this, we must inform the State Comptroller of this decision by registered mail by Thursday. Because of the few items sold in the city that this holiday would apply to, Council's consensus was not to opt out.

Discussing other items, Mayor McDonald noted that mature tree branches are blocking the light from many of the city's street lights. HL&P is no longer trimming these branches so it now seems to be the city's responsibility. Mayor McDonald said he would pursue the problem with legal counsel before any further action on the matter is taken.

Mayor McDonald also said that TxDOT wants a final acceptance letter on the West Airport and Dairy Ashford projects. City Engineer B.L. Abbott has walked the project area along with Claunch & Miller representatives and they have found a few minor areas that need to be addressed. These should be taken care of in the next day or so and a final letter can be issued.

Ways to save on next year's budget as well as entrance signs were also briefly discussed.

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 workshop meeting was adjourned at 7:20 p.m.

  
Elaine Herff, City Secretary



MINUTES OF SPECIAL MEETING  
OF APRIL 11, 2000  
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 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 Plwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald said the notice of bids for sewer and street repairs was published in the Star last week. It is anticipated that work on these projects should begin in June. Mayor McDonald also noted that our consulting engineers recommend we go out for bids for the water well panels again, using basically the same specifications as before.

There were no comments from the audience.

During council comments, Alderman Kress said he has finished a package of information necessary for repair and remodeling of the council room. He has received one estimate for close to \$15,000 and expects to receive another bid soon. The ceiling will again be painted white and the dry wall damage will be repaired. Fabric will be put over the walls behind the council table to get rid of the echo in the room. Letters saying City of Meadows Place will be put over the fabric panels. The work will take a total of about one week to complete. It is anticipated work will begin on a Thursday morning (after Wednesday night court) and be completed by the next Wednesday. Figures should be ready for council's review by April 25, 2000 council meeting.

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.

Alderman Henley made a motion to adopt this ordinance, numbered 2000-12, as presented. Alderman Kress seconded this motion which carried unanimously.

Mayor McDonald read the caption to the following ordinance:

CONSIDERATION OF AND ACTION ON AN ORDINANCE  
AMENDING THE CODE OF ORDINANCES OF THE CITY  
OF MEADOWS PLACE BY ADDING A NEW CHAPTER 19  
AND THE SEVERAL ARTICLES TO WIT: ARTICLES I, II, III,  
IV, V AND VI AND THE SEVERAL SECTIONS AS HEREIN  
PROVIDED FOR THE PURPOSE OF ADOPTING A FLOOD  
DAMAGE PREVENTION POLICY FOR THE CITY OF  
MEADOWS PLACE.

Mayor McDonald explained this was the Flood Damage Prevention Policy that FEMA required to be in place in order for city residents to be able to apply for flood insurance. Alderman McCann made a motion to approved the ordinance, numbered 2000-12, as presented so that the residents of Meadows Place can get flood insurance. Alderman McGrath seconded the motion which carried unanimously.

Mayor McDonald read the caption to the following ordinance:

CONSIDERATION OF AND ACTION ON 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 \_\_\_\_\_, 2000, 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 CONSIDER AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, ENTITLED "PLANING AND ZONING REGULATIONS," ARTICLE IX, ENTITLED "SPECIFIC USE AMENDMENT'S," BY ADDING THERETO A NEW SECTION 24-906, ENTITLED "SPECIFIC USE AMENDMENT AND PERMIT" GRANTING A SPECIFIC USE PERMIT TO HELFMAN FORD, ASSIGNEE AND SUCCESSOR IN INTEREST IN SONIC AUTOMOTIVE, INC. AND TO PROVIDE FOR NOTICE AS REQUIRED BY LAW.

Helfman Ford would like to purchase the eight to nine acres behind Lone Star Oldsmobile/Nissan for their own expansion. They would like to build a body shop there among other things. A body shop required a specific use permit and they do not want to purchase the land unless they are sure a specific use permit will be granted. Rough sketches of what they would like to build will be available at the public hearing for the Planning & Zoning Council and City Council to view. Our city attorney will also be present to answer any questions. Alderman McGrath made a motion to approve the ordinance, numbered 2000-14, as presented. Alderman McCann seconded the motion which carried unanimously.

Alderman McGrath then made a motion, seconded by Alderman Piwonka, to ratify the expense for a backhoe to HGAC as presented on the agenda. The motion passed with unanimous approval.

There were no audience comments at this time.

There being no further business to discuss, Alderman Piwonka made a motion, seconded by Alderman Henley to adjourn the meeting and with unanimous approval the meeting was adjourned at 7:50 p.m.

  
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Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF APRIL 25, 2000  
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  
Mark McGrath  
David Piwonka

and the following absent:

Alderman: Joe McCann

thus constituting a quorum.

During Mayor's comments, Mayor McDonald noted that Alderman McCann was visiting with relatives from out of town this evening but was available should he be needed to make a quorum. Since everyone else was present, it was not necessary to call Alderman McCann to attend the meeting. Mayor McDonald also reminded council that there is a scheduled Public Hearing on the Helfman Ford Specific Use request on May 9<sup>th</sup> and that those Council members who were elected with no opposition would be sworn into office on May 23<sup>rd</sup>.

There were no audience comments at this time.

During council comments, Alderman McGrath announced that this weekend Meadows Elementary School was holding its annual carnival and he encouraged all to attend. He also asked if the speed limit on Dairy Ashford which has been posted at 45 mph could be looked into for safety. Mayor McDonald said that although Council was not participating directly in the Meadows School Carnival as a group, he thought it a good idea to attend the event. He said he was aware of the speed limit on Dairy Ashford and had discussed it with City Engineer, B.L. Abbott. The 45 mph is a TxDOT established speed limit and the city will look into it further.

Alderman Kress expressed dismay at the unmanned "collection box" that took the place of the manned Goodwill truck in the Garden Ridge parking lot. All sorts of junk is put in and alongside of the box. Much of the items are not accepted by Goodwill Industries and they are becoming an eyesore on Dorrance. He wondered if an existing city ordinance might prohibit this box. Mayor McDonald said he would drive by the site after tonight's meeting and look at it.

Minutes were then presented for approval. Alderman McGrath made a motion to approve the minutes of the November 22, 1999 regular meeting, the December 28, 1999 regular meeting and the January 6, 2000 special meeting as submitted. Alderman Piwonka seconded this motion which was unanimously approved.



Mayor McDonald 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 TO COMPLETE MOTOR CONTROL CENTERS FOR EXISTING WATER PLANTS NO. 1 AND NO. 2 WITH A BIDDER WHICH COUNCIL SHALL SELECT WHICH SHALL BE ONE OF THE FOLLOWING BIDDERS: INDUSTRIAL ELECTRICAL SERVICES, NEIL TECHNICAL SERVICES, PFEIFFER & SON, INC., RESCO ELECTRIC INC., OR WAYMIRE SYSTEMS, INC., IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A."

Discussing the ordinance, Mayor McDonald noted that sealed bids on these projects were opened in January. The bids were all higher than anticipated. Another firm offered to do the work at a lower cost. The lower proposal was evaluated by our City Engineer as well as our consulting engineering service. It was decided this lower proposal would have cost the city more in the long run because some items, notably the electric work, was not included. The original apparent low bidder on the projects, Industrial Electrical Services, has graciously agreed to extend its bid to April 26<sup>th</sup>. All of the engineers involved in evaluating the project believe the original design is good. It would be costly to rebid the project and all agree that the work needs to be completed. City Engineer B.L. Abbott, Mr. Wayne Cherry with Ray Cherry Engineers, Mr. Chal Shrader, the engineer of record for the project and James Andrews of Claunch & Miller, Inc. all agree that we should accept the low bid. Alderman Kress said he felt council's questions had been answered at workshops held over the last several months and made a motion to adopt the ordinance, numbered 2000-15, and enter into a contract with Industrial Electrical Services, the low bidder at \$96,685.00, to complete Motor Control Centers for Existing Water Plants No. 1 and No. 2. The motion was seconded by Alderman Piwonka.

Alderman Henley said that it is his understanding that the design is basically the same as it was before, all manually operated with no automation. He asked how similar the controls would be to what is on our newest well, Well #3. Mr. Cherry said the design is very similar to the new well. More automated controls require additional training for employees. Currently we use plain, forward, easy to operate controls. An auto dialer signal is included. If something goes wrong, the operator gets an alarm call and goes into investigate the problem. Alderman Henley said that, while he understands that automating the controls would be more costly, he believes that would be a better way to go. He is concerned that currently we are operating with 1970's technology.

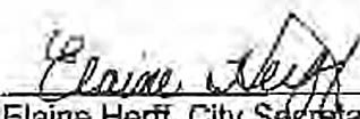
Mayor McDonald called for a vote on the motion. The motion carried with Aldermen Kress, McGrath and Piwonka voting "aye" and Alderman Henley abstaining.

A bill from Claunch & Miller for engineering services to the city in the amount of \$27,497.38 was then presented for payment approval. Alderman McGrath made a motion to pay the bill as presented on the agenda. Alderman Henley seconded this motion which carried unanimously.

Resident Beverly Hicfel invited everyone to the Meadows School Carnival this Saturday from 11:00 a.m. to 4:00 p.m.



There being no further business to discuss, Alderman Kress made a motion, seconded by Alderman McGrath to adjourn the meeting and with unanimous approval the meeting was adjourned at 7:47 p.m.

  
Elaine Herff, City Secretary

NOTICE OF JOINT PUBLIC HEARING



One Trojan Drive  
Meadows Place, Texas 77477  
Tel (281) 983-2990  
Fax (281) 983-7000

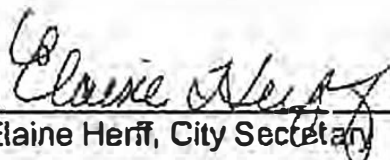
NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL  
AND THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF MEADOWS PLACE, TEXAS,  
WILL MEET IN SPECIAL SESSION, OPEN TO THE  
PUBLIC AS FOLLOWS:

7:30 P.M. TUESDAY, MAY 9, 2000  
MEADOWS PLACE CITY HALL  
ONE TROYAN DRIVE  
MEADOWS PLACE, TEXAS

PURPOSE: JOINT PUBLIC HEARING, AGENDA AS FOLLOWS:

1. Call to order.
2. 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, 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 Helfman Ford, assignee and successor in interest in Sonic Automotive, Inc. regarding a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows Place, entitled "Planning and Zoning Regulations," Article IX, entitled "Specific Use Amendments," by adding thereto a new Section 24-906, entitled "Specific Use Amendment and Permit" granting a Specific Use Permit to Helfman Ford, assignee and successor in interest in Sonic Automotive, Inc.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS  
POSTED AT MEADOWS PLACE CITY HALL ON THE 5<sup>TH</sup> DAY OF MAY,  
2000, BY 7:00 P.M.

  
Elaine Herff, City Secretary

(SEAL)

*Meeting was  
cancelled when  
it was determined  
it was not needed.*



MINUTES OF REGULAR MEETING  
OF MAY 23, 2000  
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 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.

Judge Thomas O. Stansbury, Judge of the 328<sup>th</sup> District Court then swore in City Council members who were declared winners of the May 6, 2000 city general election as follows: Mayor Jim McDonald, Alderman Place No. 1 Mark McGrath, Alderman Place No. 2 Joe McCann and Alderman Place No. 3 David Piwonka.

During Mayor's comments, Mayor McDonald noted that a workshop was just held during which consulting engineers with Claunch & Miller told council that if the two contracts on tonight's agenda are approved, we can expect to see construction begin on repairs to the city's streets, sanitary sewers and storm sewers within sixty days.

Mayor McDonald also invited everyone to attend the city's annual Splash Day at the city pool on Saturday, June 3, 2000.

During audience comments, Patsy Jones of 12110 Meadow Hollow Drive, asked council what the city was going to do about beautifying the city's esplanades with flowers. Mayor McDonald told her that council was looking into entrance signs for the esplanades but no flowers were in the plans because they required too much work to keep them looking good. Mrs. Jones said she thought the extra work would be worth while because it would present a more beautiful impression of the city. Mayor McDonald said he would take that under advisement.

During council comments, Alderman Kress said he was reporting on a beautification project of sorts. The council/court room renovations are expected to begin around June 1<sup>st</sup> and should be completed within one week. Mayor McDonald said he appreciated Alderman Kress' work on this project.

Alderman Kress then made a motion to approve the minutes of November 15, 1999 public hearing; January 25, 2000 workshop and regular meetings; February 22, 2000 workshop and regular meetings as presented. The motion was seconded by Alderman McCann and unanimously adopted.

Council members and employees were then recognized for their years of service to the city as follows: David Piwonka - 15 years; Terry Henley - 13 years; Craig Kress - 7 years; Joe McCann - 6 years; Mark McGrath - 4 years; M. Tommy Tobias - 7 years; Tracy Hudspeth - 6 years; John Ashton - 4 years.



Karen McDonald, Scholarship Chairman and Virginia McDonald, Past President of Meadows Place Home and Garden Club, then presented \$1000 scholarships to Amy Hatchett, Rebekah Macasaet and Lauren Russo. Virginia McDonald noted how the club in 1993 started presenting one \$500 scholarship and now presents three \$1000 scholarships yearly. Their main source of funding is the money they make on their annual craft sale and she thanked everyone for their support of this and other events they sponsor. She said the applications for this year's scholarship were, as always, all excellent and she feels the judges selected very qualified winners. Karen McDonald introduced the winners as follows: Amy Hatchett who intends to attend Houston Baptist University and major in either business or computers; Rebekah Masasaet who will attend either the University of California at Berkley or the University of Texas at Austin, majoring in biology with the intent of becoming a dentist; and Lauren Russo who will attend Texas A&M University and major in industrial distribution which is a combination of engineering and business. Mayor McDonald congratulated the winners noting it was delightful to see young children that possessed such high endeavors. He congratulated their parents also, noting their work in producing successful children.

Corporal Kirsten Lang with Meadows Place Police Department then recognized the Meadows Place Home and Garden Club and Mrs. Candace Baker for their generous \$200 donations each to the city's DARE program. She said that she has been the city's DARE officer since 1998 and has personally witnessed the success of the program among the kindergarten through 5<sup>th</sup> grade students at Meadows Elementary. Alderman McGrath thanked Corporal Lang for her work with the DARE program. Mayor McDonald said he also supports the DARE program, noting that it is difficult to measure the success of the program but, if the program keeps one or two children a year off of drugs, then it is an extremely successful program.

Alderman Craig Kress then read a resolution supporting Soap Box Derby in Greater Houston and a challenge race for the first annual City of Meadows Place Challenge Cup. Alderman Kress has been involved in soap box derby racing for many years. Noting that it is a great children's event, he invited all to come out on Saturday, June 10<sup>th</sup> starting at 9:00 a.m. to enjoy the festivities. He said the celebrity race was scheduled for 1:00 p.m. Alderman Piwonka made a motion to approve the resolution, numbered 2000-02, as read. Alderman McCann seconded this motion which was unanimously adopted.

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 McCann made a motion to nominate Alderman Terry Henley as Mayor Pro Tempore and to adopt the ordinance, numbered 2000-16, 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 ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE TO ENTER INTO A CONTRACT WITH JRC CONSTRUCTION, INC. FOR THE CITY'S PHASE ONE PAVEMENT IMPROVEMENT PROJECT, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A."

Mayor McDonald said this was the project discussed at the earlier workshop meeting with representatives from Claunch & Miller, the engineering firm engaged to manage the project. Mayor McDonald said he has every confidence that they will manage the project well. Funds from the project will be money well spent as the completed project will be around for many years to come. Alderman Henley said he had some of the same concerns about the contractor that Alderman Kress had but that he felt that Claunch & Miller's supervisors would preclude any problems occurring with JRC Construction and he made a motion to accept the ordinance, numbered 2000-17, as presented. Alderman McGrath seconded the motion, based on the recommendation from Claunch & Miller. Alderman Kress said his feelings on the contractor in no way reflected his opinion of Claunch & Miller's abilities. Mayor McDonald called for a vote on the motion and the motion carried with four "ayes" and an abstention from Alderman Kress.

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 A CONTRACT WITH TROY CONSTRUCTION, INC. FOR THE PHASE ONE WASTEWATER AND STORM SEWER SYSTEM IMPROVEMENTS PROJECT, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A."

Mayor McDonald said there were five or six bidders on this project. Troy Construction, Inc. was the lower bidder. Their bid was diligently checked by Claunch & Miller who will supervise the work. Alderman Piwonka made a motion to adopt the proposed ordinance, numbered 2000-18, as read. Alderman Kress seconded this motion which was unanimously approved.

Mayor McDonald then read the caption to the following ordinance:

ON AN ORDINANCE AMENDING CHAPTER 1 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, TEXAS, ENTITLED, "GENERAL PROVISIONS," ARTICLE II ENTITLED, "PERMITS AND AUTHORITIES," BY ADDING THERETO A NEW SECTION 1-26 ENTITLED, "EXPIRATION OF PERMITS ISSUED BEFORE MAY 12, 1999."

Mayor McDonald said this was a housekeeping ordinance to allow for better management of permits issued. Alderman McGrath asked how this ordinance would affect future permits issued. Alderman Kress wondered if this ordinance would apply to specific use permits already issued (such as the one issued for The Grove shopping center. Mayor McDonald noted that these answers would have to come from the City Attorney. Alderman Kress made a motion, seconded by Alderman McGrath to table the ordinance. The motion carried unanimously.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION AUTHORIZING THE CITY OF MEADOWS PLACE, TEXAS, TO JOIN IN A COALITION TO INTERVENE IN PROCEEDINGS RELATING TO THE APPLICATION OF RELIANT ENERGY, INC. FOR APPROVAL OF UNBUNDLED COST OF SERVICE; AUTHORIZING THE CITY ATTORNEY TO REPRESENT THE CITY AND TO TAKE APPROPRIATE ACTIONS RELATING TO SUCH PROCEEDINGS; MAKING CERTAIN FINDINGS RELATED THERETO.

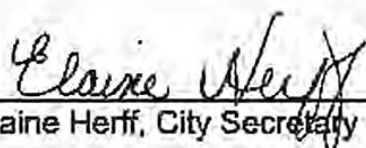
Mayor McDonald said the electricity providing industry will become deregulated in 2001. Reliant Energy - HL&P has made application with the PUC to rearrange their rate structures. Our legal counsel has recommended that we join the coalition which is being headed by the City of Houston. The coalition will represent our city so that we can obtain the best possible electricity. There is no cost to join the coalition and the city has nothing to loose. Alderman McGrath made a motion to adopt the resolution, numbered 2000-03, as presented. Alderman McCann seconded the motion which carried unanimously.

Bills were then presented to council for their approval. Discrepancies in the amounts owed and the amounts as listed on the agenda were noted. alderman Piwonka made a motion, seconded by Alderman Henley to table payment of the bills until the next meeting for better clarification. The motion was unanimously approved.

Expenditures were presented for ratification. Alderman Piwonka made a motion to ratify the expense to Rayburn Cherry Engineers, Inc. as presented on the agenda. Alderman Henley seconded the motion which carried unanimously.

There were no comments from the audience 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 8:15 p.m.

  
Elaine Herff, City Secretary



MINUTES OF WORKSHOP MEETING  
OF MAY 23, 2000  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:02 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 two infrastructure contracts on the regular meeting agenda with consulting engineer James Andrews of Claunch & Miller. Mr. Andrews noted that the city received good bids on both projects. The bid for the paving project was well within what the city budgeted for the project. The low bidder, JRC Construction, Inc. is a small, relatively new contractor. They are presently working on a project in the City of Bellaire and Mr. Andrews is confident they can do a good job in Meadows Place. Alderman Kress said he has a problem with hiring a contractor who has been in business less than one year and has very few, if any, completed projects. Mr. Andrews said he totally agreed with Alderman Kress. Claunch & Miller employees have spent a lot of time going over the specifications of this project and he thinks JRC will do a fine job. Mayor McDonald said he shared Alderman Kress' concern but feels that since this is a bonded job we don't have to worry about the company. Alderman Kress said a bonding company does not guarantee completion of the project. Mr. Andrews agreed we have little control over the company but a tight set of specifications for the project exists and Claunch and Miller will be on the project daily observing and making sure the project is completed to these specifications. Alderman Kress said he would rather go with the second lowest bidder for \$80,000 more than risk awarding the contract to this contractor. Alderman McGrath asked if there was any reason to disqualify this contractor and Mr. Andrews answered no. Alderman Piwonka asked what the cost of the project in Bellaire was. Mr. Andrews answered the cost was about the same as this project but there were higher requirements, such as saving old trees. They have done an outstanding job and are approximately 65% complete. Mayor McDonald asked what type of payment schedule the city could expect. Mr. Andrews answered that if the contract is awarded this evening, then JRC will be required to acquire the necessary insurance and bonds and sign the required agreements. This could take about two weeks. A pre construction conference will then be held at which Claunch and Miller will give the go ahead for JRC to proceed with the project within ten days. This will be about June 15<sup>th</sup>. It will take approximately two weeks for JRC to obtain and submit their shop drawings. The city can reasonably expect to make their first payment on the project sometime in July. The company will then bill monthly after that. Alderman Kress asked what the JRC's bonding capacity was and Mr. Andrews answered \$4 million. Although this is a new company, the owner's father has owned RAMAX construction company for many years. Alderman McGrath said he would like to revisit, at a future meeting, the issue of why Meadowglen III streets need to be repaired so soon.



Discussing the second project, Phase One Wastewater and Storm Sewer System Improvements, Mr. Andrews noted that we received a very good bid on this also. The low bidder, Troy Construction, Inc., basically left \$800,000 on the table. It is Claunch & Miller's job to make sure they do not make the money up on bad construction. Mr. Glen Crawford of Troy Construction was responsible for the bid. He indicated they wanted the job and needed the work right now very badly. They seem to have bid low on the cost of bursting the 8 - 10 inch pipes. The company has been in business a long time and they have a strong financial statement. The bids were low because right now the contractors are hungry.

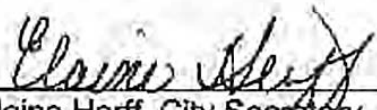
Council then discussed a request to put a compost pile, within the City of Meadows Place on property owned by All Saints Lutheran Church. Representatives from the church, Mr. & Mrs. Michael Streeb, explained the church currently operates a community garden at another location at Synott & Bellaire. Because the property was recently sold and the new owners have another use for the property, the garden must be relocated. This will be an ideal location for the garden but a compost pile is necessary. The current garden also has a compost pile adjacent to it and no complaints have been received for the seven years it has been in existence. While animal manure will be a component, it will be dried and have no discernable odor. If the composting is done correctly, no bugs or rodents will live in it, with the possible exception of fire ants. Mayor McDonald instructed the Streebs to phone him on Tuesday at which time he will tell them if the compost pile will be allowed or not.

Council then discussed entrance signs for the city. Aldermen McCann and Piwonka have been working on this project. They believe that a large patterned granite in a dark green color will make good looking signs. Final drawings should be available by the end of this week. They will take these drawings to three different companies to ask for a bid. They want as solid a looking a sign as possible. The signs will be approximately seven feet by sixteen feet. They will have more information about expected costs ready for June's workshop meeting.

Discussing future town meetings, it was decided that another town meeting should be held in late August, possibly on August 30<sup>th</sup>.

Mayor McDonald said he has started working on next year's budget utilizing a newly purchased lap top computer.

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

  
Elaine Herff, City Secretary



MINUTES OF MEETING  
OF JUNE 27, 2000  
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 commented that sewer line and street repair contractors are all beginning work this week. There will be no total street closures while these repairs are being done.

There were no comments from the audience at this time.

During council comments, Alderman McCann gave a report on the entrance signs that he and Alderman Piwonka were proposing. He said the signs would be made of green granite with a wide pattern. His designer has put a sample of the proposed signs in a picture format. The plans are in the hands of two bidders so they can quote an installed price, which would not include landscape or lighting costs. He hopes to have a total cost ready for next month's meeting.

Mayor McDonald complemented Alderman Kress on the work he put in on renovating the council room. Alderman Kress said the fabric panels for the walls should be installed within a week or so.

Alderman Kress then reported that Mayor McDonald presented the City of Meadows Place Challenge Cup to Houston Councilman Mark Goldberg who beat Alderman Kress fair and square - twice - at the Greater Houston Soap Box Derby held on Saturday, June 10, 2000. Mayor McDonald said he had attended the event with his grandson and they were both very impressed. He said Kirsten Lang, our DARE officer controlled the events with military precision.

Minutes of the March 28, 2000 workshop and regular meetings; the April 11, 2000 special meeting; the April 25, 2000 regular meeting and the May 23, 2000 workshop and regular meetings were presented for council's approval. Alderman Piwonka made a motion to approve the minutes as presented. Alderman Henley seconded the motion which carried unanimously.

Council then recognized employees for years of service as follows: Higinio Sanchez - 5 years; Robert Rivas - 4 years; Felipe Capitello - 1 year.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 1 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, TEXAS, ENTITLED, "GENERAL PROVISIONS," ARTICLE II ENTITLED, "PERMITS AND AUTHORITIES," BY ADDING THERETO A NEW SECTION 1-26 ENTITLED, "EXPIRATION OF PERMITS ISSUED BEFORE MAY 12, 1999."

This ordinance was tabled at the May council meeting so that two primary questions could be answered. The first was does this ordinance affect anything in our current zoning ordinance and the answer is no, it effects only building, electrical, plumbing, etc. permits. The second question was why do we need the ordinance. It is needed to set an expiration date on permits that have been issued but not yet acted upon. Alderman McGrath asked if specific use permits which were issued but not yet acted upon would be affected. Mayor McDonald said specific use permits go with the land and only council can revoke them. Alderman McGrath then made a motion to adopt the ordinance, numbered 2000-19, as presented. 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 SIGN AND EXECUTE AN INTERLOCAL AGREEMENT WITH THE CITY OF STAFFORD, TEXAS, AND THE CITY OF SUGAR LAND, TEXAS, FOR RIGHT OF WAY, STREET LIGHTING AND TRAFFIC SIGNAL MAINTENANCE ON DAIRY ASHFORD ROAD.

Mayor McDonald said the public works departments from all three cities have been working on this ordinance for some time and believe the allocations are fair. Both Stafford and Sugar Land have already approved the ordinance. Alderman McGrath asked what the city would have to do if they wanted to add improvements to the medians on Dairy Ashford. Mayor McDonald said we would probably have to get Sugar Lands approval first. Alderman McGrath made a motion, seconded by Alderman Henley, to adopt the ordinance, numbered 2000-20, as read and discussed. The motion carried unanimously.

Council then conducted their annual review of the city's investment policy. It was noted that the primary concern of the city is the safety of its funds with earnings being a second concern. The current banking depository is in the City of Houston, not in Meadows Place, because the funds are totally collateralized. The majority of the city's funds are invested with state pooled funds to earn a higher interest rate. Based on this review, Alderman McGrath made a motion, seconded by Alderman McCann, to continue the City's investment policy that is currently in place.

Council then examined the City's investment portfolio for the month of May which showed \$8.8 million in secured funds. There were no comments or objections from council.

Council then discussed a city flag policy. Mayor McDonald said the policy primarily addressed the US flag but it mentions the state and city flags too. Recently two firemen from Houston were killed in the line of duty and there was some confusion among other cities on the proper protocol on lowering the flags. This policy was primarily put into place by President Eisenhower many years ago. It addresses under which circumstances the flags are to be lowered.



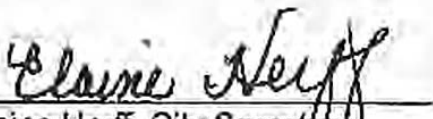
Alderman Piwonka made a motion to adopt the flag policy for the city as presented. Alderman Kress seconded this motion which was unanimously approved.

A bill from Water District Maintenance & Repair for \$14,029.34 was presented for payment approval. This bill was for work involved getting water and sewer service to the Golden Corral restaurant. All costs have been recovered. Alderman Kress made a motion, seconded by Alderman McGrath and unanimously approved, to pay the bill as presented.

Four expenditures were also submitted for ratification. Alderman Henley made a motion to ratify the expenditures as presented. Alderman Piwonka seconded this motion which was unanimously approved.

There were no audience comments 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 8:15 p.m.

  
Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF JUNE 27, 2000  
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

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

thus constituting a quorum.

Council discussed developing a RFQ (Request for Qualifications) process to manage the Public Utility Department. Alderman McGrath reminded Council that it had been since January 1998 that they last talked to several companies about this possibility. James Andrews with Claunch & Miller has said he would meet with the companies and evaluate their proposals. Alderman McGrath feels we are at a point to move forward with this idea.

A RFQ would not contain any prices but would only solicit detailed operations of the company while allowing them to look at our operation. We would develop a sort of scoring sheet and try to either negotiate a contract with the company with the best score or, possibly, forget the whole thing. It is anticipated that the cost would increase approximately 10% from January of 1998, or go from the low \$80's to the high \$80's. Alderman Henley felt the quality of service to city residents would go up since the company's total business is managing utilities. Mayor McDonald reminded council that currently our labor costs include more than just management since all of the utility workers do maintenance work. Alderman Kress said he has always been impressed by the quality of work provided by an outside company as he has had some experience with this when he served as a Director of a MUD Board in the past.

Alderman McGrath said he would like to get with Mr. Andrews to set up a time table, subject to review by Council and send out requests to three different companies, ST Environmental Services, ECO Resources and Aqua Fine. Mayor McDonald wanted assurances that if selected, the company would give the city a set price for everything. He reminded council they must be very sure that this is what they want to do because it would be very hard to get back to where we are now with qualified, licensed employees and adequate equipment once we decide to go with an outside company. We must also consider the cost of Claunch & Millers' evaluation process. Alderman McGrath said there was a possibility that there may be a great savings to the city and Alderman Kress thought our employees would have a good chance to get ahead if they worked for a big company.

Council then discussed the city's streets. Bids on paving the streets include improvements on streets in Meadowglen Section III. Alderman McGrath reminded Council that these streets have never been formally accepted for maintenance by the City as we seem to be leaving money on the table when we really don't have to. Mayor McDonald said this formality should have occurred sooner than when it was actually requested. Our engineering company was under the impression that it had already happened. If we had accepted the streets at the proper time, the problems would not have been apparent and we would still be saddled with their repair at this time. Ayrshire Corporation has helped the city financially in other areas, specifically by contributing the land required to widen the freeway feeder road. Legal counsel has approved our working on these streets. Alderman Kress noted that we learned an expensive



lesson which should not be repeated with our new engineering company. While the streets must be fixed, we are paying double to fix something that should not have had to be fixed in the first place.

Mayor McDonald then noted that repairs to the city's sewage system are beginning in Section I. Residents will start to receive door hangers notifying them when work will be done in their yards. He will keep the community informed on the progress of the bond related projects in the Newsletter each month.

Mayor McDonald said there has been talk at the monthly mayor's luncheons about Fort Bend mobility and using a rail line down the railroad tracks that run parallel to Highway 90. US Representative Tom Delay is against heavy rail but the mayors feel this would be the smart thing to do and they plan to discuss their feelings with Mr. Delay since they are unwilling to pursue the issue without his approval. Union Pacific is in the process of buying the right of way to double track down this corridor and they have tentatively agreed to allow space for a commuter line train. Council's consensus was to allow Mayor McDonald to support the issue with Representative Delay. While there is little to no involvement with Houston Metro in Fort Bend County, and most cities cannot add to their sales tax, perhaps another taxing entity, such as the Fort Bend Toll Road authority could help.

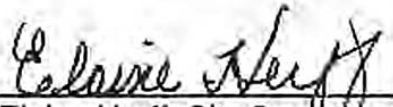
Discussing the city's fire contract with Stafford, it was noted that the actual contract has expired. Stafford's new Fire Chief came by to introduce himself to the mayor and give some of his ideas. He feels Meadows Place should have their own volunteer department within five years. Barring that, costs are going to go up. The new Chief suggested that the city will have to enlarge the fire station we currently have to house a large engine or build a joint station with Stafford on this side of the freeway. Council's consensus was that, while a volunteer fire department for Meadows Place is not feasible, they may consider a joint fire station and/or enlarging our existing fire house. They hope to keep the situation as it is and Mayor McDonald agreed to keep council posted on the situation.

Council then discussed a flag policy for the city. The suggested policy stems from Missouri City not lowering their flags when neighboring Houston fire fighters died in a fire. Approval of the policy is on the agenda for the regular council meeting to follow this workshop session.

Discussing the budget, Mayor McDonald said he has begun work with the assumption that Sam's Club will not move until March 1<sup>st</sup>. If Sam's moves after January 1, 2001, we will still receive full ad valorem value on the property next year. Sales tax is another issue. He would like to pay off the certificates of obligation due on the building this year instead of waiting until next year.

Discussing other matters, Alderman Henley said if the city wanted to pursue sponsoring a resolution at the TML annual conference to allow cities to share sales tax when a business resides in both entities, the time to do so is fast approaching. If council so decides, he will present the proposal at the TML Region 14 meeting to be held on August 18 & 19 at Del Lago.

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 workshop meeting was adjourned at 7:25 p.m.

  
Elaine Herff, City Secretary



MINUTES OF WORKSHOP MEETING  
OF JULY 25, 2000  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:05 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: Terry Henley  
Craig Kress  
Joe McCann  
Mark McGrath  
David Piwonka

thus constituting a quorum.

Council discussed mobility first. Mayor McDonald said that State Representative Joe Nixon from Houston showed him a plan that Mr. Nixon has been putting together for a mobility monorail system for the City of Houston. He said it looked good and Representative Nixon hopes to introduce the plan in the next session of the State Legislature. The System will travel through several cities, including some in Fort Bend County. It is not a part of the Harris County Metro System. Mr. Nixon will recommend that the state puts together a State Transportation Authority and that the state help with the financing of the project. He believes that monorail would be less expensive to build than a heavy rail system. Mayor McDonald also noted that there is a new bus route that goes from the First Colony Mall to Greenway Plaza which started service on July 24<sup>th</sup>. Currently it only goes to the Galleria area but it hopes to expand service soon. Mayor McDonald also noted that in his meeting with U.S. Representative Tom Delay and other area mayors, Mr. Delay said that although he is not a fan of heavy rail, if the numbers support it, he will back it.

Discussing water and sewer service, Mayor McDonald said he and Alderman McGrath had met with James Andrews and another representative of Claunch & Miller regarding bringing someone in to evaluate an outside operator of our water and sewer systems. The C&M representative basically said that he does not trust an independent contractor to do the work at the lowest possible cost and that they tend to "pad" emergency work with extra people we would need to pay for.

The Request for Qualifications process will take a lot of time and will not accomplish much. If we choose to proceed, Claunch & Miller can help us in the process at a cost of \$4,000 to \$5,000. We could also just call a company and ask them to tell us what they would charge. Alderman Kress said we could tell the companies that as a city, we can provide as good or better service to our customers, so if we choose to give them the operations contract they will have to take some of the risk with us. They will need to have an incentive to make money. Alderman McGrath said if we don't ask, we won't know what the cost would be. He suggested keeping the inquiries informal. We should contact the two companies who do business locally, ECO Resources and ST Environmental Services, with our inquiries. He said the whole reason we would be doing this is to save money and protect the city. He also favors a "share the risk" proposal and said he would contact the two companies mentioned.

Council then discussed the town meeting. Alderman McCann will have a representative of the proposed entrance signs. Mayor McDonald will tell people



what is going on with Sam's and Garden Ridge leaving and will also discuss work and related complaints about the ongoing street and sewer line work. Alderman Henley will discuss the EDC. Mayor McDonald will have a tentative agenda for the workshop ready at the August workshop meeting. Mayor McDonald said we would also need to develop and approve a drought plan at our August meeting. While we are not even close to a drought situation, when we reach a certain amount of water being pumped daily, we must already have a plan in place.

Discussing the budget, Mayor McDonald noted that although construction on the new Sam's Club is underway, he believes the earliest they will move is around March 1, 2001. Golden Corral is planning to open the end of August. Walgreen's has again begun to show interest in the southeast corner of Kirkwood and West Airport. Mayor McDonald said he was inclined to start charging residents for their garbage pickup and increase water rates for commercial usage and possibly residential water and sewer rates soon to make up an expected deficit in next year's budget.

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

  
Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING  
OF JULY 25, 2000  
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 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 reminded everyone about the Town Meeting scheduled for Wednesday, August 30<sup>th</sup> at Meadows Elementary School.

There were no audience or council comments at this time

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 the arrangement with the county seems to be working very well and he sees no reason to change it. Collections are arriving in a timely fashion. He also noted that the tax rate for the city must be adopted within sixty days of receiving the official tax rolls from the Tax Assessor-Collector and this would happen in August. Alderman McGrath made a motion to approve the resolution, numbered 2000-04, as presented. This motion was seconded by Alderman McCann and carried unanimously.

The bill to Claunch & Miller, Inc. presented for payment was pulled for revision. Alderman Piwonka made a motion to table this agenda item. His motion was seconded by Alderman Henley and unanimously approved.

The expenditure to Spaw Maxwell Company for renovation to the council room was presented for ratification. Mayor McDonald remarked that the room looks 100% better than it did before the renovation. Alderman Kress moved to ratify the bill as presented on the agenda. Alderman Henley seconded the motion which carried unanimously.

There were no comments from the audience at this time. Alderman Henley noted that he will represent the city at the TML Region 14 conference at Del Lago on August 18<sup>th</sup> and 19<sup>th</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 7:40 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF JULY 25, 2000  
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 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

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There were no audience or council comments at this time

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PLACE, TEXAS.

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The bill to Claunch & Miller, Inc. presented for payment was pulled for revision. Alderman Piwonka made a motion to table this agenda item. His motion was seconded by Alderman Henley and unanimously approved.

The expenditure to Spaw Maxwell Company for renovation to the council room was presented for ratification. Mayor McDonald remarked that the room looks 100% better than it did before the renovation. Alderman Kress moved to ratify the bill as presented on the agenda. Alderman Henley seconded the motion which carried unanimously.

There were no comments from the audience at this time. Alderman Henley noted that he will represent the city at the TML Region 14 conference at Del Lago on August 18<sup>th</sup> and 19<sup>th</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 7:40 p.m.

  
Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING  
OF AUGUST 22, 2000  
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 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 street and sewer line repairs are progressing although we have had numerous problems with the sewer line crew cutting cables, gas lines, etc. We are trying to resolve these problems.

There were no comments from the audience at this time.

During Council comments, Alderman Henley reported that the TML Region 14 meeting will be held this Friday and Saturday. New officers will be elected. There will be a two day HGAC conference in October on cooperative purchasing. HGAC hopes to go on line by January 1<sup>st</sup> with cooperative purchasing.

Mayor McDonald then recognized employees for years of service to the city as follows: Glen Dillender - 12 years; Phil Kempthorne - 11 years; Beverly McMinn - 10 years.

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 Henley made a motion to adopt the resolution, numbered 2000-05, as presented. Alderman McCann seconded the motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

**AN ORDINANCE CALLING A PUBLIC HEARING ON  
THE BUDGET FOR FISCAL YEAR 2000-2001.**

Alderman Piwonka made a motion, seconded by Alderman McCann, to adopt the ordinance, numbered 2000-21, calling a public hearing on the budget for fiscal year 2000-2001 for Thursday, September 21, 2000, at 7:30 p.m. at Meadows Place City Hall. The motion carried unanimously.

Mayor McDonald then read the caption to the following ordinance:




**AN ORDINANCE AMENDING CHAPTER 19 OF THE  
CODE OF ORDINANCES OF THE CITY OF MEADOWS  
PLACE, ENTITLED "FLOOD DAMAGE PREVENTION  
POLICY," BY AMENDING ARTICLE III, ENTITLED  
"GENERAL PROVISIONS," BY DELETING THE  
PRESENT PROVISIONS OF SECTION 19-16,  
ENTITLED "BASIS FOR ESTABLISHING THE AREAS  
OF SPECIAL FLOOD HAZARD," AND INSERTING A  
NEW PROVISION AS HEREIN SET OUT.**

Mayor McDonald said the area flood plain maps have been updated and FEMA has requested we make these changes to our Flood Damage Prevention Policy so that we can continue to offer flood insurance to our residents.

Bills were then presented to Council for their approval. Alderman McGrath made a motion, seconded by Alderman McCann, to pay the bills as presented. The motion carried unanimously;

There were no comments from the audience at this time. Alderman Henley asked the city to check into repairs needed at his residence from a water main break that occurred in early July. A six to eight foot section of cement has been poured but there is still need for about 20 feet of cement to be poured. The poles and flags are down now and he is afraid he has been forgotten.

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

  
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Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING  
OF AUGUST 31, 2000  
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
Aldermen:	Terry Henley Craig Kress Mark McGrath

and the following absent:

Aldermen:	Joe McCann David Piwonka
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thus constituting a quorum.

Alderman McGrath made a motion, seconded by Alderman Henley to receive the submission of the 2000 tax year appraisal roll and new property value from Marsha P. Gaines, collector for City of Meadows Place, as presented to Council. The motion carried unanimously.

Alderman Henley made a motion, seconded by Alderman McGrath to receive the Certification of Anticipated Tax Collection Rate for 2000 tax year for City of Meadows Place from Marsha P. Gaines, collector for City of Meadows Place, as presented to Council. The motion carried unanimously.

Council then considered a proposal to raise the 2000-2001 tax rate by an amount which would exceed the rollback rate or 103 percent of the effective rate. The current tax rate is \$.73 per hundred dollar valuation. Staying at this rate would effectively raise the rate. The effective tax rate would be \$.6925 and the roll back rate would be \$.78 per hundred dollar valuation. Each 1% increase in taxes increases the taxes received by \$19,000. A \$.73 tax rate will bring in \$1.417 million. A \$.75 tax rate will bring in \$1.445 million. A \$.78 tax rate will bring in \$1.493 million. A \$.75 tax rate will increase taxes on the average home about \$70.00 per year.

Alderman McGrath said he was hesitant to raise the rate above \$.73 without first seeing a proposed budget. Alderman Kress agreed and said that while he shared Alderman McGrath's concerns and wished there was a budget to see, he appreciated the fact the city has accumulated a reserve and will not have to go into the first year of decreased sales taxes anticipating trouble. Neither was totally comfortable raising the tax rate in this manner. Alderman Kress said he wanted department heads to understand they must contain their spending and explain their reasons should they need to raise budget numbers from last year.

Mayor McDonald said that, based on preliminary numbers, and with residents paying for garbage service, the city could operate at the current tax rate. However, Council should think about the possibility of needing more funds next year and possibly going into a roll back situation. With a tax rate of between \$.73 and \$.75 the budget could be met. The city currently has two million in reserves. Every penny the tax rate is increased would bring in an additional \$19,400. Each penny decreases the shortfall we expect by about 10%. The budget is currently about 85% complete.

Alderman Henley said he would rather increase taxes to \$.78 and keep the garbage collection in the taxes. Alderman McGrath said one year ago Council told residents the city could pass a bond issue without a tax increase.



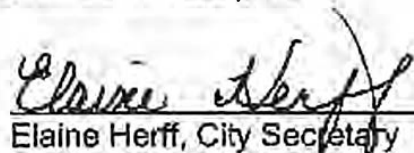
They did not, however, anticipate Garden Ridge and Sam's moving from the city. Alderman Kress made a motion to publish a tax rate of \$.76 per hundred evaluation. Alderman Henley seconded this motion which carried unanimously.

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 2000-2001,**

Alderman Henley made a motion to adopt the ordinance, numbered 2000-23, to call the public hearing to increase total tax revenues from properties on the tax roll for fiscal year 2000-2001, for Thursday, September 14, 2001 at 7:30 p.m. Alderman McGrath seconded this motion which carried unanimously.

There being no further business to discuss, Alderman McGrath made a motion, seconded by Alderman Henley to adjourn the meeting and with unanimous approval the meeting was adjourned at 7:50 p.m.

  
Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF SEPTEMBER 12, 2000  
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 7:10 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 Craig Kress Joe McCann Mark McGrath David Piwonka

thus constituting a quorum.

Council held a lengthy discussion on the proposed budget for fiscal year 2000-2001. Projected revenues included a \$0.73 tax rate based on \$194 million assessed value and a 100% collection rate. Council also discussed departmental expenses including salaries and benefits. Mayor McDonald asked council to turn in any suggested changes to the budget by Thursday, September 14<sup>th</sup>. It is expected that water and sewer rates will be increased in the next budget year and garbage costs will be charged back to residents on their utility bill.

The Economic Development Council will meet on Wednesday, September 13<sup>th</sup>. It is expected they will recommend that council adopt their budget which will include anticipated revenues of \$239,000 from the ½% sales tax and the usual \$3,000 administrative expense to be returned to the General Fund.

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 8:45 p.m.

  
Elaine Herff, City Secretary



MINUTES OF PUBLIC HEARING  
OF SEPTEMBER 14, 2000  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

A public hearing 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 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 explained that this was a public hearing to hear all comments, both for and against, a proposal to increase total tax revenues from properties on the tax roll for fiscal year 2000-2001. While the proposed rate is .73 per hundred dollars of property valuation, the same rate as last year, due to property valuation increases, it represents a 5.41% tax increase. The average home will experience a \$36.00 increase in city taxes.

There was no audience present and no comments from council. Council waited ten minutes in case any residents were late coming to the meeting.

There being no further business to consider, Alderman McCann made a motion, seconded by Alderman Piwonka to adjourn the public hearing and with unanimous approval the meeting was adjourned at 7:40 p.m.

  
Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF SEPTEMBER 14, 2000  
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 7:05 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: Terry Henley  
Craig Kress  
Joe McCann  
Mark McGrath  
David Piwonka

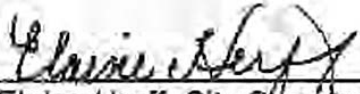
thus constituting a quorum.

Council discussed the proposed budget for fiscal year 2000-2001. The fact that residents are to be charged for garbage service will first be announced in the City Newsletter and then be put on the water bill. Also to be announced in the newsletter is the decision to increase water and sewer rates. This decision will be made by ordinance at a future council meeting. Discussing the proposed \$0.73 ad valorem tax rate, the average home will see an increase from \$573 to \$609 or \$36 total. Discussing revenues, it is anticipated the city will lose about \$540,000 in sales tax revenues and \$36,000 in franchise fees. It will pick up about \$40,000 in sales tax revenues from Denny's and Golden Corral, \$76,000 more from the tax increase and \$150,000 from garbage collections. Therefore, approximately one half of the lost sales tax will be gotten back from increased revenues.

Discussing other matters, Mayor McDonald brought council up to date on the Gulshan law suit as well as the anticipated EEOC law suit.

Alderman Kress noted the police vehicles have very dark tint on their windows. Since the police are supposed to be good will ambassadors for the city, he thought the dark tint should be lightened so that residents could actually see the officer in their vehicle.

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 7:25 p.m.

  
Elaine Herff, City Secretary



MINUTES OF PUBLIC HEARING  
OF SEPTEMBER 21, 2000  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

A public hearing of the Meadows Place City Council was called to order at 7:32 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:

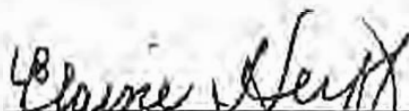
Mayor:	Jim McDonald
Aldermen:	Terry Henley Craig Kress Joe McCann Mark McGrath David Piwonka

thus constituting a quorum.

Mayor McDonald explained that this was a public hearing to hear all comments, both for and against, the proposed 2000-2001 city budget.

Mayor McDonald said Council would hold a 6:00 workshop prior to their next meeting at which time any changes to the proposed budget would be discussed by Council. The budget, as under consideration at this public hearing, contained some revenue changes as well personnel costs. The proposed budget shows a deficit of \$10,577 for next year. A high line item is the cost of insurance for employees, however it is in line with what surrounding cities pay for their employees. Alderman McGrath asked about adjusting the Mayor's salary and Mayor McDonald said he would have legal counsel's opinion on the matter for the next meeting. He said nothing would be approved until there was 100% acceptance by Council.

At 7:45 p.m., when still no audience arrived with questions or comments, Alderman McGrath made a motion to adjourn the meeting. Alderman McCann seconded this motion which carried unanimously.

  
Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF SEPTEMBER 26, 2000  
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 6:00 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:	Terry Henley Craig Kress Joe McCann Mark McGrath David Piwonka

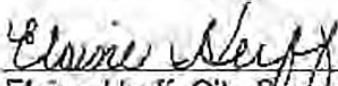
thus constituting a quorum.

Council was informed that a resident wanted to hold a haunted house over Halloween and charge admission and wanted to know if the city would permit this. Council's feeling was that allowing this would set a precedent but it was within their realm to permit it. They requested more information before further discussions on the matter.

Mayor McDonald then explained the budget amendment Council was to consider at their regular meeting following this workshop. He said the changes to the revenues and expense areas reflected actual revenues received and expenditures made during this fiscal year.

Mayor McDonald said a change was made to the 2000-2001 budget to be adopted at tonight's regular meeting. Due to a misunderstanding, the building maintenance account was being increased from \$1,500 to \$15,000. Mayor McDonald said he hoped to be able to discuss anticipated revenues for the 2001-2002 budget year earlier next year. He will also have more time to discuss privatizing utilities after the start of the next fiscal year. The 2000-2001 budget includes funds for new entrance signs. No decision on whether or not to reapply for a matching Parks grant from the Texas Parks and Wildlife Department has been made yet. It is hoped that Ann Bagley or her representative can be present at the October workshop meeting to discuss the issue.

There being no further business to discuss, Alderman Kress made a motion to adjourn the meeting. Alderman Henley seconded this motion, and with unanimous approval, the workshop meeting was adjourned at 7:15 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF OCTOBER 24, 2000  
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 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.

Alderman McGrath made a motion to recess into executive session as authorized by Texas Government Code, Subchapter D, Section 551.071 to discuss pending litigation. Alderman Henley seconded this motion and with unanimous approval, council recessed into executive session at 7:05 p.m.

Mayor McDonald reconvened the regular meeting at 7:30 p.m. and he thanked Planning and Zoning Commission members for coming to the meeting.

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

Mayor McDonald then recognized employees for years of service to the city as follows: Michael Pickett - 14 years; Gary Stewart - 6 years; Mindy Wilson - 5 years; Kirsten Lang - 4 years; Jerry Blanton - 2 years.

Mayor McDonald received Council's consensus to rearrange the agenda and consider item 10. He 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 1999-2000.**

Alderman McGrath made a motion to approve the ordinance, numbered 2000-29, with McCall, Gibson & Company as presented. Alderman Piwonka seconded the motion which carried unanimously.

A discussion then took place with representatives of K\*Tec who were requesting permission for a manufacturing assembly business to operate in the C-2 Commercial District. Mr. Mike Gibbons, president of the company, gave Council the background of K\*Tec. He said it was an electronic manufacturing services industry which is expected to grow 120% in sales in this coming year. They do not design products, they just manufacture them. Currently they employ about 1,900 people and occupy 487,000 square feet of floor space in Sugar Land. They propose to bring a large amount of jobs to this community. Their current property in Sugar Land operates with four shifts. They are proposing the Meadows Place property, to be located in the vacated Garden Ridge facility,



would employ 500 to 600 people working in two shifts. Existing parking facilities are adequate. There would be no excessive noise and the only chemical emission would be a minimal amount of Isopropyl alcohol, a solvent used in their process. They are a pro active environmental company. There would be no detriment to the sewer system. No raw parts would be stored outside the facility. The only raw materials on the site would be used to support the manufacturing. This is a capital intensive business. Future plans could include expansion into the rest of the building. K\*Tec has been in existence for 17 years. They are a spin off of Kent Electronics. Last year's fiscal revenues were \$251 million and current projections show \$526 million in revenues are expected by March 2001. They have been in Sugar Land for the past five years and they are committed to grow in this community. They currently ship products from their facility three times a day, once every eight hours. Federal Express trucks deliver materials and pick up finished products. Their current plans include an expansion of their Gillingham campus but they are behind and need the space today. Garden Ridge still has a seven year lease on the space and K\*Tec is proposing to sublease for an initial three years with a four year option after that. The facility would need minimum alterations which would include additional rest room facilities and 110 volt electricity. They have a broad spectrum of employees.

Ken Hatfield with Fidnam Investment Co., the owners of the building said his company has worked with representatives of Garden Ridge to find new tenants for the building. They have determined that manufacturing would be the highest and best use for the facility.

Alderman Henley requested financial reports on the company and was told they would be e-mailed to the City Secretary.

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 \_\_\_\_\_, 2000, 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 CONSIDER AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, ENTITLED "ZONING REGULATIONS," SECTION 24-536, ENTITLED "C-2 COMMERCIAL DISTRICT," (b) (2) ENTITLED "SPECIFIC USES," BY ADDING THERETO A NEW SECTION 24-536 (b) (2) e) ENTITLED "ELECTRONIC ASSEMBLERS" AND GRANTING A SPECIFIC USE PERMIT TO FIDINAM INVESTMENT CONSULTING, INC.; AND TO PROVIDE FOR NOTICE AS REQUIRED BY LAW.**

Alderman Henley made a motion to adopt the Ordinance, numbered 2000-30, calling the public hearing for November 21, 2000 at 7:30 p.m. The motion was seconded by Alderman Piwonka and carried unanimously.

Mayor McDonald then read the caption to the following resolution:



**A RESOLUTION DESIGNATING A REPRESENTATIVE  
AND OFFICIAL ALTERNATE TO THE GENERAL  
ASSEMBLY OF THE HOUSTON-GALVESTON AREA  
COUNCIL FOR THE YEAR 2001.**

Our current representative and official alternate are Alderman Terry Henley and Alderman Craig Kress respectively. Alderman Piwonka made a motion to adopt the resolution, numbered 2000-06, designating Alderman Henley as representative and Alderman Kress as official alternate to the H-GAC for the year 2001. Alderman McGrath seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following resolution:

**A RESOLUTION IN SUPPORT OF THE TOLL ROAD  
AND MOBILITY BOND ELECTION IN FORT BEND  
COUNTY.**

It was discussed and decided that, with proper planning, roads and toll roads could be built in Fort Bend County that would both effectively move people and look good. Alderman McCann made a motion, seconded by Alderman Kress, to adopt the resolution, numbered 2000-07, in support of the toll road and mobility bond election in Fort Bend County. The motion carried unanimously.

Mayor McDonald then read the caption to the following resolution:

**A RESOLUTION APPROVING THE CITY INVESTMENT  
POLICY AND INVESTMENT STRATEGIES.**

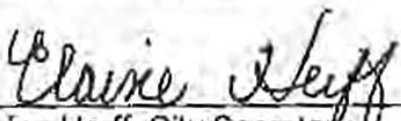
After some discussion, Alderman McGrath then made a motion, seconded by Alderman McCann, to adopt the resolution, numbered 2000-08, approving the city's investment policy, as presented. This policy must be approved annually.

The city's investment portfolio was then presented to Council. It showed that as of September 30, 2000, the city had \$7,618,475.28 in available funds. Of these, \$4.8 million represents unspent bond funds earmarked for sewer and street rehabilitation. Additions to the portfolio in the next three months will mainly be from sales tax, traffic fines and franchise fees. The bulk of funds received in January and February will be from property taxes.

The next item on the agenda was to consider an ordinance amending Chapter 29 of the Code of ordinances, entitled "Utilities." Mayor McDonald said he recommended tabling this until the regular November Council Meeting. Alderman Henley made a motion to table discussion of this agenda item. Alderman McGrath seconded the motion which carried with a unanimous vote.

There were no audience comments.

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

  
Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF OCTOBER 24, 2000  
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 6:00 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.

Mayor McDonald told Council that Bernard Lerner, owner of the vacant land in the city's C-3 Zoning District has requested one electric utility pole to be placed on Kirkwood to service the proposed Walgreen's store on Kirkwood and West Airport. He will follow with a more formal request later.

Mayor McDonald said Park Place has invited Council members to a Veteran's Day program on the afternoon of Saturday November 11<sup>th</sup> at their facility. Anyone interested in going should contact the City Secretary so she can make reservations.

Council discussed opening the closure on Brighton for a test period, the proposed ordinance to increase water and sewer rates and utility operators.

Alderman Kress then made a motion, seconded by Alderman Henley to adjourn the workshop session and, with unanimous approval the workshop meeting was adjourned at 6:50 p.m.

  
Elaine Herff, City Secretary



**MINUTES OF SPECIAL MEETING  
OF NOVEMBER 21, 2000  
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 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  
Mark McGrath  
David Piwonka

Planning Commission Chairman: Leen Zellers

Planning Commission Members: Eric Brand  
Steve  
Mark

and the following absent:

Alderman: Joe  
Planning Commission Member: Ken

thus constituting a quorum for both bodies.

Mayor McDonald noted that the purpose of this meeting was to hold 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 hear any and all persons desiring to be heard on or in connection with any matter or question involving a proposal to consider amending Chapter 24 of the Code of Ordinances of the City of Meadows Place, entitled "Planning and Zoning Regulations," Article V, entitled "Zoning Regulations," Section 24-536, entitled "C-2 Commercial District," (b) (2) entitled "Specific Used," by adding thereto a new Section 24-536 (b) (2) e) entitled "Electronic Assemblers" and granting a Specific Use Permit to Fidinam Investment Consulting, Inc. He asked everyone making a comment to please come to the microphone and to limit their comments to three minutes. Everyone would have a chance to speak once before anyone had a second turn.

Mayor McDonald noted there seemed to be a misconception among some residents who think that the city is the owner of the property in question. The city only regulates the property in matters of health, safety and welfare. Currently the land is zoned retail and the city is being asked to change the zoning to permit a light industrial business. Even if the change is granted, any new owner would have to request a specific use permit before being allowed to utilize the building for another light industrial business.

Mayor McDonald then invited K\*Tec representatives to make their presentation. Mr. Mike Gibbons, president, spoke about his company. He said they were an OEM (original equipment manufacturer.) The company is expected to grow over 100% in 2001. Currently they employ 2600 people and are the third largest employer in Fort Bend County. He explained some of their products. He said work at this facility would consist of electromechanical assembly. They hope to obtain a three year lease with an option for four more years. They believe in investing in the community and plan to be here for a long time.



Mr. Gibbons tried to address Meadows Place residents' concerns. He said this facility would employ 500 or 600 people, working two shifts of eight to twelve hours. The employees would range from direct assemblers at a pay rate of \$7.00 to \$8.00 per hour up to master engineers. The facility has adequate parking area for this number of employees as well as the minimal truck traffic that the business would generate. There would be no outside storage of equipment. The company is in compliance with all environmental laws. There are no disposal or emission problems and the noise would be kept to a bare minimum.

Mayor McDonald thanked Mr. Gibbons and welcomed residents to make their comments. Mr. Pablo Donatti of 12239 Monticeto Lane said he was an eight year resident. He asked what time of day the employees would come and leave the building, what time to expect truck traffic, if any flammable materials were to be used and if different uses, preferably retail, have been looked at for the facility. Mayor McDonald reminded Mr. Donatti that the facility contains about 120,000 to 130,000 square feet of space. It was built in the mid 1980's to house small shops, most of which have all gone bankrupt. Sam's Club and Garden Ridge Pottery came in on an experimental basis. Garden Ridge still has seven years left on their lease but decided they could no longer afford to stay here due to the poor freeway exposure. Mr. Donatti said the timing of the meeting, Thanksgiving week, was bad and more people would have liked to attend the meeting. He asked Council not to make a decision this evening. If and when Council decided in favor of the proposal, he wondered how the city would make up the lost revenue from not having a retail establishment at this location.

A resident living on Bloomington said he was concerned about noise. He said truck traffic was very bad at times now and he wondered what to expect in the future. Mr. Gibbons assured him the trucks would be Federal Express trucks, and not 18 wheelers, and that parking was adequate.

Carolyn Jones, 11423 Scottsdale, said her main concern was for her property value and wondered how the zoning change would affect her and other's property values.

Richard Rodriguez asked what the sales tax revenue was that was provided by Garden Ridge and Sam's and if K\*Tec could generate the same revenue for the city.

Humberto Polanco, 11807 Bloomington, said with Garden Ridge in the facility, his quality of life "went to trash." The way the building is, one street, Dorrance, will have to solve all the traffic problems. There will be no sales tax generated and property values will substantially drop.

Ann Bazarsty, 11415 Scottsdale, said she was a 21 year resident. She asked if the zoning change would be permanent or just for the duration of the business. Would K\*Tec have the right to expand on the property without the approval of City Council? Is the Garden Ridge parking lot on the north side of Dorrance part of the deal? Where is their current facility in Sugar Land located? Do they want to use just the Garden Ridge property or do they want to move into Sam's when that is vacant also?

Kim Hickel, 11426 Scottsdale asked if the company used any SPC bonds? (no) or any chips? (no) He said he would like to see records on their proposed waste disposals. He was assured the company used no acids or injection molding.

Jennifer Raymond of the Fort Bend Economic Council said she has worked with Mr. Gibbons for years with his company on Gillingham in Sugar



Land. She said K\*Tec was a dedicated community service company. They really care for the residents whose homes surround them. Garden Ridge was a 24 hour a day business (from Thanksgiving to Christmas.) K\*Tec will provide a cleaner environment with no outside storage, dumpsters or trailers. They have good paid employees who respect their jobs and their lives. This company will not be a detriment to property or home values.

Mayor McDonald said the company planned to clean up the exterior of the building but he was aware of no plans to change it in any other way. He repeated traffic would be limited to employees arriving and leaving work as well as small trucks for transportation of goods. If a traffic problem arose, the situation would be looked into and a solution would be worked out. The city is acutely aware of the expected sales tax revenue loss, however it is unlawful to reveal how much sales tax each business actually generates for the city. The city will still retain a percentage of sales tax revenues from the new Sam's. A vacant building will not generate any revenue. Ad Valorem taxes will be received from a business in the building based on the value of their equipment. The zoning change will allow light manufacturing in that section of the city but new business will still be required to request a specific use permit first. The zoning change will be permanent until City Council and the Planning and Zoning Commission decide it would be in the best interest of the city to change it again. Mr. Gibbons has assured us that the company is extremely clean.

Mr. Gibbons also assured the public that all of his employees undergo a mandatory background check and drug screening before being hired. They are paid from \$7.50 per hour up to \$150,000 per year. K\*Tec pays well to retain their employees. Their inventory taxes are currently in excess of \$1 million.

Mr. Tom Lynch said he has been associated with the Real Estate firm of Caldwell Baker for 15 years. His experience tells him that this location, because of the poor access, will not work for a retail establishment.

Mayor McDonald said City Council members have been looking at the problem of a substantial revenue loss very intently. It was no surprise, however, and they have known that it could happen at anytime. He pointed out that many high dollar items, such as the City Hall building, property for roadway expansion acquired and installation of sound walls have all been paid for with past revenues. These items will not require funds from future budgets. New properties will be developed which should bring in new revenues. While they may not make up the difference in sales tax lost from Sam's and Garden Ridge's moves, they will help. Council will study the situation as it progresses. There may be budget cuts in the future but emergency services will continue to be more than adequate.

Alderman Piwonka agreed that the city has spent a lot of money over the last two to three years and although there will be less collected in revenues in the future, there should also be less expenses to be paid.

Alderman Kress noted that the old Sam's Club on Fondren and Beechnut had been vacant for a long time and it was now a school. The potential for retail development at the Meadows Place site is not real good. K\*Tec will be a more attractive neighbor than a vacant building and the building will not be an eyesore.

Donna Donatti asked if there was a deadline as to when Council must make their decision on the zoning change. Mayor McDonald said no, but they would probably consider it next Tuesday night at their regular council meeting.

Marsha Clarkston, 11519 Dorrance, said she had originally planned to ask for a delay in the decision on the zoning change but, after listening to tonight's presentation, she was all for it now.



Council was asked why more of the information could not have been put in the City's Newsletter. Do to time requirements, this would be difficult. Alderman Kress said Council meets at least once each month and he invited everyone to attend these meetings to become better educated with city matters. He reminded the audience that revenues have absolutely nothing to do with zoning laws and should not be considered when making a decision to change them.

Alderman Henley said that all the questions raised at tonight's meeting have been raised before. The chance of the facility going retail again are slim to none. Council must decide what is in the best interest of the city. He believes with K\*Tec, the quality of the employees would be high and traffic lower than before. City council has anticipated the drop in revenue and he feels it would be in the best interest of the city to move forward.

Alderman McGrath said that theoretically, the building could house a 120,000 square foot flea market, and we hope to keep that from happening.

Alderman Kress said that the 500 or so new employees represent 500 new shoppers in our existing retail establishments and diners in our restaurants.

There being no further comments, Mayor McDonald declared the public hearing closed. Alderman Henley made a motion to recess the meeting. Alderman Kress seconded this motion and with unanimous approval, the meeting was recessed at 8:55 p.m.

Mayor McDonald reconvened the meeting at 9:10 p.m. and he received the recommendation from the Planning and Zoning Commission on the zoning change. Planning and Zoning was unanimous in their recommendation to change the zoning ordinance by adding "Electronic Assemblers" as a specific in the C-2 Commercial District and in granting a specific use permit to Fidinam Investment Consulting, Inc. to permit the operation of an electronic assembly plant at 12002 Southwest Freeway in the C-2 Commercial District.

Mayor McDonald said Council was not yet ready to take action on this ordinance. It would be on the agenda at next Tuesday's regular council meeting. Alderman Henley made a motion to table consideration of and action on this ordinance. Alderman McGrath seconded this motion which carried unanimously. Alderman Henley asked residents to call any council members with any and all concerns they might have on this matter, adding Council was here to serve the residents. Alderman McGrath asked Mr. Gibbons how he would solve potential traffic problems that would come with shift changes. Mr. Gibbons said he would comply with any recommendations, including one way traffic and creative shift times.

There were no further comments and Alderman McGrath made a motion, seconded by Alderman Piwonka to adjourn the public hearing and with unanimous approval the meeting was adjourned at 8:15 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF NOVEMBER 28, 2000  
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 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.

During Mayor's comments, Mayor McDonald noted that this was a regular council meeting and he asked any audience member who wished to address council to sign the required sheet. He said he would rearrange the agenda to make sure everyone had time to do this. He also noted that the regular council meeting for the month of December would be held on the third Tuesday, due to the holidays. He said he has observed many Christmas lights going up in the city and residents should watch the Newsletter for results of Garden Club's judging of the lights.

During council comments, Alderman David Piwonka recognized Chris Mathis from Sugar Land Boy Scout Troop 1195 who was in the audience working on one of his badges.

Mayor McDonald then recognized employees for years of service to the city as follows: Monya Keenen and Terry Modeland, ten years each and Roger Brookes - three years.

Mayor McDonald then recognized audience members and reminded them to keep their comments to three minutes each. Donna Donatti, 12239 Monticeto, said she would still like to explore the possibility of making the Garden Ridge space retail only. If council chose to grant the specific use permit tonight, she would like conditions stipulated in writing as to what was required.

Richard Cook, 11919 Bloomington, said that with Garden Ridge Pottery there was a considerable amount of noise and trash in residents yards. With the electrical assembly business, he anticipated a considerable amount of odor. He would like to see a retaining wall put on the back of his property. The businesses and residents should work together to see that a plan be put in writing to require this. If so, he would be in agreement of granting the specific use.

Lee Harvill, 11515 Scottsdale, said he is against zoning in general since it could infringe on someone's rights. He believes the amendment process should require depth and should have at least a 3/4's agreement from members and should be very difficult to change. No change should be made until the overwhelming concerns of the entire population are addressed.

Cherry Withrow, 11703 Solano Ct., asked, if we change the ordinance for K\*Tec, do we open the door for even less desirable companies?



Luke Lyons, 12318 Hoggard, said he trusts Council to do what is in the best interest of Meadows Place and the citizens of Meadows Place. He hopes that every consideration has been given to the revenue we are losing and ways to replace it. He wants to continue to enjoy the same level of neighborhood and tax advantages he has now.

Council then addressed agenda item six, consideration of and action on granting a Utility Pole Placement Permit to Reliant energy, HL&P, for placement of utility poles. Two options were presented. Option "A" would allow placing two poles on Kirkwood. Option "B" would place two poles along the current easement that serves Golden Corral. HL&P has indicated that either option would work in supplying power to the proposed Walgreen's store on Kirkwood and West Airport. Alderman McCann made a motion to grant a permit for two utility poles to HL&P as outlined on their option "B", on the existing interior easement. Alderman Henley seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, CHAPTER 24, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, ENTITLED "ZONING REGULATIONS," SECTION 24-536 ENTITLED "C-2 COMMERCIAL DISTRICT," SUBSECTION (b), ENTITLED "USES," SUBSECTION (2), ENTITLED "SPECIFIC USES," BY ADDING THERETO A NEW SUBSECTION e) ENTITLED "ELECTRONIC ASSEMBLERS," AND FURTHER TO AMEND CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, ARTICLE IX, ENTITLED "SPECIFIC USE AMENDMENTS," BY ADDING THERETO A NEW SECTION 24-917, ENTITLED "SPECIFIC USE AMENDMENT AND PERMIT" GRANTING A SPECIFIC USE PERMIT TO FIDINAM INVESTMENT CONSULTING, INC., TO OPERATE AN ELECTRONIC ASSEMBLY BUSINESS IN THE C-2 COMMERCIAL DISTRICT.**

Mayor McDonald noted this ordinance was discussed in depth at last week's public hearing. This is not a change in the zoning regulations, it only adds a specific use to the C-2 Commercial District. Any other request for a specific use of this type in the C-2 Commercial District would have to be approved by City Council. The ordinance will also grant a specific use to Fidinam Investment Consulting, Inc., the owners of the building, so that they could lease the building to K\*Tec for this purpose. The specific use goes with the land so, if K\*Tec should decide not to lease the building from Fidinam, then Fidinam can lease the building to another company for the same type of work. Alderman Henley made a motion to adopt the ordinance, numbered 2000-31, as presented. Alderman McCann seconded this motion which carried unanimously. Alderman Kress said that, based on information from the public hearing, he is satisfied that K\*Tec will be a better neighbor than Garden Ridge was. The business should be odor free, there will be no large amount of truck traffic, and the chance of attracting another retail business is very remote. K\*Tec will be better than having a boarded up building and trash accumulating in the parking lot. Alderman McGrath said retail projections for the property in the future are very slim. If the property was a good retail location, then Garden Ridge would not have left with seven years still remaining on their lease and Sam's Club would not be leaving next year. Mayor McDonald said he has attended several meetings with the principals of the businesses involved and he agrees the chances of the building being retail again are very slim. It is council's responsibility to do what is best for the city. The city



does not own the property and council must respect what the owners feel they must do.

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 INTERLOCAL AGREEMENT WITH FORT BEND COUNTY TO USE THE COUNTY'S RADIO SYSTEM TO COMMUNICATE AMONG ITS VARIOUS RADIO UNITS ON A PRIMARY DISPATCH SYSTEM.**

This is the annual agreement that allows our police to tie into the county radio system for dispatch. Alderman Piwonka made a motion, seconded by Alderman Kress, to adopt the ordinance, numbered 2000-32, as presented. 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 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 Henley made a motion to approve this ordinance, numbered 2000-33, as presented. The motion was seconded by Alderman McCann and unanimously approved.

Mayor McDonald then read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS 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 agreement will allow the city to tag along with the county on their bidding processes. Alderman McCann made a motion, seconded by Alderman Henley, to adopt the ordinance, numbered 2000-34, as presented. The motion carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

**AN ORDINANCE APPOINTING REGULAR MEMBER(S) OF THE BOARD OF ADJUSTMENT OF THE CITY OF MEADOWS PLACE, TEXAS, FOR A TERM OF TWO (2) YEARS COMMENCING IMMEDIATELY, PURSUANT TO PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.**

The Board of Adjustment is a quasi judicial body that makes the final decision when the Planning Commission and City Council believe a zoning request does not follow the city's Zoning Ordinance and does not grant permission for the request. Mayor McDonald recommended Gary Franks to this position. He is a long time city resident, an attorney, a past Justice of the Peace as well as a part time County Court at Law Judge. Alderman McGrath made a motion to adopt

the ordinance, numbered 2000-35, appointing Gary Franks as a regular member of the Board of Adjustment. Alderman Kress seconded this motion, adding Judge Franks should bring a lot of energy to the Board. The motion carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

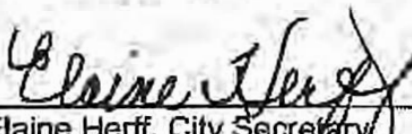
**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, CHAPTER 29, ENTITLED "UTILITIES," ARTICLE I, ENTITLED "IN GENERAL," BY ADDING THERETO DIVISION 1 OF ARTICLE I BEING ENTITLED "REGULATIONS OF GENERAL APPLICABILITY," AND A NEW DIVISION 2 ENTITLED "BILLING AND CHARGES FOR WATER SERVICE AND SANITARY SEWER SERVICE," AND NEW SECTION 29-11, ENTITLED "BILLING AND CHARGES FOR WATER SERVICE AND SANITARY SEWER SERVICE," SECTION 29-12, ENTITLED "APPLICATION FOR WATER SERVICE," SECTION 29-13, ENTITLED "UNAUTHORIZED INTERFERENCE WITH WATER METER," SECTION 29-14, ENTITLED "OBTAINING WATER BY METHODS NOT PROVIDED HEREIN," SECTION 29-15, ENTITLED "ADMINISTRATIVE REGULATIONS," SECTION 29-16, ENTITLED "WATER ACCOUNTS DUE BY THE 20<sup>TH</sup> OF THE MONTH," SECTION 29-17, ENTITLED "NOTIFICATION," SECTION 29-18, ENTITLED "ACCOUNT TO BE CLEARED."**

Mayor McDonald said this ordinance would codify utility regulations that were not in place when the city took over the MUD. It also raised water and sewer rates by 4%. This is the first raise to rates in over ten years and the amount is not unreasonable. It will bring the cost of operations in line with what is collected. Alderman Kress made a motion to approve the ordinance, numbered 2000-36, as presented. Alderman McGrath seconded the motion, adding the city should look into raising the structure of lap fees as well. Mayor McDonald said this could be done administratively. The motion carried unanimously.

Expenditures were presented for ratification. Alderman Henley made a motion to ratify the expenditures to Ross, Banks, May, Cronin & Cavin, P.C. and the Texas Natural Resource Conservation Commission as presented. Alderman Piwonka seconded this motion which carried unanimously.

There were no additional audience comments.

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

  
Elaine Herff, City Secretary



MINUTES OF WORKSHOP MEETING  
OF NOVEMBER 28, 2000  
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 6:00 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:	Terry Henley Craig Kress Joe McCann Mark McGrath David Piwonka

thus constituting a quorum.

Also present were Ann Bagley and Shana Thomas with Wilbur Smith Associates and Parks Directors Monya Keenen and Terry Modeland.

Council discussed the grant application for the parks master plan. Mrs. Bagley said she was very disappointed that Meadows Place did not get the grant it applied for. She has discussed it with people she knows with Texas Parks and Wildlife and come to the conclusion that we did not qualify because they were looking for projects that contained water features. She said there was a new program being implemented which is to be for improvements and additions to existing parks in the range of \$100,000. She suggested we look at this grant as well as other opportunities. She said all of the successful grant applications had creek or a stream or a lake involved in the plan. She suggested we look at our priorities again. Since we do have bond funds available, she suggested we do some improvements, perhaps to the city's pocket parks, and retain about \$200,000 for new grants that may be coming up. She said all grant applications are scored on many items. We had a good master plan and have met our priorities. Our recreational diversity is ok. Our request, however was not new or different. Mrs. Bagley said she would send Council a letter with her recommendations but she indicated it would probably be a waste of time to reapply for this grant.

Mayor McDonald said once we receive Mrs. Bagley's letter, he will ask for a prioritized recommendation from the Parks Department for Council to make a decision on how best to spend our bond funds. The information should be available for the December 19<sup>th</sup> or, more likely, the January council meeting. He will ask for two proposals, one in the \$300,000 range and one in the \$400,000 range.

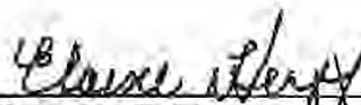
Mayor McDonald then informed Council that the Texas Department of Transportation was having problems with the esplanade on Dorrance at the Southwest Freeway. With this island in place, trucks cannot make the right hand turn. TxDOT said they would remove the island at no cost to the city.

Mayor McDonald said he had a meeting planned for the next day with city employees and our consulting engineers to discuss what to do about residents' driveways when working close to them. The city's position has been that the driveway belongs to the resident. Currently the city only repairs a driveway if it responsible for ruining it.

Discussing utility operators, Mayor McDonald and Alderman McGrath are proposing to meet with the operators to determine which expenses the operators are talking about paying and how much the operators usually go over their budgeted amount with their current contracts.

Mayor McDonald presented two software packages that are being considered to replace the current court software. One bid is for \$59,000 and one for \$16,000. While the cost of this software is not in the budget, the court currently charges a \$4.00 technology fee cost on each ticket and there is about \$7,000 in that fund now. We will attempt to get the cost under \$15,000 for the much needed package.

Alderman Henley then made a motion, seconded by Alderman Kress to adjourn the workshop session and, with unanimous approval the workshop meeting was adjourned at 7:15 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF DECEMBER 19, 2000  
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 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:

Aldermen:	Terry Henley
	Joe McCann
	Mark McGrath
	David Piwonka

and the following absent:

Mayor:	Jim McDonald
Alderman:	Craig Kress

thus constituting a quorum.

During Mayor's comments, Mayor Pro Tem Henley said that Mayor McDonald was at home attending his wife who had surgery today. He said the city sent its best wishes to Mrs. McDonald for a speedy recovery. Mayor Pro Tem Henley wished everyone Happy Holidays and reminded them to be careful during the season.

During council comments, Alderman David Piwonka recognized several Boy Scouts that were in the audience working on their merit badges. They were Nicholas Smith and Derick Smith from Troop 1282 in Missouri City, with their leader, Larry Smith. Also present were representatives of Troop 115 from the Lutheran Church. They were Nick Pinto, Brian Horner, Justin Gonzales, Miguel Roman, Bob Gill and Viet Nguyen along with their leader Larry Gonzales.

During audience comments, Larry Gonzales, on behalf of the Boy Scouts, thanked Council for giving the Boy Scouts the opportunity to earn their Citizenship in the Community merit badge which is required before the boys can receive the eagle scout rank.

Council then recognized employees for years of service to the city as follows: Vernon Verrett - three years.

Mayor Pro Tem Henley 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 FOR CALENDAR  
YEAR 2001, IN A FORM AS ATTACHED HERETO AND  
MARKED "EXHIBIT A."**

Approval of this ordinance saves Meadows Place money because the County has the trained staff to perform these inspections and the City does not. Alderman Piwonka explained that this ordinance is renewable yearly. Alderman



McGrath made a motion to adopt the ordinance, numbered 2000-37, as presented. Alderman McCann seconded the motion which carried unanimously.

Mayor Pro Tem Henley 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 WITH THE TEXAS GENERAL LAND OFFICE FOR THE PURCHASE OF ELECTRICITY IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A"**

The Texas General Land Office has agreed to contract with Texas utilities to buy and sell power. The term of this agreement is for a period of one year and the cost will be considerably less than what HL&P charges. Only utility plants that consume large amounts of electricity are eligible. All electric power will be deregulated in the State of Texas in January 2002. Alderman McCann made a motion, seconded by Alderman Piwonka, to adopt the ordinance, numbered 2000-38, as presented. The motion carried unanimously.

Mayor Pro Tem Henley 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 WITH INCODE FOR THE PURCHASE OF A MUNICIPAL COURT COMPUTER SOFTWARE SYSTEM IN A FORM AS ATTACHED HERETO AND MARKED "EXHIBIT A."**

The total cost of the software, license to use and training is \$14,741. The system interacts with OMNI to process our Failure to Appear warrants. The current software package is no longer supported as the company that supplied it, CPS Systems, Inc. is no longer in business. Alderman Piwonka made a motion to approve this ordinance, numbered 2000-39, as presented. The motion was seconded by Alderman McGrath and unanimously approved.

Mayor Pro Tem Henley 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 WITH SYNAGRO SOUTHWEST, INC. FOR HAULING AND SPREADING SLUDGE, IN A FORM AS ATTACHED HERETO AND MARKED "EXHIBIT A."**

This agreement will save the city approximately \$1,000 each month. Legal counsel still needs to review it. Alderman McCann made a motion, seconded by Alderman Piwonka, to adopt the ordinance, numbered 2000-40, subject to legal review, as presented. The motion carried unanimously.

Bills were presented for council's approval of payments. The three bills to Claunch and Miller, Inc. were for engineering services related to repairs to the city's streets and sewers and will be reimbursed from bond funds. The payment to the City of Stafford is for last year's fire protection contract. Alderman McGrath made a motion, seconded by Alderman McCann to approve the bills. The motion carried unanimously.

The boy scouts in the audience were then invited to address council with their questions. Nick Pinto, a Tangles Scout, and in the 6<sup>th</sup> grade, asked what has been the biggest challenge for Meadows Place in the last five to 10 years?



Mayor Pro Tem Henley said he believes it was losing about 75% of our revenue base with Sam's and Garden Ridge moving out.

Nick Lawson, Second Class Scout, 6<sup>th</sup> grader, asked how many homes and business were in Meadows Place? Alderman McGrath responded that there were 1500 to 1700 utility connections with two dozen or less businesses in Meadows Place which is less than two square miles big, or a "spec" in greater Houston.

Justin Gonzales, 1<sup>st</sup> Class Scout, 7<sup>th</sup> grader, asked what the population and ethnic breakdown of the city was? He was told the 2000 census figures were not yet available but the city is a "melting pot" of various ethnic cultures.

Miguel Roman, Star Scout, 9<sup>th</sup> grader, asked what the monthly salary for Council members was? He was told Council members received \$200 monthly with the Mayor Pro Tem receiving \$300 monthly and the Mayor \$1,000 monthly. One Council member does not accept this stipend due to the fact he is employed by another public governmental entity.

Bob Gill, Life Rank Scout, 9<sup>th</sup> grader, asked what is the cause and purpose of the construction going on in the city? Alderman McGrath said back yard digging was to rehabilitate the thirty year old city sewer system. The streets are also thirty years old and because bad soil conditions cause the streets to bend they, too, need to be rehabilitated.

Brian Horner, Second Class Scout, 6<sup>th</sup> grader, asked Alderman Piwonka what department consumed the biggest payroll expense. Alderman Piwonka responded that the Police Department consumed approximately 40% to 50% of the total payroll. Next in line was the Public Utility (water and sewer) Department.

Sherry Gill, 12027 Sturdivant, in scouting for 13 years, said her first concern was the mall property and asked it was being turned into a factory? Alderman Piwonka said Garden Ridge Pottery still had a seven year lease on the property and is desiring to sublease it. K<sup>+</sup>Tec, a Sugar Land business, wants to use the property as an electronic assembly plant. The City has agreed to allow this use as a Specific Use to the C-2 Zoning District. K<sup>+</sup>Tec intends to sign a three year lease with an additional four year option. We don't know yet if they will move into Sam's space and the theater space when they are vacated. K<sup>+</sup>Tec will provide the city with very little, if any, sales tax. They will pay an ad valorem tax on their inventory so the city is facing a long term problem with the significant loss of sales tax. A retail business would be desirable but doubtful in that property due to the Highway 59 exit bypassing its parking lot. If retail were a good use, Sam's and Garden Ridge would not have left. The city is looking forward to a new Walgreen's to be built on the southeast corner of West Airport at Kirkwood. Mrs. Gill asked for a brief history of the city. Mayor Pro Tem Henley said the city was incorporated in November of 1983. Before that time, the area was a part of the unincorporated (ETJ) area of Stafford. Stafford informed Meadows residents they were releasing their ETJ of the area and residents decided they did not want to be a part of the City of Houston. Alderman Piwonka said Stafford gave us fourteen months to decide what we wanted to do. Residents got together a petition requesting the County Judge to call an election on the issue of incorporation. The issue passed with a two to one vote. Mrs. Gill also asked if there were plans for a city web page and she was told we are working on that.

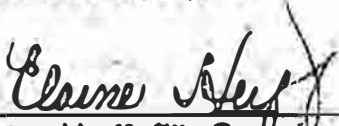
Derrick Smith, a Star Scout, in the 8<sup>th</sup> grade, asked as the population grows rapidly, what are our plans for schools. Alderman McGrath said the city is land locked and so will not increase its population significantly. Alderman Henley said that question would be better answered by the Board of Directors of the Fort

Bend Independent School District. They look at the demographics of an area and do the long range school planning.

Nicholas Smith, a First Class Scout in the 6<sup>th</sup> grade, asked if more school busses could be provided to the more heavily populated areas. Alderman Piwonka said that question must be addressed to the FBISD Board.

There were no further questions and Alderman McGrath said he appreciated the Scouts coming out. He noted that, much like the recent Florida election, many decisions are made by local people.

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

  
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Elaine Herff, City Secretary



MINUTES OF WORKSHOP MEETING  
OF DECEMBER 19, 2000  
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 6:00 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  
Joe McCann  
Mark McGrath  
David Piwonka

and the following absent:

Alderman: Craig Kress

thus constituting a quorum.

Mayor McDonald called attention to the memo he sent council regarding about change in the city's policy manual regarding enforcement of City Ordinances and Zoning Regulations. Since he had not received any negative comments from council, the change will go into effect immediately. The change involves removal of illegal signs on weekends and holidays when the public works department is off and requires the police department to remove the signs on those days.

Mayor McDonald asked council members to think about who, if anybody, they would like to recommend as a Board Member to the Fort Bend Subsidence District.

Mayor McDonald said the Board of Adjustment had met on Wednesday, December 13<sup>th</sup> and voted two to two not to allow a drive through for the Burger King restaurant on West Airport and Dairy Ashford.

Mayor McDonald said that he and Alderman McGrath had a 3:00 p.m. meeting on Wednesday, December 20<sup>th</sup> with Severn Trent to discuss their utility proposal. He also discussed the Municipal Court Software package the city intends to purchase from Incode for \$14,702 and the contract the Utility Department is proposing for sludge haul.

Alderman Henley then made a motion, seconded by Alderman McCann to adjourn the workshop session and, with unanimous approval the workshop meeting was adjourned at 7:00 p.m.

  
Elaine Herff, City Secretary