

MINUTES OF WORKSHOP MEETING
OF JANUARY 23, 2001
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

thus constituting a quorum.

Absent but arriving near the end of the workshop meeting was Alderman McGrath. Also present were Parks Co-Directors Monya Keenen and Terry Modeland.

Mrs. Keenen and Modeland discussed with Council various parks projects they thought should be proceeded with despite the fact that the City did not receive matching funds from the State. Most, if not all of these projects, are included the Parks Master Plan and no "indoor" improvements are recommended at this time. A new grant for indoor recreation is a possibility that will be looked into. Recommended projects include resurfacing of the lap pool, improvements to the pocket park in Meadowglen III as well as some field house renovations. Bond funds were approved for \$550,000 and these improvements will leave approximately \$240,000 in matching funds should we received an indoor recreation grant for improvements to our recreation center.

Council then discussed the sales tax issue. It is felt that the best approach would be to contact the state comptroller to see if he would be amenable to our proposal to allow sales tax awarded to a city to be based on the amount of property owned by each city rather than in which city the retail establishment's cash registers are located.

Mayor McDonald told Council that he had run into Mike Gibbons of K*Tec who told him plans are on hold for the company moving into the Garden Ridge property. The company will reassess the situation again in three to six months.

Mayor McDonald reminded Council to attend the Mayor's and Council meeting in Rosenberg on Thursday night, January 25th.

Discussing things happening around the city, Mayor McDonald said five lawsuits have been filed in the name of the MCIA. Also a few complaint letters have been received regarding sewer renovations. He is meeting with Clarence of Claunch & Miller tomorrow to see if they can be resolved.

Also, Mayor McDonald and Alderman McGrath are evaluating the information that ECO Resources brought by in December. And, area mayors are still pursuing the commuter rail situation and it may be necessary to join some of the other mayors on a trip to Austin to request some state funding to get the project going.

Alderman Craig Kress then explained that, due to personal circumstances, he was leaving council three months sooner than he had planned and he would miss working with everyone. Council members gave him their wishes for good luck in his future endeavors.

There being no further business to consider, Alderman Piwonka made a motion, seconded by Alderman Henley to adjourn the workshop meeting. With unanimous approval the meeting was adjourned at 7:20 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF JANUARY 23, 2001
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

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

thus constituting a quorum.

During Mayor's comments, Mayor McDonald said he had attended a meeting with Claunch & Miller, Engineers concerning the work on the sewers and streets and the work is progressing on schedule. It should all be completed by summer. The bad weather lately has caused a few problems. He also reported that the area Mayors are still pursuing a computer rail system they hope to be installed along the US 90A corridor to extend from the Dome area in Houston to Rosenberg.

There were no comments from the audience at this time.

During council comments, Alderman Kress announced that personal circumstances have caused him to move out of the City of Meadows Place so he has submitted his resignation from Council. He said this would be his last council meeting and that he has enjoyed working with council and the city staff. He wishes the best to everyone and thanked them for the opportunity to work with them. Mayor McDonald said we all enjoyed the relationship with Alderman Kress and we appreciated his expertise, especially in regards to the renovations to the council room. He spoke for everyone when he said we all wish him the best and hope that life is successful for him.

Mayor McDonald then recognized Council and employees for years of service to the City as follows: Jim McDonald - 17 years; Deborah Wood - 16 years; Steven Dewey, Judy Forrest, Dan McGraw and Patty Spade - 8 years each; John Howland - 3 years; Michelle Owens - 1 year.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPOINTING REGULAR AND
ALTERNATE MEMBERS OF THE PLANNING
COMMISSION OF THE CITY OF MEADOWS PLACE,
TEXAS, (CITY PLANNING AND ZONING COMMISSION)
FOR A TERM BEGINNING IMMEDIATELY UPON
PASSAGE OF THIS ORDINANCE, AND ENDING ON
THE 1ST DAY OF FEBRUARY, 2003 PURSUANT TO THE
TERMS AND PROVISIONS OF CHAPTER 24 OF THE
CODE OF ORDINANCES OF THE CITY OF MEADOWS
PLACE.

Mayor McDonald recommended that Council reappoint Steve Gardner as a regular member to the Planning Commission. Mr. Gardner's term expires on the 1st day of February, 2001. He has done a good job thus far and has agreed to serve for another term. Alderman Henley made a motion to adopt the ordinance,

numbered 2001-01, an ordinance appointing Mr. Steve Gardner as a regular member to the Planning & Zoning Commission to a term to expire on February 1, 2003. Alderman Piwonka seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPOINTING FIVE (5) MEMBERS OF THE MEADOWS ECONOMIC DEVELOPMENT COUNCIL AND DIRECTORS OF THE MEADOWS ECONOMIC DEVELOPMENT CORPORATION FOR A TERM COMMENCING IMMEDIATELY AND ENDING ON THE 31ST DAY OF DECEMBER, 2003.

Mayor McDonald said he was recommending the reappointment of all five of the current members whose terms expired on the 31st day of December, 2000. Alderman Piwonka made a motion to adopt the ordinance, numbered 2001-02, an ordinance appointing Bob Graf, Harry Hamilton, Terry Henley, George Edward Peeler and Margaret Sandlin as Directors of The Meadows Economic Development Corporation for a term commencing immediately and ending on the 31st day of December, 2003. The motion was seconded by Alderman McCann and carried unanimously

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CALLING AN ELECTION FOR THE CITY OF MEADOWS PLACE, TEXAS, TO BE HELD ON SATURDAY, THE 5TH DAY OF MAY, 2001, FOR THE PURPOSE OF ELECTING CITY OFFICIALS, PROVIDING FOR EARLY VOTING AND PROVIDING FOR NOTICE OF SAID ELECTION.

Alderman McCann made a motion to approve the ordinance, numbered 2001-03, calling an election for May 5th 2001, and to canvass the election on Tuesday, May 8th at 7:30 p.m. Alderman Henley seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

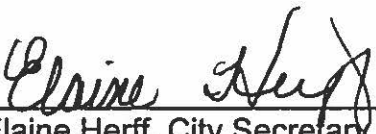
AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO ENTER INTO A CONTRACT FOR ELECTION SERVICES BETWEEN THE CITY OF MEADOWS PLACE AND FORT BEND COUNTY AND THE FORT BEND INDEPENDENT SCHOOL DISTRICT, CITY OF SUGAR LAND AND CITY OF MISSOURI CITY IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A"

This ordinance will authorize a joint election between the school district and the cities of Missouri City and Sugar Land. This arrangement has worked out quite well over the past several years and the residents of all the entitles seem to like it. Alderman McCann made a motion to approve the ordinance, numbered 2001-04, authorizing the joint election. Alderman Henley seconded this motion which was unanimously approved.

A bill for \$14,599.10 for a new truck for the Utility Department was then presented for Council for approval. This amount was less than the HGAC cost for the same vehicle. Alderman Piwonka made a motion to pay the bill as presented on the agenda. Alderman McGrath seconded this motion which was unanimously approved.

There were no audience comments at this time.

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


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF FEBRUARY 27, 2001
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:07 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 Joe McCann Mark McGrath David Piwonka

thus constituting a quorum.

Also present was Leen Zellers who was to be sworn in as an alderman at the regular council meeting following this workshop meeting, as well as members of the MCIA - Kim Hickie, Keith Hammons, Mike Lynds and Mike Schofield.

Mayor McDonald asked Council members to inform the City Secretary if they were planning to attend the HGAC annual meeting on March 23rd so that she could make reservations for them.

Council then discussed with members of the MCIA, ways the city could help the MCIA in their enforcement of deed restrictions to improve the appearance of the city. There are currently five or six law suits pending against homeowners who have ignored the first few warnings that the MCIA Board sent to them requesting that they comply with deed restrictions and improve the looks of their homes. Mr. Hammons suggested that the MCIA might be able to expedite proceedings by changing their procedures. Currently, three letters are sent. The first lets a homeowner know they are in violation of one or more deed restrictions and asks them to contact a member of the MCIA Board to let them know how and when the violation will be corrected. An 80 to 85% response to this first letter is received. If no response is received, a second letter, similar to the first, is sent out one month later. If still no response is received, a certified letter is sent. Since there is no record of the homeowner having received the first two letters, no legal action can be taken until the third letter is sent. The Board members feel if they send the first letter by certified mail, return receipt requested, homeowners would realize the MCIA is serious about the issue and they may be more prone to take action. Mr. Hickie also requested the city purchase an inexpensive digital camera so that pictures of all the infractions could more easily be printed without having to waste a whole roll of film to see if a good "shot" was taken. The City Attorney requests a photo along with proof that a certified letter was sent before legal action is taken. Council agreed this action would help support the MCIA. Council asked the MCIA to prioritize the infractions and then go after the "big ones." It was also suggested that information be put in the City Newsletter about what type of violations are against City Ordinance and what type are against Deed Restrictions.

Discussing other matters, Mayor McDonald noted that staff has recommended not acting on the ordinance scheduled to be approved at tonight's meeting regarding replastering the city's lap pool, due to the fact the only bidder did not turn in a complete bid package. The invitation to bid is again being published in the official newspaper and new bids will be opened on March 8th. A special council meeting may need to be called for March 13th to award this

contract. It is possible the approval for the replat of the land where Walgreen's plans to build will also be on the agenda for the 13th.

Also, the old Sam's Club store will close at the end of business on March 7th and the new one will open the morning of March 8th.

Council will discuss the recommendations of the parks department on how best to prioritize projects using the funds from the voter approved bond sale at the regular March council meeting.

Alderman McCann said the specs are currently being written for the entrance signs and as soon as we are happy with them, the project will be put out for bids.

Alderman Henley noted the HGAC was working on a plan to allow cities to offer electrical power to their residents. This would require the city to become a Political Subdivision Corporation. The plan will be studied when it is ready.

There being no further business to consider, Alderman McGrath made a motion, seconded by Alderman Piwonka to adjourn the workshop meeting. With unanimous approval the meeting was adjourned at 7:18 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF FEBRUARY 27, 2001
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 Joe McCann Mark McGrath David Piwonka

thus constituting a quorum.

During Mayor's comments, Mayor McDonald welcomed the boy scouts from Troop 380. He told them this was a fairly quiet time in the city although there was a lot of construction work going on, repairing streets and sewer lines.

Mayor McDonald then read the caption to the following ordinance:

**AN ORDINANCE CONFIRMING THE APPOINTMENT
OF LEEN ZELLERS AS ALDERMAN, PLACE NO. 5 OF
THE CITY OF MEADOWS PLACE, TEXAS, TO FILL A
VACANCY ON THE CITY COUNCIL OF SAID CITY
UNTIL THE DATE OF THE NEXT REGULAR ELECTION
OF OFFICIALS FOR THE CITY IN MAY, 2001, AND THE
SUBSEQUENT QUALIFICATION AND INDUCTION
INTO OFFICE OF THE CANDIDATE THUS ELECTED
TO THE OFFICE OF ALDERMAN, PLACE NO. 5.**

Mayor McDonald said he strongly recommended Leen Zellers be appointed to fill the council seat vacated by Alderman Kress last month. Mrs. Zellers has been a member, as well as chairman, of the city's Planning and Zoning Commission for many years and she has the best interests of the city at heart. Alderman Henley made a motion to adopt the ordinance, numbered 2002-05, confirming the appointment of Leen Zellers as Alderman, Place No. 5 until the May 5th election. Alderman McGrath seconded this motion which was unanimously approved.

During audience comments, Scout Master Donald Scherer addressed Council and said he appreciated the opportunity to see how the services in this city are put together. He said he was a ten year resident and has enjoyed his 10 years here.

During Council comments, Alderman Piwonka read the names of the members of Troop 830 as follows: Eric Opersteny, Zach Karr, Warren Wafeeg, Ryan Lynn, Bob Scherer, Kellen Hill, Khayree Smith, Kenneth Hernandez, Kevin Jamison, Landon Hill, Mitch Trevino, Reginald Taylor, Kenneth G. Lynn, Rick Opersteny and Andy Karr. Alderman McGrath said he would appreciate receiving up to date budget and council minutes information. Alderman Zellers said she appreciated the support of the Mayor and City Council and thanked them for the privilege of allowing her to serve on Council. Alderman Henley told the boy scouts present they should feel free to stay after the meeting to ask any questions they might have of council.

Mayor McDonald then recognized Council and employees for years of service to the City as follows: Chris Rode - one year.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPOINTING REGULAR AND ALTERNATE MEMBERS OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS PLACE, TEXAS, (CITY PLANNING AND ZONING COMMISSION) FOR A TERM BEGINNING IMMEDIATELY UPON PASSAGE OF THIS ORDINANCE, AND ENDING ON THE 1ST DAY OF FEBRUARY, 2003, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.

Mayor McDonald recommended that Council reappoint Mr. E.J. Messarra and appoint Mrs. Theresa Bathe as regular members to the Planning Commission. Mr. Messarra has served as an alternate member to the Planning and Zoning Commission for several years and Mrs. Bathe has done volunteer work with the Meadows Elementary School. Alderman Piwonka made a motion to adopt the ordinance, numbered 2001-06, an ordinance appointing Mr. E.J. Messarra and Mrs. Theresa Bathe as regular members to the Planning & Zoning Commission for a term to expire on February 1, 2003. Alderman McCann seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPOINTING REGULAR AND ALTERNATE MEMBERS OF THE BOARD OF ADJUSTMENT OF THE CITY OF MEADOWS PLACE, TEXAS, FOR A TERM OF TWO (2) YEARS COMMENCING ON FEBRUARY 27, 2001, PURSUANT, TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.

Mayor McDonald noted that the board of Adjustment acts as both a judge and jury if someone wants to appeal a ruling of the Planning and Zoning Commission and City Council regarding zoning issues. He recommended council reappoint Phil Carey and John Whiteman as regular members and Eric Brand as an alternate member to the Board. Alderman Henley made a motion, seconded by Alderman Piwonka to adopt the ordinance, numbered 2001-07, an ordinance appointing Mr. Carey and Mr. Whiteman as regular members and Mr. Brand as an alternate member to the Board of Adjustment for a two year term. The motion carried unanimously.

Next on the agenda was an ordinance to replaster the city's lap pool. Because the low bidder did not meet all the requirements when he turned in his bid, the staff has recommended this ordinance not be considered at this meeting. A new invitation to bid is being published in the city's official newspaper and a new bid opening is scheduled. It is hoped the contract can be approved at a special March 13th meeting. With Council's approval, no action was taken on this agenda item.

Mayor McDonald then said that he had signed a resolution in January supporting commuter rail in Fort Bend County along the U.S. 90-A railroad right of way. He hoped council would ratify this action and he read the resolution, the caption which follows:

A RESOLUTION SUPPORTING COMMUTER RAIL ALONG U.S. 90A IN FORT BEND COUNTY, TEXAS.

This resolution only addresses the possibility of adding commuter rail to this area and it is being taken to the state legislature in the hopes of getting approval for

funding to study the project. Alderman McCann made a motion to ratify the resolution, numbered **2001-01**, supporting commuter rail in Fort Bend County. Alderman Henley seconded this motion, adding he would make sure the project was on the H-GAC's primary corridor list. The motion carried unanimously. Mayor McDonald said it is hoped that the Federal Government will fund this as a demonstration project.

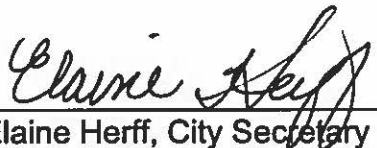
The city's investment portfolio for the quarter ending December 31, 2000 was presented and examined. It was noted that the city has \$2.1 million in operating funds and that the portfolio does satisfy the requirements of the city's investment policy.

Bills to Claunch & Miller Engineers (for January engineering services) and Industrial Electrical Services (for panel controls at wells 1 and 2) were presented for payment. Alderman McGrath made a motion to pay the bills as presented on the agenda. Alderman McCann seconded this motion which carried unanimously.

Expenditures for November and December engineering services and December legal services were presented for ratification. Alderman Henley made a motion, seconded by Alderman McGrath to ratify these expenditures as presented. The motion carried unanimously.

There were no audience comments at this time.

There being no further business to consider, Alderman McCann made a motion, seconded by Alderman Piwonka to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:07 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF MARCH 13, 2001
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting 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 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: Mark McGrath
David Piwonka
Leen Zellers

and the following absent:

Aldermen: Joe McCann
Terry Henley

thus constituting a quorum.

Mayor McDonald explained to Council the proposal that was received from the company proposing to enlarge our existing garage storing the fire truck. This company has worked on the garage before. The garage needs to be enlarged because a newer, larger fire truck will be brought over from Stafford and stored here. The estimate is \$13,560.00. While these funds are not in the budget, Mayor Scarcella has agreed to ease in the fire contract increase so there should be funds available.

Mayor McDonald reminded Council the Fort Bend Mayors and Council Association meeting is Thursday, March 22, 2001, in Stafford and those planning to go should tell the City Secretary so she could make reservations for them.

Mayor McDonald told Council he has become aware of a Texas Parks and Wild Life Small Grants for Small Cities pilot program. He said the Parks Directors were also aware of this grant but, because of the timing, they were unable to put together a package request at this time. It is believed this will be an on going program with awards in the \$50,000 range and we will apply for a matching grant in the future.

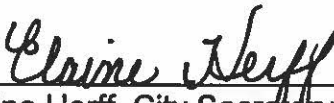
Mayor McDonald then read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND
THE CITY SECRETARY OF THE CITY OF
MEADOWS PLACE, TEXAS, TO ENTER INTO A
CONTRACT WITH CONTEMPORARY POOLS AND
SPAS, FOR REPAIRS TO THE CITY'S LAP POOL,
IN A FORM AS ATTACHED AND MARKED EXHIBIT
"A".**

This contract has been discussed in detail in a previous workshop session with Council and the Parks Directors. The contract was put out for bid but the only response received was unacceptable as all terms were not met. The contract was rebid and the new bid meets all of the qualifications. The cost is \$37,950.00 Alderman Zellers made a motion to adopt the ordinance, numbered 2001-08, to

authorize the Mayor and City Secretary to enter into the contract for replastering the city's lap pool, adding that she feels we have very qualified people on staff to recommend what we do with our pools. Alderman Piwonka seconded this motion which carried unanimously.

There being no further business to discuss, Alderman McGrath made a motion, seconded by Alderman Piwonka to adjourn the meeting and with unanimous approval the meeting was adjourned at 7:42 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF MARCH 27, 2001
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 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 Leen Zellers

thus constituting a quorum.

Also present was Kim Hickle, MCIA President.

Mayor McDonald asked Mr. Hickle how the city could help the MCIA in their endeavors to enforce deed restrictions in the city. Mr. Hickle said a digital camera would be helpful. Two residents have agreed to assist him in reporting nonconforming properties. The biggest hurdle he faces is a lack of participation from current board members. The Mayor said he would look into appointing alternates to the Board. He said the city staff was available to help him.

Discussing other matters, Mayor McDonald said he has received word that the planned expansion of the fire barn was not big enough. New plans were sent for a wider, taller building. A cost estimate of \$14,975.00 was received.

Walgreen's plans to close on their land April 20th. They are requiring a replat of the property. A public hearing before the Planning Commission will be called at tonight's meeting for April 12th at 7:00 p.m.

Wal-Mart/Sam's Club owners would like to see the permitted uses changed for the C-1 zoning district. Mayor McDonald will let them know the proper procedures for requesting the change.

The state comptroller has been approached to issue a ruling allowing the type of agreement which was worked out between Meadows Place, Stafford and the new Sam's Club. The agreement would be very specific, requiring both city councils to agree to the terms, the store to agree to doing the bookkeeping, and sales in the store greater than a set amount, possibly \$8 million or \$10 million.

Council then discussed utility operators. They studied the comparison summaries prepared by Mayor McDonald. It appears there could be somewhere between a \$24,000 gain to a \$16,000 loss realized should the city choose to contract with one of the two companies, ECO or ST.

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


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF MARCH 27, 2001
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 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 Leen Zellers

thus constituting a quorum.

Also present was Kim Hickle, MCIA President.

Mayor McDonald asked Mr. Hickle how the city could help the MCIA in their endeavors to enforce deed restrictions in the city. Mr. Hickle said a digital camera would be helpful. Two residents have agreed to assist him in reporting nonconforming properties. The biggest hurdle he faces is a lack of participation from current board members. The Mayor said he would look into appointing alternates to the Board. He said the city staff was available to help him.

Discussing other matters, Mayor McDonald said he has received word that the planned expansion of the fire barn was not big enough. New plans were sent for a wider, taller building. A cost estimate of \$14,975.00 was received.

Walgreen's plans to close on their land April 20th. They are requiring a replat of the property. A public hearing before the Planning Commission will be called at tonight's meeting for April 12th at 7:00 p.m.

Wal-Mart/Sam's Club owners would like to see the permitted uses changed for the C-1 zoning district. Mayor McDonald will let them know the proper procedures for requesting the change.

The state comptroller has been approached to issue a ruling allowing the type of agreement which was worked out between Meadows Place, Stafford and the new Sam's Club. The agreement would be very specific, requiring both city councils to agree to the terms, the store to agree to doing the bookkeeping, and sales in the store greater than a set amount, possibly \$8 million or \$10 million.

Council then discussed utility operators. They studied the comparison summaries prepared by Mayor McDonald. It appears there could be somewhere between a \$24,000 gain to a \$16,000 loss realized should the city choose to contract with one of the two companies, ECO or ST.

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


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF APRIL 24, 2001
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

Mayor:	Jim McDonald
Aldermen:	Terry Henley Joe McCann Mark McGrath David Piwonka Leen Zellers

thus constituting a quorum.

During Mayor's comments, Mayor McDonald said that the Planning Commission met this evening at 6:30 and they just adjourned. The main purpose of their meeting was to call a Public Hearing at the request of representatives who are trying to either sell or lease the Sam's building to allow for the addition of the following specific uses to be allowed in the C-2 Commercial District, where that site is located. They are: light manufacturing, assemblage of products, storage and distribution. The Public Hearing before the Planning Commission will be held on May 17th at Meadows Place City Hall at 7:00 p.m.

Mayor McDonald also welcomed Girl Scout Troop 578. He said he would try to keep the meeting as interesting and short as possible. If they had any questions they were welcomed to stay after the meeting and talk to Council.

Mayor McDonald, noting that there was a larger than normal audience, requested those wishing to address Council to put their name and address on the sign in sheet, come to the podium and limit their comments to three minutes to allow everyone a chance to speak. While Council is prohibited from addressing their concerns if they are not listed on tonight's agenda, they will certainly listen and, if necessary, address them on a later agenda.

Mayor McDonald told Council that minutes from past meetings in 1984 and 1993 were passed out explaining the procedure for placing bills on the agenda for approval.

Audience comments were deferred to allow everyone to sign in.

During Council comments, Alderman McGrath said he noticed new sidewalks had been poured at the pocket park in Meadowglen I and asked what the source of funds was. Mayor McDonald responded that some bond funds were left over in the street rehabilitation project.

Minutes of September 21, 2000 public hearing; October 24, 2000 workshop and regular meetings; November 21, 2000 special meeting; and the November 28, 2000 workshop and regular meetings were presented for approval. alderman Zellers made a motion, seconded by Alderman McCann to approve the minutes as presented. The motion carried unanimously.

Audience comments were then accepted in the order of sign up.

Maryann Hogan asked to defer her comments to later.

Lee Hausman, 11723 Cedar Form, asked how many full time police officers Meadows Place employs. He said his wife was car jacked on their driveway yesterday. He said there used to be more police. The town is not as safe as it was five years ago when he moved here. He has made suggestions for improvement but nothing has come of them. He asked where his tax dollars were going, especially now that he has to pay for garbage service. He is grateful that his wife is alive and that his children were not in the car at the time. This is not the only non petty crime in our city. This is a very serious crime.

Fran Yokopovich, 11731 Scottsdale, said she also has an issue with security in the city. She moved here from Alief after doing research on the security of various neighborhoods. Within the first two years of moving here she had her cell phone stolen. She completed a police report and provided them with all numbers that were called after the phone was stolen. She does not feel the police did an adequate follow up on her complaint. She used to see police drive by every five minutes. Now she might see them twice a week. She would like a stop sign in front of her house (at the corner of Scottsdale and Monticeto) because small children play there. Her main concern is security. All the police officers she has seen lately have been very heavy. She feels they should work out and be in shape.

Linda Baker, 12023 Monticeto, said Council should consider doing something about the garage sale situation. Most start at 7:00 or 7:30 a.m. This is the time kids are trying to get to school and they must contend with this garage sale traffic. She would like to see the city prohibit garage sales from starting before 9:00 a.m. and to perhaps restrict them to being held on either the first and third weekends or the second and fourth weekends of each month for safety reasons.

Janice Lynds, 11822 Meadowdale, said she thought Mrs. Baker had a good idea about the starting time of garage sales and she also thought the number of garage sales should be limited due to the amount of traffic and the class of people the garage sales attract. Her main concern, however, is the police department. She said not only does she not feel as safe as she did five years ago, she does not feel as safe as she did one year ago. The city needs to take care of this problem so that it does not loose its reputation of having a strong police department.

Kimberly Wilson, 11706 Scottsdale, said she was the responsible party for the large audience as she called and requested people to come to tonight's meeting. Everyone she called had the same concerns about our police department. Lately, every time she tries to contact the police department, she is met with a lot of sarcasm. She has noticed that they no longer sit outside her house to watch for speeding violations. She has requested officers to monitor school zones between the hours of 7:30 and 8:00 a.m. Last year there was an officer doing this every day. She has seen none this year. For last week's school carnival, she asked for the police department to drive by during the night to deter vandalism of the tents. One car was observed driving by once. Officer Stewart said he would be available to help but he never showed up. She would like to see more communication and cooperation between residents and the police department and city hall and she would like the police department to be nice to her when she calls.

Mayor McDonald said Council appreciated all of the comments and he assured the audience they were listening. He asked if anyone who did not sign the list wished to speak.

Sharon Kitchen, 12034 Pender, said that since she moved here, both of her vehicles have been vandalized. She resents the fact that her junior high aged children (and other children) are afraid to be alone in this community. She

concurred with the carnival issue and said that, right now, she is in a scared and angry mode. She asked what steps need to be taken for residents to be heard?

Donna Donatti, 12239 Monticeto, asked how many police officers we have left and what we need to do to get the number needed.

A resident who said he lived directly behind the Sam's/Garden Ridge/Theater building parking lot said that since the businesses have closed there has been a problem with speeding in the alley way/street behind his home and he would like Council to address this issue.

Maryann Hogan, 12418 Brook Meadows Lane, said she was a fairly new resident, moving in last summer. She brought her children here before moving so that they could play ball. She has pulled her children out of private school and they are now attending Meadows Elementary. She uses West Airport often when she leaves and returns to her home. She sees police often on that street and wonders if they could spend some of that time patrolling the neighborhoods more often. She has noticed that a lot of the people who are issued citations and come to our court are minorities. She has spoken to the judge, who is also of minority heritage who has said that she (the judge) is having a hard time with that same issue but has been unsuccessful in talking to the police about it.

Mayor McDonald asked all the residents to attend the next City Council meeting, scheduled for May 22, 2001. The issues brought up this evening will be addressed on the agenda which will be posted by 5:00 p.m. the Friday evening before (May 18th.)

The city's investment portfolio was then presented to council. There is a requirement that this be presented quarterly. This report is for the quarter ending March 31, 2001. There is roughly \$7 million invested, \$3.4 million of which is from bond sales. The first phase of street repairs is essentially complete and the first phase of sewer work should be completed in approximately six more months. Council will then look into whether or not they want to proceed with the recommendations in phase two. Most of the tax revenues are in and there is roughly \$400,000 in interest and sinking funds and \$3.3 million in operating funds.

Bills were then presented for Council's approval. Alderman McGrath said he was still confused about the city's policy for bill payment and volunteered to draft a policy to be considered next month. Mayor McDonald had no objection to this proposal. Alderman McGrath then made a motion to pay the bills as presented on the agenda. Alderman Henley seconded this motion which carried unanimously.

Mayor McDonald asked the audience if there were any additional comments they wished to make. Mrs. Lynds asked who should be contacted if residents have a problem with the way the street in front of their residence was repaired. Mayor McDonald told her to call City Hall. Also, Mrs. Lynds said she realized that traditionally, government moves slow but she thinks the police issue should move along before the city is in trouble.

Beverly Hickie, 11426 Scottsdale, said she understands that we have the lowest paid police department in Fort Bend County and if that was the reason they are all leaving? She wondered if the city intended for this to happen?

One of the residents suggested the city stop giving away free Barbecue on splash day and providing Santa at Christmas Memories and use the money saved to give more pay to our policemen. She asked if Council would have answers to the issues brought up this evening on next month's agenda and when the next town meeting was scheduled for.

Mrs. Wilkens suggested that she, and other citizens who didn't work, might get involved with the police to make our streets safer.

Mrs. Kitchen said she was proud of the Girl Scouts being here. This is what City Government was all about and that city procedures stem from what is brought up at these meetings. She also said that she, too, has noticed the lack of police at the school and noticed parents speeding and ignoring school zones when they are late and trying to get their children to school on time. She said when parents can't follow the rules, they tell their kids it's OK to break the law. She would like to see everyone work together as a community.

Mrs. Yokopovich said at the last town meeting, pictures of the bad sewer lines were shown to residents and she wonders if "after" pictures would also be available. Mr. Andy Yokopovich said he moved here five years ago because of the good schools and at that time inquired from the police department what the crime rates were. The officers he talked to were very nice and said they were here to serve. He was very impressed. Last year he was pulled over by an officer while dropping his kids off at school. He hasn't seen a police officer at the school all of this year. He asked why the amount of police officers employed by the city was not public information.

Mr. Hoffman said he worked in nice parts of Houston (the Villages near Memorial and Kingwood for example) and noticed they all have constable and sheriff patrols. We pay our fair share of county taxes and perhaps we should look into this.

One of the Girl Scouts in the audience said she had a complaint about the construction going on. She said we were spending too much money on it and we should instead spend the money on police and schools. Otherwise, we should just put our money into the IRS.


Alderman Zellers said she was delighted to see so many people bringing their problems to Council so we can address them.

Alderman Henley said Council was concerned and here to serve you (the people) and they plan on doing just that.

Alderman McGrath said he echoed Alderman Henley's comments. He said he was also concerned as a citizen because the car jacking took place right around the corner from him.

Mayor McDonald said he appreciated the Girl Scouts being here and welcomed them to come again.

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


Elaine Herff, City Secretary

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

April 24, 2001

[illegible]

MINUTES OF WORKSHOP MEETING
OF MAY 22, 2001
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 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
Joe McCann
Mark McGrath
David Piwonka
Leen Zellers

thus constituting a quorum.

Mayor McDonald asked who would be attending the Fort Bend County Mayor's and Council Association meeting on May 24th. Mayor McDonald and Aldermen Zellers and Piwonka asked the city secretary to make reservations for them. Alderman Henley said he had already made reservations for himself.

Mayor McDonald said a public hearing was held on May 17th to address changes in permitted uses in the C-2 Zoning Section to accommodate possible new owners of the Sam's Club building. The public hearing was recessed and will reconvene on May 24th.

Other inquiries for the Garden Ridge/Lowe's Theater have been received.

A workshop will be held on June 19th to discuss police personnel requests as well as next year's budget.

There being no further business to consider, Alderman Piwonka made a motion, seconded by Alderman McGrath to adjourn the workshop meeting. With unanimous approval the meeting was adjourned at 6:59 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF MAY 22, 2001
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:00 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor:	Jim McDonald
Aldermen:	Terry Henley Joe McCann Mark McGrath David Piwonka Leen Zellers

thus constituting a quorum.

Alderman Zellers then made a motion to adjourn into executive session in accordance with Texas Government Code, Subchapter 551.072 (REAL PROPERTY) to discuss pending litigation of real property, Gulshan Enterprises vs. City of Meadows Place. Alderman McCann seconded this motion which carried unanimously.

Council reconvened the regular meeting at 7:30 p.m. No action was warranted on items discussed in executive session.

During mayor's comments, Mayor McDonald talked about the various agenda items that would be discussed at tonight's meeting, noting that most of the audience would probably want to talk about agenda item 12, a public hearing on performance of public works, parks and police departments, and he requested any comments on this item be held until time for that agenda item to be discussed.

Mayor McDonald then said that since there was no opposition to the candidates who filed for the May 5th election, the candidates who did file were declared the winners. They are Alderman Terry Henley, Position No. 4 and Alderman Leen Zellers, Position No. 5. Thomas O. Stansbury, Judge of the 328th District Court was present to swear the winners in. He swore Mrs. Zellers in as Alderman, Place Number 5 but, due to a family emergency, Alderman Henley had temporarily, left the meeting. Alderman Henley was sworn into office later in the evening.

There were no audience comments at this time.

Alderman Zellers said she was delighted to see so many interested citizens at this meeting.

Minutes of December 19, 2000 workshop and regular meetings; January 23, 2001 workshop and regular meetings; February 27, 2001 workshop and regular meetings; March 13, 2001 special meeting; March 27, 2001 workshop and regular meetings; April 12, 2001 special meeting and public hearing; and the April 24, 2001 regular meeting were presented for approval. Alderman McGrath made a motion, seconded by Alderman McCann to approve the minutes as submitted. The motion carried unanimously.

Mayor McDonald then recognized council and employees for years of service to the city as follows: David Piwonka - 16 years; Terry Henley - 14 years; Joe McCann - 7 years; Mark McGrath - 5 years; Tracy Hudspeth - 7 years; John Ashton - 5 years.

Kathy Sahlin, Scholarship Chairman for Meadows Home and Garden Club then announced the winners of this year's scholarships as follows: Rebekah Macasaet, Lauren Russo and Emily Kassing. She thanked everyone for their support and encouraged them to continue to back the Garden Club's major fund raiser, the Craft Sale, this November.

Mike McCall with McCall, Gibson & Company, PLLC then presented the draft copy of the city's 1999-2000 audit. He said there were a few minor changes to be made. Alderman McGrath asked Mayor McDonald if funds were still expected from the computer grant. Mayor McDonald said the requests were being submitted. Mayor McDonald asked Mr. McCall to give an overall rundown of the city's finances. He said the best place to see this was on pages 10 and 11 of the audit showing budget comparison figures. While \$3.1 million was budgeted for revenues, \$3.3 million was actually received. And while \$3.2 million was budget for expenses, \$2.8 million was actually spent. This resulted in a positive \$600,946 for the City. Mr. McCall said the general fund was very strong and reserves are available. The city is in good financial shape. Alderman McGrath made a motion to approve the audit as presented, subject to the minor corrections being made. Alderman Piwonka seconded this motion which carried unanimously.

Mayor McDonald then opened agenda item 12, a public hearing on performance of public works, parks and police departments. First to speak was Linda Hausman-Pels of 11723 Cedar Form who said that she was carjacked in her driveway in the middle of the afternoon, in broad daylight, on April 23rd. Since then she has been exposed to a lot of information from the police department. She asked, if the audit indicates the city has a surplus, why can't the city pay our officers some of that money so the department can be competitive with other area agencies?

Sandra Cradit, a 23 year resident of 12318 Meadow Berry Drive, said she is very unhappy with the services our police are able to provide to citizens. She believes the cost of repairing Officer Clarida's vehicle and his unspent salary have gone into the general fund. In recent time, response time from the police department has tripled. She has been told that police officers had to pay for their own windshield wiper fluid. She asked why the city was spending so much money on parks & recreation activities, what happens to excess bond funds, and why the swimming pool seems to be just for use by the swim team. If the audit shows a \$600,000 surplus in our budget, why can't the city have more police protection? Mayor McDonald noted that a workshop has been scheduled on June 19th to discuss police salaries with the police chief and that, by law, bond funds must be spent on the specific purpose for which they were authorized.

Lee Hausman, 11723 Cedar Form, said he noted from an article in the *Fort Bend Star* that the police chief was not authorized to replace the last two officers who quit the city. He noted many of our officers were leaving the city for less than an additional \$10,000 a year in salary. He asked who would hire new police officers if the police chief quit. He said "this is all about money." We have the money and we no longer have the reputation of our city being a safe place. The number of muggings is going up and he asked what will council do about these problems? Mr. Hausman also noticed that Troy Construction was not reconstructing anyone's back yard after tearing them up, and he asked why council was electing a mayor pro-tem and what the zoning ordinance on the agenda was all about. Alderman McGrath said that council needed to discuss the budget in the workshop session June 19. He said they needed to consider a budget amendment and identify funds available. He noted "we're peddling as fast as we can." Mayor McDonald added the election of a mayor pro-tem by council was an annual event. The Mayor pro-tem assumes the mayor's duties in the absence of the mayor. Mayor McDonald also noted that the zoning ordinance was at the request of the owner's of the mall property.

Fran Yokopovich, 11731 Scottsdale, asked if the city had an emergency fund that could be accessed before the June 19th workshop meeting. She said there are three sex offenders listed and registered in our city. She is concerned because she has young children and if there is no police protection, who is watching over our children?

Bob Baker, 11938 Brighton, asked if council was inclined to increase the police staff. He said at one time the city had thirty full time paid officers and now, for a variety of reasons, that number is way down. He said it used to be that a day didn't go by without seeing a police officer. Now he doesn't see even one. Mayor McDonald said council is looking at the situation. The city had only 15 paid officers and many reserve (non paid) officers. Now, most of the reserve officers have left as well as three or four of the paid officers. Entities such as Sugar Land, Rosenberg, the Villages and area school districts are all hiring like crazy. We originally became a city because we had no real police protection. Since incorporating, we have had at least one officer on the street at all times. Council must look into the 20% reduction in the reserve force as well as other information to make a knowledgeable decision.

Donna Donatti, 12239 Monticeto, noted that even if we had the same number of police as we did ten years ago, there are more people in the city now and we are surrounded by new problems. Monticeto, where she lives, has become a racing track. There are no stop signs or speed bumps from Blair Meadow to Dairy Ashford. If money is an issue, council should not allow an assembly plant in the mall as that will not bring in one dime.

Mary Roaten, 12331 Dorrance, said she lives next to the water tank on Dorrance and Dairy Ashford. She often sees beer cans and trash in the empty fields. One Saturday she observed a man stop and urinate there. A realtor friend of hers said she no longer shows homes in Meadows Place. There are many loud cars at that end of the city and cars travel fast on Dairy Ashford so they can miss the red light at Dairy Ashford and Alston. At 11:00 p.m. each night a vehicle passes her house with its stereo so loud that it wakes her from her sleep. She is aware that a child molester lives near her and does not want her grandchildren to have to live near a child molester.

Kurt Hoffman said the Meadows Place car stickers are too small. Residents of the Villages have a 3" by 3" sticker they display on their bumper. Also, Constables, for which we are already paying for in our county taxes, should be used for additional protection. And what about the sheriff's department? The city is not getting its fair share of county protection. Mayor McDonald said most area mayors have been fussing at the county about that very problem, but the county's policy is not to have sheriffs patrol in incorporated areas.

Mary Rowell, 11711 Cedar Form, said the city must reduce traffic through the city by prohibiting garage sales which attract too many strangers and with an ordinance banning advertising peddlers who put leaflets, etc on your front door. Also they need to block off some of the city streets. Many neighborhoods (Largemont, for example) have succeeded in doing this. The Citizen's Police Association should be revitalized with meetings at the rec center and block captains. Her car was stolen and this was a wake up call to her. She is scared. She said to council, you live here too, are you worried too?

Keith Hammons, an 11 year resident, said he first ran for office in 1994 on the same issues discussed this evening. It is a continuous cycle. He reminded those in the office that it takes time to bring about a change. This is a process, not an event. There is a perception that there is a serious problem here. The perception is a reality and council needs to implement a solution.

Beverly Hickie, a 13 ½ year resident of the city asked why aren't the police here so they could answer our questions about our police department. She thought a quick fix to tide the police over until the June 19th meeting would be to cancel splash day. She said people need to attend city council meetings to know what was going on in the city.

Rick Staigle, 12327 Scottsdale said he would like to see us support our police but he cautioned against giving bonuses. A pay raise or a step type of raise system may be better. To the audience who want things done quickly, Mr. Staigle said you shouldn't short cut the process. We want a strong police force. Three new officers will cost the city approximately \$100,000. Residents should attend the June 19th workshop.

Residents asked if they could vote on whether or not the city becomes a gated community and how the residents can get involved. Mayor McDonald noted that a gated community would not be legal. Kimberly Wilkens noted we do have a blocked off street, Dairy Ashford at Brighton. She has also witnessed an officer's wife running a stop sign and officers sitting at the Chevron Station for two hours from two to four in the morning. She does not believe the city should eliminate Christmas Memories and Splash Day as not that much money is spent on these events and the children look forward to them. She would like the city to consider having a police officer at the school twice a day, every day to watch the kids.

Jennifer Hughes, 12518 Brook Meadows, asked why city ordinances were not being followed, such as tree limbs under the ten foot limit. She asked why three police units are necessary for each traffic stop, why city council was not prepared to answer these questions, why Chief Pickett was not there and why she has observed 3 officers parked at Denny's or the city park from midnight to one in the morning. Mayor McDonald said most of her questions could not be answered by the police chief and this was not a question and answer session.

James Rowell, asked what the number one priority of the Mayor was. If it is the safety of its citizens, the city must stay competitive with other areas around us to keep high caliber police officers. The situations discussed this evening are just the tip of the iceberg. The Crime Watch program is not active. Residents need to watch out for each other. He would feel awful if anything happened to his kids and he felt council would too.

Ralph Allen, 11714 Cedar Form, said he came to listen to what his neighbors had to say. He wondered why minutes of seven meetings, held over the course of five months, were not approved earlier. He said not following Robert's Rules results in an inactivity to questions raised by the audience. He asked why council did not know what was going on in the community and felt they were a "dead beat" council.

James Minton, 11714 Kenzie Court, said circumstances have changed in the city. We are missing tax revenue with which to pay an efficient and sufficient police force. If they are at Denny's that OK. At least they are visible. The city needs to monitor the police they have, help them all they can, and get more if possible. We need a comprehensive plan which should be put in the next newsletter. Residents need to know what is going on in our town.

Linda Hausman-Pels asked why residents are reminded constantly to leash our dogs in the newsletter instead of telling us how many police officers have left the city. She wants the city to tell her the truth and let her deal with the reality. Perception is reality. She spoke with Fort Bend County District John Healey and said he, too, is concerned with the city. Many things have happened, and they are all life changing. It is City Council's job to solve our problems. She said if we are not safe and secure, we are nothing.

Alderman Henley said that most of the comments made were very good and council appreciated them. He said we listen and he personally has asked the Police Department many times how things are going and the reply was "fine." He said he has been working since last month's meeting, gathering salaries. Council will identify the problems and do something about them. He reminded the residents they were council's ears. If they have a problem, they must let council know. Council is here to do all they can to make sure we are a secure community.

Mayor McDonald said he agreed. He appreciated all the residents coming out and assured them their comments would be taken into consideration. Everyone on council has been here a long time and they are all concerned with the safety of the community.

There were no further comments from the audience or council on the public hearing issues and Mayor McDonald said he would entertain a motion for a five minute recess. Alderman Zellers made this motion which was seconded by Alderman McCann and unanimously approved.

Council reconvened after the recess at 9:25 p.m.

The next item on the agenda was the election of a Mayor Pro Tempore. Mayor McDonald read the caption to the ordinance as follows:

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.

Mayor McDonald noted Alderman Henley had been our Mayor Pro Tem for several years and asked if he were willing to serve in this capacity again. Alderman Henley indicated he was and Alderman Piwonka made a motion, seconded by Alderman McCann to adopt the ordinance, numbered **2001-12**, to elect Alderman Henley as Mayor Pro Tempore to serve in such office until the next regular city election. The motion carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

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

Mayor McDonald recommended Rose Mary Galvan-Schulze, our current presiding judge be reappointed to this office. Alderman Henley made a motion to adopt the ordinance, numbered **2001-13**, appointing Rose Mary Galvan-Schulze as presiding judge to serve in the Municipal Court of the City of Meadows Place. Alderman Piwonka seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

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

Mayor McDonald recommended reappointing our current associate judge, Gene Frohbieter to this office. Alderman McCann made a motion to adopt the ordinance, numbered **2001-14**, appointing Gene Frohbieter as associate judge to serve in the Meadows Place Municipal Court. The motion was seconded by Alderman Henley and unanimously approved.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE CONFIRMING THE APPOINTMENT OF A REGULAR MEMBER OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS PLACE, TEXAS, (CITY PLANNING AND ZONING COMMISSION) FOR A TERM BEGINNING IMMEDIATELY UPON PASSAGE OF THIS ORDINANCE, AND ENDING ON THE 24TH DAY OF FEBRUARY, 2002, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.

Mayor McDonald said he had appointed Mr. Rick Staigle to this position, subject to council's confirmation. Alderman McGrath made a motion to approve the ordinance, numbered 2001-15, appointing Rick Staigle as a regular member of the city's Planning and Zoning Commission until February 24, 2002. Alderman McCann seconded this motion which carried unanimously.

Alderman Henley made a motion to table agenda item 17, receipt of a recommendation from the Planning and Zoning Commission was tabled as the Planning Commission recessed their public hearing of May 17th and was reconvening it on May 24th. Alderman McGrath seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE, CALLING A PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE TO BE HELD ON THE _____ DAY OF _____, 2001, AT _____ O'CLOCK ____ .M. AT THE CITY OF MEADOWS PLACE CITY HALL, ONE TROYAN DRIVE, MEADOWS PLACE, TEXAS TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION INVOLVING A PROPOSAL TO AMEND CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 2, ENTITLED "ZONING DISTRICT REGULATIONS," SECTION 24-536, ENTITLED "C-2 COMMERCIAL DISTRICT," SUBSECTION (B) ENTITLED "USES" SUBSECTION (2) ENTITLED "SPECIFIC USES," BY ADDING THERETO NEW SUBSECTION F) ENTITLED "LIGHT MANUFACTURING" AND NEW SUBSECTION G) ENTITLED "ASSEMBLAGE OF PRODUCTS" AND NEW SUBSECTION H) ENTITLED "STORAGE" AND NEW SUBSECTION I) ENTITLED "DISTRIBUTION"; AND TO PROVIDE FOR NOTICE AS REQUIRED BY LAW.

Alderman Henley made a motion to adopt the ordinance, numbered 2001-16, calling the public hearing for 7:00 p.m. on June 26, 2001. Audience member Mrs. Cradit asked if the city would receive any tax revenue with these uses and Mayor McDonald said it would depend on the use. Alderman Piwonka seconded Alderman Henley's motion and the motion was unanimously approved.

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 we have contracted with the county tax assessor-collector for the last two or three years to levy and collect our taxes at a small cost and have received good results and he has recommended continuation of this contract. Alderman McCann made a motion to adopt the resolution, numbered 2001-02, as read. His motion was seconded by Alderman Henley and unanimously approved.


Council then considered the city's disbursement policy. Alderman McGrath said he would like to see the current policy clarified with the addition of construction draws being on the agenda all the time, either for approval of payment or ratification so that council might have a better handle on the progress of construction contracts in the city. After some discussion, Alderman McGrath made a motion to table the item and to reconsider it at a later date. His motion was seconded by Alderman Henley and unanimously carried.

Bills for approval and ratification were presented to council. Alderman McGrath made a motion to approve the bills and ratify payments as presented on the agenda. The motion was seconded by Alderman Henley and unanimously adopted. Mayor McDonald said Troy Construction would take about four more months before completion of their project.

During audience comments, resident Robert Roark noted it took about five months for Troy to fix his yard after their construction. Mayor McDonald said the best way to complain about city contractors was to drop a line to him at City Hall. He added he would discuss with the engineers when a completion day could be targeted.

Mr. Donnatti asked if there was another way to communicate with the public besides the City Newsletter. Mr. Roark suggested Council use email to discuss public issues. Mayor McDonald noted the city was working on a city web page for the near future.

There being no further business to consider, Alderman Zellers made a motion, seconded by Alderman McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 9:55 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF JUNE 19, 2001
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 7:00 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor:	Jim McDonald
Aldermen:	Terry Henley Joe McCann Mark McGrath David Piwonka Leen Zellers

thus constituting a quorum.


Also present were several city residents and police officers. Mayor McDonald explained this was a workshop session for council to discuss the agenda items.

Council first discussed the 2001-2002 fiscal budget. Mayor McDonald present a projection of revenues based on actual revenues from this year as well as a summary of expenses for this year. Based on this, he anticipates an approximate \$265,000 shortage for next year. Council must decide whether to raise taxes or tap into the city's reserves if they choose to maintain the level of current services in the city. Alderman McGrath asked for a budget calendar to be prepared and wondered if a preliminary budget could be looked at by the second week of August. Mayor McDonald thought that date would be acceptable for a budget workshop.

Mayor McDonald then asked Chief Pickett to present his proposal to make the city's police department competitive with other area agencies. Chief Pickett made his proposal with recommendations and answered council's questions.

Council discussed utility operators, requesting the matter be put on the June 24th agenda to decide whether to negotiate a contract with a company or to lay the matter to rest. Also on the June 24th agenda will be an item allowing council to act on Chief Pickett's request for additional police funds as well as council's action of the request to change the zoning ordinance to allow additional specific uses in the C-2 Commercial District.

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


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF JUNE 26, 2001
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 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
	Leen Zellers

and the following absent:

Mayor:	Jim McDonald
--------	--------------

thus constituting a quorum.

Mayor Pro Tem Henley said he has just returned from a TML Board Meeting at which time he found out that the state legislature passed a law, effective in September that changes the amount from \$15,000 to \$25,000 for the cost of contracts and purchases before the city will be required to go out for bids.

Discussing police salaries, Mayor Pro Tem Henley asked council if their consensus was to go along with the recommendations of Chief Pickett regarding the amounts to raise officers' salaries. Council was in consensus with this idea but felt the chief should also receive a raise in the amount of \$5,500. They hope this move will bring the city's police salaries more closely in line with what other agencies in the area are paying and we will then be able to keep our current officers and our chief. Alderman McCann added some concerns he has. He feels residents view our city as a gated community without any gates. He said our employees, especially the police department who are very visible, need to make the city look good. He had five items of concern with the police department regarding their professional and personal appearance, the dark tint on the police cars, the picture of police officers hanging in city hall lobby, the number of police cars the city owns and the need for house cleaning of records, old and/or confiscated equipment, etc. Alderman Henley said he would take these matters up with the police chief. Alderman McCann said the city needs objectives, and if a tax increase or raise in commercial water rates is necessary to meet these objectives, then council should consider these avenues for increased revenue.

Discussing utility contractors, council felt the utility personnel needed to project the same image as police. While Alderman McGrath is convinced the city will realize a savings if we go with an outside contractor, Alderman McCann said the residents would lose the feeling of personal service they have now. The utility department currently has a good track record and they have their own integrity to keep up. Alderman McGrath believes residents would be happy with an outside contractor and our utility personnel are all guaranteed positions with the new company, whichever one is chosen. He also said that while preliminary figures indicate a savings of \$24,000 per year, he believes the savings would be much higher, up to \$50,000 per year or more. The outside companies have indicated they would purchase from the city any rolling stock and equipment we currently own, resulting in additional revenues. Council's consensus was that it would be worthwhile to pursue a contract with an outside company, and that Alderman McGrath, with Mayor McDonald's approval, should probably be the one to negotiate the contract.

There being no further business to consider, Alderman McGrath made a motion, seconded by Alderman Piwonka to adjourn the workshop meeting. With unanimous approval the meeting was adjourned at 7:00 p.m.



Elaine Herff, City Secretary

MINUTES OF PUBLIC HEARING
OF JUNE 26, 2001
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The public hearing before the Meadows Place City Council was called to order at 7:05 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
	Leen Zellers

and the following absent:

Mayor:	Jim McDonald
--------	--------------

thus constituting a quorum.

Mayor Pro Tem Henley said he was acting as Mayor in the absence of Mayor McDonald who was on vacation. He then said the purpose of this public hearing was to address a request to add light manufacturing, product assembly, storage and distribution as specific uses to the C-2 Zoning District. The city's Planning Commission held a public hearing on May 24th to address this issue. They deliberated in a special meeting that same evening and recommended to City Council that the request be denied. Mayor Pro Tem Henley then opened the meeting for public comments.

Mr. Jim Tipps, of C.B. Richard Ellis, the real estate firm representing the sellers of the Sam's Club building (Wal-Mart) said he was ready to present more information than was available at the Planning Commission public hearing. He said Star Wholesale is the potential buyer of the property. They currently operate a wholesale/club membership business and would like to put this same business in the Wal-Mart (Sam's) building. He said they intend to utilize 25,000 to 30,000 square feet of the building with their business. The hours of operation would be 9:00 a.m. to 9:00 p.m., seven days a week. There would be no outside storage of trucks or trailers. They would have 35 employees with an inventory valued at over \$3 million. They expect to have \$3,600,000 annual retail sales. About ten trucks would load and unload at the property each week.

Mr. Tony Ali, owner of Star Wholesale spoke. He said he currently has two locations, one at 7000 Harwin and the other at 2930 Dunvale, both in Houston. He plans to run a Dollar Store in the front part of the building which will generate the \$3.6 million in annual, taxable, retail sales. The rest of the business would be a members only club, similar, but smaller, than Sam's Club, with sales in excess of \$3 million annually. He has had similar stores throughout Houston since 1989. He is projecting \$40 million in sales for 2001 and \$100 million in sales by 2005. The retail store will be open from 9 - 9 while the wholesale/members club will operate from 9:30 to 7:30, both seven days a week. Trucks will unload between the hours of 9:30 and 4:00. The number of trucks will be approximately 1/3 the number of trucks that unloaded at the Sam's Club. The wholesale membership is composed of small stores and DBA companies, so those sales would be tax exempt. The retail/discount sales would be in 35,000 square feet of the front of the building, while 20,000 square feet will house the wholesale part. He will stock general merchandise such as cigarettes, candy, water, juices and groceries. He invited any one who is interested to visit his current locations.

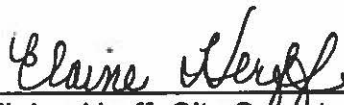
A member in the audience asked, if this business was essentially the same as the Sam's Club, why we needed to rezone the area. It was noted the difference was that the area is currently zoned for retail use but not wholesale.

Mr. Greg Gilbert, with CB Richard Ellis, said that Wal-Mart will not sell to retail competition. All goods in the proposed business will be on pallets and will be moved with fork lifts.

Mr. James Minton, 11714 Kenzie Court, asked if the business was wholesale and distribution, where would the tax revenue for the city be realized? Alderman McGrath reminded him that part of the building would be retail. Mr. Gilbert said that, as a professional real estate broker, his opinion was that the city would never see the same tax base as they had with Sam's Club.

Mrs. Diana Donatti said she did not think enough information was provided. She believes the city needs to explore other operations. She doesn't agree the area needs to "move down" while every other area around "moves up."

There being no further business to consider, Alderman McGrath made a motion, seconded by Alderman McCann to adjourn the public hearing. With unanimous approval the meeting was adjourned at 7:30 p.m.



Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF JULY 3, 2001
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:00 p.m., by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor:	Jim McDonald
Aldermen:	Terry Henley Joe McCann Mark McGrath David Piwonka Leen Zellers

thus constituting a quorum.

Mayor McDonald noted that this was a special meeting to call a joint public hearing before the City Council and the Planning and Zoning Commission of the City of Meadows Place in response to a request received for various changes to the ordinance.

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 _____, 2001, AT _____ O'CLOCK _____.M. AT THE CITY OF MEADOWS PLACE CITY HALL, ONE TROYAN DRIVE, MEADOWS PLACE, TEXAS TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION INVOLVING A PROPOSAL TO AMEND CHAPTER 24 OF THE CODE OR ORDINANCES OF THE CITY OF MEADOWS PLACE, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 2, ENTITLED "ZONING DISTRICT REGULATIONS," SECTION 24-536, ENTITLED "C-2 COMMERCIAL DISTRICT," SUBSECTION (b) ENTITLED "USES," SUBSECTION (2) ENTITLED "SPECIFIC USES," BY ADDING THERETO A NEW SUBSECTION f) ENTITLED "WHOLESALE SALES" AND A NEW SUBSECTION g) ENTITLED "DISTRIBUTION" AND FURTHER, BY AMENDING ARTICLE IX OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, ENTITLED "SPECIFIC USE AMENDMENTS," BY ADDING THERETO A NEW SUBSECTION 24-908, GRANTING A SPECIFIC USE PERMIT TO WAL-MART; AND TO PROVIDE FOR NOTICE AS REQUIRED BY LAW.

Mayor McDonald said he was proposing the joint public hearing be held on Thursday, July 26th at 7:00 p.m. Alderman McGrath asked what happened after this joint public hearing, would the Planning Commission meet right after to deliberate and make their recommendation? Mayor McDonald said that was up to the commission, but they probably would meet right after. Council will then schedule another meeting to act on Planning and Zoning's recommendation. Once a specific use permit is issued, it will

stay with the land it was issued to. Alderman Zellers made a motion to adopt the ordinance, numbered **2001-17**, calling the joint public hearing for 7:00 p.m. on July 26th. Alderman Henley seconded this motion which carried unanimously. Notice of the joint public hearing will be published in the newspaper and mailed to property owners who reside within 200 feet of the site of the proposed specific use permit.

There being no further business to consider, Alderman McGrath made a motion, seconded by Alderman McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:27 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF JULY 24, 2001
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 Joe McCann Mark McGrath David Piwonka Leen Zellers

thus constituting a quorum.

Discussing the budget for next year, Council was informed about the 50% increase in TML medical insurance rates. Council's consensus was to hire a consultant and go out for bids for alternate insurance for employees.

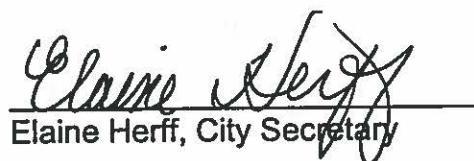
Mayor McDonald gave an update on the Gulshan law suit. Due to the fact there are only five members on the Board of Adjustment and one of them has recused himself for personal reasons, Council's consensus is that at least two additional members to the Board of Adjustment need to be appointed

Council discussed an agenda for the August 30th Town Meeting. Items to be discussed will be the new budget, entrance signs, status of the public works projects (streets & sewers), new construction (Walgreen's) and the lighting of the ball fields.

Mayor McDonald asked council their opinion on what to do with interest earned by unspent bond funds. Should they be left in the same fund as earned, or should they be transferred to the Interest & Sinking fund to help pay off the bond interest? Council's consensus was to use the interest to help pay off the bond debt and Mayor McDonald will write a policy to that effect.

Council then discussed taking down the barricade at Brighton and Dairy Ashford. Mayor McDonald said accurate traffic counts, with the barricade up, have been made and it is time to take them down. He said, however, before they can be removed, trees along Brighton need to be trimmed in accordance with city ordinance. Most Council members felt the barricade should be removed but that residents should first be forewarned.

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


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF JULY 24, 2001
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 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
Joe McCann
Mark McGrath
David Piwonka
Leen Zellers

thus constituting a quorum.

Mayor McDonald said a joint public hearing before City Council and the Planning Commission will be held on Thursday, July 26th at 7:00 p.m. to hear comments about a proposed change to the zoning ordinance to allow for warehouse and distribution in the C-2 Zoning District. Planning and Zoning will discuss comments heard at the public hearing in a meeting immediately following the public hearing. Council will receive the Planning Commission's recommendation and vote on making the change, and granting a specific use, at a special meeting on Monday, August 6th at 7:30 p.m. Mayor McDonald also announced that a Town Meeting will be held at Meadows Elementary School on Thursday, August 30th at 7:30 p.m. Mayor McDonald also welcomed several Boy Scouts in the audience.

There were no audience comments at this time.

During council comments, Alderman Piwonka introduced the three Boy Scouts from Troop 301 that were present as John Grobe, Reid Grobe and Donald Hiestand. They were accompanied by parents Allan Grobe and Gary Hiestand. Donald Hiestand said the Troop helps to build character. Several members of the Troop returned from a New Hampshire summer camp last week.

Alderman McGrath noted he was please to see that the city has met its annual budgeted sales tax figures with this month's reimbursement and that the next two months of sales tax checks will be "gravy" for the city.

Alderman McCann then made a motion to approve the minutes of the June 26, 2001 workshop, public hearing and regular meetings and July 3, 2001 special meeting. This motion was seconded by Alderman Henley and unanimously approved.

Mayor McDonald then read the caption to the following ordinance:

ORDINANCE AMENDING CHAPTER 21 OF THE CODE OF
ORDINANCES OF THE CITY OF MEADOWS PLACE,
TEXAS, ENTITLED "MUNICIPAL COURT," SECTION 21-9
ENTITLED, "FINES AND SPECIAL EXPENSES," BY ADDING
A NEW SUBSECTION (e) ESTABLISHING A MUNICIPAL
COURT BUILDING SECURITY FUND TO PROVIDE FOR
THE COLLECTION OF A THREE DOLLAR (\$3.00)
SECURITY FEE AS COURT COST FROM ALL PERSONS
CONVICTED FOR A MISDEMEANOR OFFENSE IN THE
MUNICIPAL COURT OF THE CITY OF MEADOWS PLACE

IN ACCORDANCE WITH ARTICLE 102.017 OF THE TEXAS
CODE OF CRIMINAL PROCEDURE.

Approval of this ordinance will allow the city to cover some of the costs of court, particularly the cost of a bailiff. Alderman McCann made a motion, seconded by Alderman Zellers to adopt the ordinance, numbered **2001-18**, charging \$3.00 security fee as a court cost from all persons convicted for a misdemeanor offense in the Municipal Court of the City of Meadows Place in accordance with Article 102.017 of the Texas Code of Criminal Procedure. The motion carried unanimously.

Council then reviewed the city's investment portfolio. Alderman McGrath made a motion, seconded by Alderman Piwonka, to accept the report as presented. The motion carried unanimously.

Council then reviewed the city's investment policy and investment strategies. Mayor McDonald explained the policy and strategies have not changed. Basically, all of the city's funds are invested with entitles that provide approved securities. Safety of the city's funds is the primary concern with the rate of interest earned a second concern. Alderman Henley made a motion to adopt the resolution, numbered **2001-03**, approving the city's investment policy and investment strategies as presented. The motion was seconded by Alderman Piwonka and carried unanimously.

Bills were presented for council's approval. Mayor McDonald noted the bills were for the projects being paid for with voter approved bond funds. JRC Construction is essentially finished, doing clean up work now. Major work with Troy Construction is about 90% completed. Alderman Piwonka made a motion, seconded by Alderman McCann, to pay the bills as presented. The motion carried unanimously.

During audience comments, resident Sharon Kitchen said she wanted council to know that during the recent area flooding from tropical storm Allison, Meadows Place Boy Scouts were at the flooded medical center hospitals helping out. Some stayed throughout the night. She also wanted to say that all of the summer activities run by the parks department, including the pool management was very much improved from last year. She and her family have been enjoying a very managed program. Her family also enjoyed the 4th of July parade.

Boy Scout John Grobe told council about Troop 301 meeting with Houston Mayor Lee Brown at the Houston City Hall Annex to help in the program to give away cars to flood victims.

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


Elaine Herff, City Secretary

MINUTES OF JOINT PUBLIC HEARING
OF JULY 26, 2001
CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MEADOWS PLACE, TEXAS

The joint public hearing of the Meadows Place City Council and the Planning and Zoning Commission was called to order at 7:03 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor: Jim McDonald

Aldermen: Terry Henley
Mark McGrath
Leen Zellers

and the following absent:

Aldermen: Joe McCann
David Piwonka

Planning Commission Chairman: Steve Gardner

Members: Theresa Bathe
Eric Brand
E.J. Messarra
Rick Staigle

thus constituting a quorum.

Also, in the audience, were Consulting Building Official Joe Edwards, several representatives (retail sales, potential buyers, attorneys) of the Sam's/Wal-Mart building, and Boy Scouts representing Troop 1115. Linda Gibbs introduced the scouts as follows: Jeramy Kemp, Justin Gonzalez, Michael Johns, Eli Corin, Viet Nguyen, Tommy Nugyen, Bryan Horner, Scott Gibbs, Cody Cook, Johathan Kemp, David Moreno, Jesse Herrerra and Eric Simons. Scout master is Frank Gill. Mrs. Gibbs said the scouts were working on a communications merit badge.

Mayor McDonald said the purpose of tonight's meeting was to hear all comments, both for and against a proposal by Wal-Mart to amend Chapter 24 of the Code of Ordinances of the City of Meadows Place, entitled "Planning and Zoning Regulations," by specifically amending Article V, entitled "Zoning Regulations," Division 2, entitled "Zoning District Regulations," Section 24-536, entitled "C-2 Commercial District," subsection (b) entitled "Uses" subsection (2) entitled "Specific Uses," by adding thereto a new subsection f) entitled "Wholesale sales" and new subsection g) entitled "Distribution," and by further amending Chapter 24, Article IX, entitled "Specific Use Amendments," by adding thereto a new Section 24-908 and granting Specific Use Permit - 8 (S-8) to Wal-Mart, its assignee and successor, to engage in wholesale sales and distribution at 12002 Southwest Freeway, Meadows Place, Texas.

Mr. Jim Tipps of CB Richard Ellis said his firm was engaged by Wal-Mart to sell 154,000 square feet, approximately 12 acres, of property owned by Wal-Mart and recently vacated by Sam's Club. The property includes the parking lot immediately adjacent as well as across Dorrance from the building. A contract with Star Wholesale has been entered into. The contract allows only 35,000 square feet of the building to be used for retail sales.

Mr. Tony Ali with Star Wholesale said the contract is for both retail and wholesale sales at this site. His company currently operates a similar business on Harwin and also on Dunvale in Houston. The wholesale/retail operation will sell items costing from \$1.00 to \$20.00. No trailers will be parked in the lot. The wholesale part of the business will operate six days a week from 9:30 a.m. to 7:30 p.m. The retail part of the business will operate seven days a week from 9:00 a.m. to 9:00 p.m. There will be approximately 35 employees. Approximately \$2.4 to \$3.6 million in retail sales per annum is anticipated. The business normally stocks about \$3 million in supplies at any given time. Their parent company is Atlantic Marketing, Inc. doing business as Star Wholesale. No membership card is required to shop in the retail part of the business. If someone owns a store and is purchasing the goods for resale, they are in the computer base and are not charged sales tax. If a customer does not own a store he or she will be charged sales tax.

Mayor McDonald asked Mr. Tipps to expound on the 35,000 square foot restriction for retail space. Mr. Tipps said he has sold many empty Sam's Club buildings and Wal-Mart (their parent company) normally allows only 15,000 to 20,000 square feet for retail sales for 50 years because Wal-Mart does not want the new businesses to be in direct competition with them. Star Wholesale was successful in negotiating 35,000 square feet for only twenty years.

Mr. Ali said he plans to move the business on Dunvale to this location as they are currently leasing that space. His company will decide in the future what to do with the property across Dorrance, possibly bringing in a restaurant and/or strip center on that four acre lot.

Mr. Staigle asked what type of business would not be in direct competition with Wal-Mart. The answer was wholesale sales, a pharmacy or a movie theater or another alternate use. While Star Wholesale would do much of the same type of business as a Sam's Club store, the Sam's Club generates about \$200 million plus in sales while Star does only \$4 to \$10 million in sales. The number of trucks going into and out of the property would also be 1/10 the volume as was here with the Sam's Club.

Mr. Gardner asked what type of signs will be placed on the building. Mr. Ali said they plan to use the existing theater sign with the words Star Wholesale on it. Mr. Gardner asked if inventory would be stacked outside. Mr. Ali answered that, while it was necessary to do this at their Harwin store, there was much more room at this location and it would not be necessary to stack anything outside.

A resident asked what the front and back of the building would look like. Mr. Ali answered that there are plans to install some glass windows on the Freeway side of the building. The existing docks would stay to be used in the new business.

Mr. Ali was asked about his sale procedures in light of the police reports on his existing business on Harwin. Mr. Ted Wu, attorney for Star Wholesale, said that in 1999 the Houston Police Department investigated the sale of baseball caps and jerseys from Star Wholesale as well as three other businesses in the area. Star Wholesale purchased the questionable stock from a company in California and did not know the merchandise was illegal. He said the same illegal merchandise was being manufactured at another business in the rear of its Harwin location. If Star Wholesale wanted to offer illegal merchandise for sale, they would not have purchased from a California company. Two criminal cases were filed in the instance but no civil suits. Star currently only deals with domestic companies and sells mostly American goods.

Alderman Henley noted that the Sam's Club business was not just a retail organization. Approximately 30 to 40% of the sales at Sam's Club was retail. the rest was wholesale and distribution, the same thing being proposed by Star Wholesale.

Alderman McGrath said that, based on the figures supplied by Star Wholesale, the city could expect to receive approximately \$93,900 in sales tax revenues annually from the business.

Mrs. Donnatti said she would happily pay increased property taxes to keep this type of business out of the city. She asked Mr. Ali what his company would do (donate) to the city, as a good neighbor.

A resident asked, if Star was the same type of business as Sams, why are we rezoning the area? The difference was explained by the fact that while Sam's runs both their retail and wholesale business out of the same building, Star will separate it into two different businesses.


A resident noted that this evening was the first time it was announced that there was a 35,000 square foot retail restriction on the property and he asked how Wal-Mart could restrict the city's potential revenue. Mr. Ali said these were legal restrictions and were allowable. Mrs. Donnatti felt the city should have invited a representative of Wal-Mart to confirm these facts. Mayor McDonald said this was not an uncommon practice on retail sales contracts.

Mr. Ali responded that the reason no one knew of the restrictions in the sales contract was because the contract was not finalized until July 6th. Wal-Mart denied five different retail businesses proposed by Star. Wal-Mart had initially placed a 20,000 square foot restriction on retail sales for 50 years. Star was able to negotiate and increase the size to a 35,000 square foot restriction for 20 years. He reminded residents that the city would received \$94,000 in addition to what the city now gets on a vacant building. He also said that while his business receives many requests from non-profit organizations for donations, he was willing to do what he could for the city, perhaps by providing supplies at his cost for city functions.

Mr. Staigle said he has read quite a few studies that show that Wal-Mart has had a negative influence on many the of cities it has moved out of. Wal-Mart places these restrictions on the buildings it sells to make sure the new businesses are of a non competing nature to Wal-Mart/Sam's. Alderman Henley agreed that Wal-Mart was not doing anything new with the sale of this building. Mayor McDonald said, that in fairness to Sam's, they did come to us and the City of Stafford and insist a contract be negotiated requiring sales taxes be paid to Meadows Place at a rate proportionate to the area of the site that is located in the city, regardless of where the cash registers are located. He noted that this particular building has been vacant twice. It was originally built as a discount fashion mall and, when that failed, was vacant for about two years before Sam's purchased their portion and Garden Ridge leased their portion. At the end of this meeting, the Planning and Zoning Commission is scheduled to deliberate the issue. They must decide if the building is to stay vacant and perhaps deteriorate very quickly into a potential eyesore which would detract from the community. It must be remembered that while we may not like the restrictions placed on the building by Wal-Mart, they are legal. We may not like the concept of a \$1.00 store in our city but that is about all that can go into that building due to the fact that the freeway bypassed us. We tried to get the exit ramp closer to Dorrance but could not. We all live in this community and want what is best for it. We have control over how the building looks with our ordinances.

City Council has a meeting scheduled for Monday, August 6th to receive Planning and Zoning's recommendation and make their decision on the specific use.

There being no further business to consider, Alderman McGrath made a motion, seconded by Alderman Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:30 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF AUGUST 6, 2001
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:08 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
Leen Zellers

thus constituting a quorum.

Council discussed the topic for the special meeting to follow - authorizing wholesale sales and distribution as specific uses in the C-2 Commercial District and the proposed Dollar Store. Planning and Zoning has recommended against the specific use. Council must decide whether to follow this recommendation or overrule it and allow the specific use, and possibly placing restrictions regarding the screening of outside storage dumpsters on it. Aldermen Zellers and McGrath said they have talked to no one who wants the business in our city. Mayor McDonald and Alderman Piwonka said they have heard both yes and no replies.

Mayor McDonald briefed council on the Gulshan lawsuit progress.

Council discussed which items they would like to talk about at the August 30, 2001 Town Meeting. Mayor McDonald and Alderman McGrath said they would discuss the budget. Alderman McCann will discuss entrance signs. Alderman Piwonka will discuss the public works projects and new construction in the city. Alderman Henley will discuss ball field lighting.

Council then discussed budget revenue and expense projections.

There being no further business to consider, Alderman Henley made a motion, seconded by Alderman Zellers to adjourn the meeting and with unanimous approval the meeting was adjourned at 7:20 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF AUGUST 6, 2001
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 Joe McCann Mark McGrath David Piwonka Leen Zellers

thus constituting a quorum.

During Mayor's comments, Mayor McDonald asked everyone in the audience who wanted to make a comment during audience comments to come up to the microphone, identify him/her self and speak for no longer than three minutes.

During audience comments, Charles Jessup said he appreciated all the hard work council and the city has put in on residents' behalf. He said he just came from a swim team event and has spoken with many of the parents there as well as baseball team parents. He said they all have one thing in common, they love the city and have its best interest at heart. Everyone he has talked to is against changing the ordinance to allow the wholesale sales and distribution at this time. They feel it is a bit early to make changes without exploring other options.

Ann Jones presented council with a letter signed by approximately thirty residents voicing their opposition to the specific use. She asked council to look at it and take it to heart.

Diana Donatti told council "whatever your position, your legacy lives for many years to come," She said she expects to be here for many years to come also.

Sharon Kitchen said she talked to many people over the weekend. Her opinion is that we don't need to change the zoning ordinance at this time. She asked if we had done our homework. She said we need to take care of our own. The Fort Bend EDC is here to assist us. She personally does not want a \$1.00 store here. She said it is not what we need here. She said the site is the prime site of what people see in Meadows Place. Since Wal-Mart will continue to pay ad valorem taxes on the building, even if empty, we should keep our reputation up and not change the ordinance.

Theresa Bathe said everyone she has spoken to will respect council's vote tonight, but the city had a public hearing where a majority of the people expressed their disfavor. Planning and Zoning met and took the people's feelings and their own feelings into consideration and voted to deny the request. Star Wholesale has said that they do not want to be in a community that does not want them there.

During council comments, Alderman Piwonka introduced scouts from Troop 1115 who were working on their communication badge.

Chairman of the Planning and Zoning Commission, Steve Gardner, then presented council with their written recommendation regarding the specific use zoning request from Wal-Mart. He said that, after careful consideration, the Commission voted 3 - 2 against changing the ordinance. A copy of the report and recommendation is attached to these minutes.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, ENTITLED "PLANNING AND ZONING REGULATIONS," BY SPECIFICALLY AMENDING ARTICLE V, ENTITLED "ZONING REGULATIONS," DIVISION 2, ENTITLED "ZONING DISTRICT REGULATIONS," SECTION 24-536, ENTITLED "C-2 COMMERCIAL DISTRICT," SUBSECTION (B) ENTITLED "USES" SUBSECTION (2) ENTITLED "SPECIFIC USES," BY ADDING THERETO A NEW SUBSECTION f) ENTITLED "WHOLESALE SALES" AND NEW SUBSECTION g) ENTITLED "DISTRIBUTION," AND BY FURTHER AMENDING CHAPTER 24, ARTICLE IX, ENTITLED "SPECIFIC USE AMENDMENTS," BY ADDING THERETO A NEW SECTION 24-908 AND GRANTING SPECIFIC USE PERMIT - 8 (S-8) TO WAL-MART, ITS ASSIGNEE AND SUCCESSOR, TO ENGAGE IN WHOLESALE SALES AND DISTRIBUTION AT 12002 SOUTHWEST FREEWAY, MEADOWS PLACE, TEXAS.

Alderman Henley made a motion to adopt the ordinance, numbered 2001-18, with an amendment to make it a requirement to shield outside dumpsters from the public's view. Alderman McCann seconded the motion and the amendment. Alderman Henley noted that the facility has been used for wholesale sales and distribution in previous years. In his opinion, passage of this ordinance doesn't change, but clarifies at Wal-Mart's request, what had been taking place at Sam's.

Alderman McGrath said that with the projection of \$3.6 million in gross retail sales, the city will receive \$72,000 in sales tax with \$18,000 (1/2%) going to the EDC, \$18,000 (1/2%) earmarked for ad valorem reduction and \$36,000 (1%) to finance city operations. The \$3 million in inventory will add \$21,900 to ad valorem collections. Part of the \$21,900 will go toward paying off the bonded indebtedness of the city, leaving approximately \$12,800 to fund city operations. Adding the two, the city will gain approximately \$48,800 in total operational funds - a marginal return for granting the zoning change.

Aldermen Zellers said council's first concern is for the residents of the City of Meadows Place. She would love to have a business on the site that would generate substantial income. However, council expects the residents to support us, so we must give serious consideration of the residents' opinions before making a final decision.

Mayor McDonald said he has heard all of the comments this evening. He has spoken to several commercial realtors who have assured him that there has been no activity for quite some time on the Sam's site. Council is very aware of all of the vacant buildings in the area. All surrounding cities have them and all would like to see them filled. Some of the buildings have been vacant for 2 to 5 years. Any legitimate business is better than a vacant building. There is no crystal ball that will tell if a better offer will come in two years time. While people have a right to express their wishes, he doesn't think council has a choice in the matter.

Alderman McGrath said he appreciates the concerns the mayor has for not wanting a vacant building for two or three years. He thanked the Planning

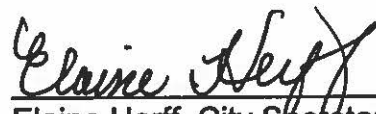
and Zoning Commission who struggled with their decision. Council has expressed their opinion that we need to listen to our volunteer organizations. Why do we have a Planning and Zoning Commission if we don't listen to them?

Alderman McCann said this is not an easy decision for anyone.

Alderman Piwonka said this is one of the toughest decisions council has had to make in a long time.

Mayor McDonald called for a vote on the motion. The motion carried with Aldermen Henley, McCann and Piwonka voting "aye" and Aldermen McGrath and Zellers voting "nay."

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


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF AUGUST 14, 2001
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 Joe McCann Mark McGrath David Piwonka Leen Zellers

thus constituting a quorum.

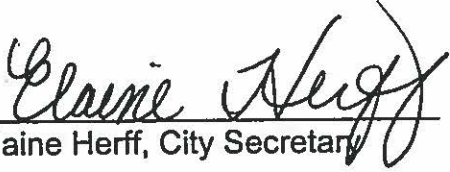
Council discussed other matters first, including an update on the Shell Station Board of Adjustment request and a change in the employee policy manual concerning vacation days.

Council then discussed the budget. They discussed the need to set dates for public hearings that can be printed in the city's Newsletter should special hearings be necessary in the event of a tax increase. Council discussed revenues and expenditures for all departments. Mayor McDonald said he would issue a memo to the Police Department regarding the necessity for council approval for expenditures from drug money funds. Most council members said they might favor a tax increase, up to 5 cents, and notices would need to be published.

Another budget workshop was scheduled for Monday, August 20th at 7:00 p.m. with a special meeting to be held at 7:30 p.m. to call the required public hearings.

Council then discussed the proposed outsourcing of utility operations. Because medical insurance is a large portion of next year's budget, they wondered if the loss of 4 or 5 employees would significantly affect the budget.

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


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF AUGUST 20, 2001
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

Mayor:	Jim McDonald
Aldermen:	Terry Henley Joe McCann Mark McGrath David Piwonka Leen Zellers

thus constituting a quorum.

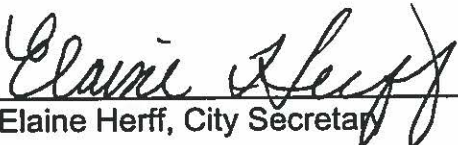
Council then discussed the 2001-2002 budget. Mayor McDonald said that based on current revenues, he believes the city will collect \$298,000 in additional revenues that were not budgeted for. He thinks the budget will not show a deficit at the end of the year and does not feel a tax increase is necessary at this time. If council chooses to raise the tax rate, he does not feel a 5 cent increase would be prudent but, maybe, a 1% raise would be ok. The only major expenditure for this year left is \$80,000 for the fire contract. The \$60,000 for signs budgeted will be moved to next year's budget. He believes the city may realize \$100,000 in revenues over expenses for this budget year.

Alderman McGrath wondered if council should consider a minor tax increase now rather than a higher increase later. Mayor McDonald said he does not know what will be coming later.

Alderman Henley said it would be hard to justify a tax increase if we are going to add to our reserves this year.

Council also discussed insurance rates and police expenses.

There being no further business to discuss, Alderman Henley made a motion to adjourn the meeting. Alderman Piwonka seconded this motion and with unanimous approval the workshop meeting was adjourned at 7:40 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF AUGUST 20, 2001
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:41 p.m. by Mayor 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
Joe McCann
Mark McGrath
David Piwonka
Leen Zellers

thus constituting a quorum.

Mayor McDonald said he was not recommending a tax increase for next year due to favorable revenue projections.

Alderman McGrath then made a motion to table agenda item 3, consideration of and action on a proposal to raise the 2001 - 2002 tax rate by an amount which would exceed the rollback rate or 103 percent of the effective rate due to the Mayor's projections. Alderman Henley seconded this motion which carried unanimously.

Mayor McDonald 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 2001-2002

Mayor McDonald said he did not believe a public hearing to raise taxes needed to be called. Alderman McGrath said it was his understanding that, if the city would increase the amount it intends to receive from taxes, even by one penny, a public hearing must be held. Mayor McDonald said that was the case in the past but the law had changed and now the public hearing must only be held if the city intends to increase its tax rate by an amount exceeding the rollback rate or 103 percent of the effective rate, whichever was lower. Alderman McGrath made a motion to table the ordinance, subject to legal council's opinion on whether it was necessary, and if it is, then to call the public hearing for September 18, 2001 at 7:30 at City Hall and publish the necessary notices. Alderman Piwonka seconded this 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 2001-2002.

Alderman Piwonka made a motion to adopt the ordinance, numbered 2001-20, calling a public hearing to discuss the budget on Tuesday, September 18th at 7:30 p.m. at Meadows Place City Hall. The motion was seconded by Alderman McCann and unanimously approved.

There being no further business to consider, Alderman Zellers made a motion, seconded by Alderman McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:47 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF AUGUST 28, 2001
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:15 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
Joe McCann
Mark McGrath
David Piwonka
Leen Zellers

thus constituting a quorum.


Council discussed utility operations. Mayor McDonald reported on his meeting with Sugar Land City Manager Allen Bogard. He said Sugar Land mostly operates their own utilities however, due to recent rapid growth of the city, they do outsource some of the areas. While they recently renegotiated contracts with ECO resources, it was because time did not permit them to prepare new specs for new contracts. Mr. Bogard said Sugar Land inspects all of the outside operators' work and that they have developed a standard of cost for line breaks in the city. Alderman McGrath said our purposed contract with ECO is basically the same as the ones Sugar Land has.

Public utilities/public works supervisor Dan McGraw then discussed with council his reasons why he felt public utilities should not be contracted out to a private company.

Mayor McDonald said before he would consider approving the contract he wanted several items added or changed. They include: All work is to be done according to city specs. Operators must still get permits and inspections (for concrete or electrical work.) And our city engineers will, at our discretion, inspect work done. (Any holes dug must be kept open until inspected.) Mayor McDonald said he would not sign the contract as is. He believes service will suffer and it will be difficult to utilize cross department workers.

Discussing the budget, Mayor McDonald said it may be necessary to get the school's permission before lights are installed on any playing fields that are on their property. The bid package for lighting the fields will include tennis court lights as well.

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 7:20 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF AUGUST 28, 2001
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 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
	Leen Zellers

thus constituting a quorum.

Mayor McDonald said the only comment he had was that there would be a public hearing on the budget held on September 18, 2001 at city hall at 7:30 p.m.

There were no audience comments at this time.

During council comments, Alderman Piwonka told the audience that it would be announced in the September Newsletter that the barricades on Brighton at Dairy Ashford would be removed on or after October 1, 2001.

Alderman Piwonka then made a motion to approve the minutes of the July 24, 2001 workshop and regular meetings; the July 26, 2001 joint public hearing; the August 6, 2001 workshop and special meetings; the August 14, 2001 workshop meeting and the August 20, 2001 workshop and special meetings. This motion was seconded by Alderman Henley and unanimously approved.

Mayor McDonald then recognized employees for their years of service to the city as follows: Beverly McMinn - 11 years, Martin Gehret - 2 years.

Mayor McDonald then announced that he had received the official 2001 tax year appraisal roll from Marsha P. Gaines, Tax Assessor/Collector on July 11, 2001. The certified values decreased approximately \$28,000 from last year.

Bills for two new police cars were presented to council for approval. Alderman McGrath made a motion to pay the amount of \$38,548.00 for the two vehicles to Lawrence Marshall Chevrolet-Olds, Inc.

Council was asked to ratify payment of \$219,636.57 to Troy Construction for sanitary sewer improvements. Mayor McDonald said the company is nearing completion of the project. Alderman Henley made a motion to approve the payment to Troy Construction.

During audience comments, Alderman Henley reminded the audience that the ECD Board would be holding a budget meeting on Wednesday, September 12, 2001 at city hall and Alderman Piwonka reminded everyone to come to the Town Meeting at the school this Thursday evening at 7:30 p.m. A resident in the audience said Thursday night was open house for the middle school parents and she asked council to check into these types of schedules before planning when to hold their special meetings.

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


Elaine Herff, City Secretary

MINUTES OF PUBLIC HEARING
OF SEPTEMBER 18, 2001
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The public hearing 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: Joe McCann
Mark McGrath
David Piwonka
Leen Zellers

and the following absent:

Alderman: Terry Henley


thus constituting a quorum.

There was no one in the audience to make comments.

During council comments, Alderman McGrath noted he gave each council member a copy of the proposed ECO Resources, Inc. negotiated contract. He said this contract is the result of three months of work since council authorized the negotiations in June.

Mayor McDonald said the purpose of this meeting was to hear comments, both pro and con, on the proposed budget for fiscal year 2001-2002. There was no one in the audience to make comments. Mayor McDonald did inform council that the city has received several quotes for employee medical insurance and it appears a savings will be realized.

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 public hearing was adjourned at 7:40 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF SEPTEMBER 25, 2001
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:15 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
Leen Zellers

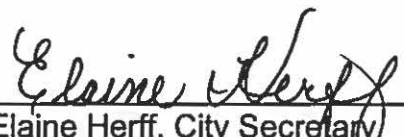
thus constituting a quorum.

Council discussed the city's 2001-2002 budget. Mayor McDonald said the proposed budget for next year to be voted on at tonight's meeting was the same as what was presented at the September 18th public hearing. The tax rate he is proposing is the same as last year's or \$0.3967 for maintenance and operation and \$0.3333 for debt service, or a total of \$0.73 per hundred dollars of valuation. The EDC budget as approved by the EDC Board of Directors on September 12th will also be presented for approval.

Discussing the 2001-2002 budget, Mayor McDonald said the revenue amounts were better than anticipated. It was difficult to project this before August due to changing sales tax numbers. The EDC budget will not need to be amended.

Council also discussed the upcoming TML annual meeting as well as police pay.

There being no further business to consider, Alderman Henley made a motion, seconded by Alderman McCann to adjourn the workshop meeting. With unanimous approval the meeting was adjourned at 7:20 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF SEPTEMBER 25, 2001
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 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 Leen Zellers

thus constituting a quorum.

Mayor McDonald welcomed the audience saying it was good to see so many residents in attendance. He then led a moment of silence in honor of the people who died in the September 11th tragedy.

During audience comments, Troop 301 Boy Scout Clayton Rowell, 11711 Cedar Form, addressed Council. He said he was working on his communications merit badge. He noted there were several sidewalks that were cracked or sinking and needed to be repaired in the city. He had made pictures of the places and left them for council to see. Mayor McDonald thanked him for those and also for the flags he and Troop 301 put up along Kirkwood last week. Ralph Allen, Clayton's Godfather, also spoke. He encouraged council to fix the sidewalks to keep the city from developing liability problems.

Judy Forrest, 11822 Amblerwood, then spoke about the proposed contract with ECO Resources, privatizing the operations of the city's water and sewer departments. She encouraged council to rethink the matter, and reminded them that employees of a private company would not be as available during times of emergencies as would employees of the city. She wanted council to be aware of the interactions between city departments and the many times employees and equipment owned by the water and sewer departments is used by other departments for day to day projects. She believes there are more important issues than a dollar value when dealing with the utility department, that the savings may not justify the change.

The rest of the audience comments were about the intended removal of the barricade at Brighton Lane and Dairy Ashford. David Paulett, 12127 Brighton, said he has always been against the closing of the street and wants it open.

Scott Kramer, 12330 Brighton, a 17 year resident, said his views were opposite Mr. Paulett's. The first 10 years he lived here, he saw a lot of traffic on Brighton. He believes the barricade has made for a better neighborhood and does not want it removed.

Ann Brand, 12507 Brook Meadows, a 16 year resident, said the area is safer and has a lower crime rate than it had five years ago which was due to the horrendous cut through traffic. The original plan was to keep the barricade until the completion of Dairy Ashford and West Airport street improvements. Then traffic counts would be done to see if the barricade should be removed. Since completion of the street improvements she has noticed a 5 to 10% increase in traffic. She reminded council they were to provide for the safety of city residents,

not people who want to cut through the city to shorten the time to their destination.

Craig Henry, 12110 Blair Meadow, a 12 year resident said he hopes the city will remove the barricade. The street in front of his home gets more traffic because everyone must come past his home to leave the city. He said the street is for cars and not for children to play in.

Brenda Sakhel, 12327 Brighton, a 9 year resident said if kids are out playing in yards and streets, they're not out breaking into homes. She is moving but her kids will be coming back to play and she wants the street to stay safe.

Magda Foda, 12338 Brighton, a 2 1/2 year resident said she agrees with Mrs. Brand about opening the street. When she moved here from Rosenberg, this was the safest place to live. She hopes council will keep the best interests of the residents in their hearts and reconsider their decision to open the street.

Mounir Foda, 12338 Brighton, said everyone has already said what was needed to be said for the safety of our children.

Susan Kramer, 12330 Brighton, said when she first moved here she enjoyed the convenience of an easy access to Dairy Ashford. Since the barricade was put up she has greatly enjoyed the peace and quiet of her street. She still has several options when leaving and coming back to her home. She doesn't see the point in removing the barricades. In the early 1990's there was a break-in in her home because it was easy for the robbers to get to Dairy Ashford for a quick escape. She pleaded with council to keep the barricade up.

Maury Marlowe, said he is the future owner of the house at 12327 Brighton Lane. One of the things he looked for before purchasing a home was its safety. He did not want a stream of traffic flowing past it. Brighton Lane is a straight street which encourages people to zip through the city. He said if the intention was for police to issue speeding tickets on the street, council should weigh the cost of residential safety against income from speeding tickets. There should be no balance. He noted many new communities are gated to keep non residents from driving through. This deters people from casing homes for robberies. The safety of the community is important.

Angelo Cecere, 12315 Brighton, a 10 year resident has noticed a decrease in traffic and crime since the barricades were installed. He believes he lives on one of the best streets in Meadows Place. He realizes the residents don't own the streets must we must keep the children safe. He said he already has three ways out of the city. He asked council to please consider keeping the barricades up.

Michelle Marlowe, future resident at 12327 Brighton, said when they moved back from New York, she and her husband looked for a neighborhood with diversity, democracy and safety. the first thing they asked was "Is this street going to open?" She pleaded with council to reconsider their decision.

Glen Robelen, 12326 Brighton, a 9 year resident said he has two children, ages 8 and 12. After closing the street, he has met his neighbors. His kids are used to playing there now. He also noted that the east-west exposure of Brighton makes it hard to see approaching cars in the morning because of the sun. Completing of West Airport and Dairy Ashford has made traffic flow better but has also increased the amounts of traffic.

Ron Huber, 12222 Brighton, said he works out of his home and noticed cars are always parked on the street which will cause traffic to weave down the street if the barricade is opened. Installing speed bumps may slow down the

traffic. This is a safety issue because kids do play in the street. Mr. Huber also had a comment on the proposed ECO contract. He has 10 years experience on water boards and he believes it is necessary to go out for bids with this contract. He said there were several other methods to handle the situation which would not require replacement of employees. He said council should get other options.

Jessanda Narat, 12510 Brook Meadows, signed the sign-in sheet but did not speak.

Angelica Salmassi, 12235 Brighton, said she has only lived here while the barricades were up. She said she doesn't mind slowing down for kids playing in the street if she knows her children are safe at their home. She said she moved here because Meadows Place was a safe place to live. She feels the residents should be allowed to vote on the issue since they are all tax payers. She will consider moving if the barricade is removed. She wants her child to play and enjoy her neighborhood and asked council to "please think about us."

Mr. Paulett said everyone talked about cut through traffic but currently he can't get out of his driveway with just residential traffic.

Liz Teale, 12322 Brighton, said she purchased her home a few years ago. Her son was run over in front of her home. The lady was ticketed and was cutting through the neighborhood to get to Dairy Ashford. Mrs. Teale's son received a crushed tibia and fibula and had many orthopedic surgeon visits to make sure his bones would grow properly. She does not want to see history repeat itself.

Jenny Harrison, 12102 Cedar Form, said business decisions are made on business sense and business needs and she wondered why the decision to remove the barricade was made.

Abe Irodanov, 12302 Brighton, said he had to leave his home one evening at 11:00 p.m. He needed to return for a moment and told his wife to remain in the car. Some teenagers came up to her with a gun and told her to get out of the car so they could take it. This was in front of his home. He asked that council please keep that street closed.

Mayor McDonald told the residents that over the past 4 to 6 weeks counters had been out on the streets. After the barricade is removed on October 5th, counters will again be used and council will take whatever measures are necessary to keep the street safe. Residents must realize that Brighton is a normal street, just like the other streets in the city and it was only closed on a temporary basis.

Ann Brand asked if residents would be made aware of what the new traffic count was and Mayor McDonald said they should come to the October council meeting. He said he had received many complaints asking when the barricade would be removed and if not removed, then could other streets be closed as well. Mrs. Salmassi asked if other residents were so concerned, why were they not at this meeting? She also asked how police would be able to enforce the traffic laws since we had so few policemen, as noted in a recent newspaper article. Mayor McDonald said our police department was up to full force and the city council meeting needed to move on.

During council comments, Alderman Henley said that the HGAC has formed an electrical aggregate cooperation to get good electrical rates for municipalities in our region. He said preliminary estimates show rates could be below \$0.06 per kilowatt hour and he hopes the city can participate in the savings. His second comment regarded the Brighton barricade. He said a resident noted in a letter to council that "The voice of opposition was raised loudly by the public safety services that respond to our City, the Stafford

Volunteer Fire Department, Fort Bend County EMS and Meadows Police Department concerning the impairment of rapid emergency response into the area. Those same concerns are present today." Alderman Henley said he wants the city streets to be safe for our kids too, and this was not an easy decision.

Mayor McDonald then recognized employees for years of service to the city as follows: Glen Dillender - 13 years; Phil Kempthorne - 12 years; Gerald Brownlee (part time) - 2 years.

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 2002.

Our current representative, Alderman Henley, who is the current Vice President of the Board of Directors of the HGAC, has agreed to continue as our representative. Alderman Piwonka has agreed to serve as the city's alternate. Alderman McGrath made a motion to adopt the resolution, numbered 2001-04 as presented. Alderman McCann seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE ADOPTING THE FISCAL 2001-2002 BUDGET FOR THE CITY OF MEADOWS PLACE, TEXAS, AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Alderman Piwonka made a motion to adopt the ordinance as presented. Alderman Henley seconded the motion. Calling for discussion, a resident asked about the differences in costs for employee health insurance in the different departments. Mayor McDonald said the city typically tries to fund the budget item as if all employees were married and have children and then make a budget adjustment for those who do not. Alderman McGrath said this budget dips into the city's reserve fund about \$300,000. Alderman Piwonka said he was happy to see that the sales tax realized after the Sam's Club move had exceeded what we had expected. Mayor McDonald said this was not an easy budget to put together. He hopes revenues will continue to grow but there are no assurances. Next year's revenues are a bit unknown. When asked how much the city still had in reserve funds, he answered a little over \$2 million. Mayor McDonald called for a vote on the motion to adopt the ordinance, numbered 2001-21. The motion carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE APPROVING THE FISCAL 2001-2002 BUDGET FOR THE CITY OF MEADOWS PLACE, ECONOMIC DEVELOPMENT CORPORATION AS ADOPTED BY THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AT THEIR SEPTEMBER 12, 2001, REGULAR MEETING, AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Mayor McDonald explained that the EDC received one half cent of the two cent sales tax which is used to develop businesses and provide the infrastructure for

business needs. The EDC is primarily paying for the bonds sold to build the new water well. They have paid approximately \$290,000 to date for this project. This budget was approved at the September 12, 2001 meeting of the EDC. A resident inquired as to whatever happened to the K*TEC business that was to occupy the Garden Ridge vacated property. Mayor McDonald said the economics of the times caused the project to be put on hold. Alderman Henley made a motion, seconded by Alderman McCann, to adopt the ordinance, numbered 2001-22, as presented. Alderman Henley noted that in the past, the EDC has also funded the city's 20% cost of widening West Airport and Dairy Ashford and the sound abatement walls along West Airport and Dairy Ashford. He noted much of the sales tax money comes from visitors to the city and not necessarily residents, so this is a good thing for the city. Mayor McDonald called for a vote on the motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE LEVYING A TAX RATE FOR THE CITY OF MEADOWS PLACE, TEXAS, FOR THE TAX YEAR 2001.

Mayor McDonald said he was proposing a \$0.73 tax rate, same as last year. This amount is to be broken down as \$0.4135 to be used for the purpose of maintenance and operation and \$0.3165 to be used for the purpose of debt service reduction. Alderman McGrath made a motion, seconded by Alderman McCann to adopt the ordinance, numbered 2001-23, as presented. The motion carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE ADOPTING THE FISCAL 2001-2002 BUDGET FOR THE CITY OF MEADOWS PLACE, TEXAS, AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Alderman McCann made a motion to adopt the ordinance, numbered 2001-24, 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 AN INTERLOCAL COOPERATION CONTRACT BETWEEN THE CITY OF MEADOWS PLACE AND THE TEXAS DEPARTMENT OF PUBLIC SAFETY TO IMPLEMENT THE PROVISIONS OF TEXAS TRANSPORTATION CODE CHAPTER 706 TO DENY RENEWAL OF THE DRIVER LICENSE OF A PERSON WHO FAILS TO APPEAR FOR A COMPLAINT OR CITATION OR FAILS TO PAY OR SATISFY A JUDGEMENT ORDERING PAYMENT OF A FINE OR COST IN THE MANNER ORDERED BY THE COURT IN A MATTER INVOLVING ANY OFFENSE WITHIN THE JURISDICTION OF MEADOWS PLACE MUNICIPAL COURT.

This is a renewal of the contract that has been in place for the last two to three years. If a person fails to appear in the city's municipal court, or does not pay his imposed fine, the city can notify the Texas Department of public safety through

OMNI. The violator will not be able to renew his/her driver license until the matter is settled. Alderman Henley made a motion to adopt the ordinance, numbered 2001-25, as presented. Alderman Piwonka seconded this motion which carried with unanimous approval.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, CHAPTER 9 ENTITLED "BUILDINGS," ARTICLE I, ENTITLED "IN GENERAL," BY ADDING THERETO A NEW SECTION 9-12, ENTITLED "INSPECTION WITH EACH CHANGE OF OCCUPANCY."

Mayor McDonald explained that when commercial buildings change occupants, we do not have a mechanism in place to insure the building is up to code before the occupants move in. This ordinance will give us some control over the buildings to make sure all is safe. Alderman McGrath made a motion to adopt the ordinance, numbered 2001-26, as presented. Alderman Henley seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE TO ENTER INTO AN AGREEMENT WITH ECO RESOURCES, INC., PROVIDING FOR THE OPERATION AND MAINTENANCE OF THE CITY'S WATER AND WASTEWATER UTILITY SYSTEM, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A."

Mayor McDonald reminded council he was not in favor of this ordinance and would not sign it, effectively vetoing it, if they passed it. Alderman Henley made a motion, seconded by Alderman Piwonka to table the ordinance. Alderman McGrath, responding to a statement made earlier in the meeting by a resident, said that professional services are not required to be bid out by the city. He said several companies had been contacted for possible costs and in June of this year council authorized the contract with ECO be negotiated further. Council realized the city must provide its residents with water and sewer service however he believes outsourcing the public utilities can provide significant savings to the city. He has no problem with the current public utility employees but he believes this is the way to go. If more time is needed, that is ok with him. Mayor McDonald called for a vote on Alderman Henley's motion to table. The motion carried unanimously.

A bill to the City of Stafford for \$82,000 for fire services was presented to council for approval. Alderman Piwonka made a motion to pay Stafford the money. Alderman McCann seconded the motion which carried unanimously.

Council was asked to ratify the expenditure to Troy Construction for \$38,573.62 for sewer work. Mayor McDonald said he was meeting with representatives of Claunch and Miller tomorrow afternoon to go over the projects and he expects final payment requests to appear on the October agenda. Alderman McGrath made a motion, seconded by Alderman Henley, which was unanimously approved, to ratify the payment to Troy Construction.

There were no further audience comments at this time.

There being no further business to consider, Alderman McCann made a motion, seconded by Alderman Zellers to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:55 p.m.


Elaine Herff, City Secretary

PLEASE SIGN if you wish to address an agenda item. You may address up to four (4) items on today's agenda.

*Each item may be addressed only once by each individual up to a maximum of three (3) minutes.

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

Regular Meeting 9-25-01

NAME	ADDRESS	NUMBER (AS LISTED ON AGENDA) OF AGENDA ITEM(S) TO BE ADDRESSED
Judy Forrest	11822 Amblerwood	#13
DAVID PAULET	12127 BRIGHTON	#16 OPENING OF BRIGHTON W
SCOTT Kramer	12330 Brighton	" " "
Ann Brand	12507 BROOK MEADOWS	" " "
Craig Henry	12110 Blair Meadow	" " "
Brenda Sakhel	12327 Brighton	" " "
Mada Foda	12338 Brighton	" " "
MAWNER Foda	12338 Brighton Ln.	" " "
SUSAN KIGWE	12330 Brighton	" " "
MARY MARLOWE	12327 Brighton	" " "
ANGEL CECERE	12315 BRIGHTON	" " "
Michelle Mariani	12327 Brighton	" " "
Glen Robelen	12326 Brighton	" " "
Ron Huber	12222 Brighton	
Lessade Nant	12510 Brook Meadows	"
GOODFATHER CLAYTON ROWEN	11711 CEDAR FARM	SIDEWALK SAFETY

MINUTES OF WORKSHOP MEETING
OF OCTOBER 23, 2001
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:00 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor:	Jim McDonald
Aldermen:	Terry Henley Joe McCann Mark McGrath David Piwonka Leen Zellers

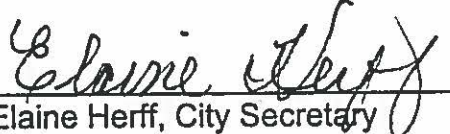
thus constituting a quorum.

Also present were James Andrews and Terry Maher from Claunch and Miller, Inc., Craig Shrader from Shrader Engineering Co. and Monya Keenen and Terry Modeland, Parks Directors.

Council discussed with the parks directors and engineering representatives proposed improvements to the parks. Mrs. Modeland explained her project sheet which included completed projects, cancelled projects as well as recommended projects which were listed in priority order. Discussed, but not on the project sheet, were necessary repairs to the recreation center with estimated costs being so high that tearing it down and building a new building would be more economical. Lighting of the ball fields and the tennis courts was discussed. It is hoped that a new Texas Parks and Wildlife grant for small communities might be obtained to pay for 50% of this lighting. The parks directors will be attending a seminar in The Woodlands this week to learn more about the grant. The top priority on the list is new playground equipment at the Meadowglen III park. The parks department hopes to put the project out for bids within the month.

Mayor McDonald noted that the time was nearing 7:00 p.m. and he and some of the rest of Council indicated they would like to attend the HGAC regional transportation meeting being held at the recreation center this evening.

There being no further business to consider, Alderman Piwonka made a motion, seconded by Alderman Henley to adjourn the workshop meeting. With unanimous approval the meeting was adjourned at 7:00 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF OCTOBER 23, 2001
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 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
Leen Zellers

thus constituting a quorum.

Mayor McDonald reminded everyone about the Halloween Carnival next Wednesday for the kids at the school and at the community center. He said that several residents attending last month's council meeting asked if traffic counts would be completed after the road block was removed at Brighton Lane. They were told yes, and the counts would be available at tonight's meeting. However, due to vandalism, new counters will have to be purchased so counts are not available.

During audience comments, Alderman Piwonka introduced two scouts from Boy Scout Troop 806 who said they were working on their citizenship merit badges.

During audience comments, Alderman Zellers said she has tried to monitor the traffic on Brighton at Dairy Ashford to see if there was any cut-through traffic between the hours of 5 and 6 p.m. and she did not see any. Alderman Piwonka said he frequently comes down Dairy Ashford to West Airport in the evening and he has seen no change in the traffic since the barricade was removed. He noted that the city would need to continue to monitor the traffic in this area.

Minutes of the August 28, 2001 workshop and regular meetings; the September 18, 2001 public hearing and the September 25, 2001 workshop and regular meetings were unanimously approved after a motion was made by Alderman Henley and seconded by Alderman McCann.

Mayor McDonald then recognized employees for years of service to the city as follows: Michael Pickett - 15 years; Gary Stewart - 7 years; Mindy Wilson - 6 years; Kirsten Lang - 5 years, Jerry Blanton - 3 years. He said recognition of so many employees was a good sign of dedicated people.

Mayor McDonald then read the caption to the following ordinance.

**AN ORDINANCE AUTHORIZING THE MAYOR AND
THE CITY SECRETARY OF THE CITY OF
MEADOWS PLACE, TEXAS, TO EXECUTE A
CONTRACT WITH MCCALL, GIBSON & COMPANY,
PLLC, CERTIFIED PUBLIC ACCOUNTANTS, TO
CONDUCT AN AUDIT OF CITY FINANCES FOR
FISCAL YEAR 2000-2001.**

Alderman McGrath made a motion to adopt the ordinance, numbered 2001-26, as presented. Alderman McCann seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following resolution.

A RESOLUTION CASTING CITY OF MEADOWS PLACE'S 15 VOTES FOR THE BOARD OF DIRECTORS OF THE FORT BEND CENTRAL APPRAISAL DISTRICT.

Mayor McDonald said the entire CAD Board was leaving this year for a variety of reasons. Meadows Place has 15 out of 5,000 votes. He suggested casting them for Lee Duggan III. Although not a current member, Mr. Duggan has served on the Board previously and he would add some continuity to the Board. Alderman Piwonka made a motion to adopt the resolution, numbered 2001-05, casting 15 votes for Lee Duggan III. Alderman Henley seconded this motion which carried by unanimous decision.

The city's investment portfolio was then presented. Mayor McDonald noted the city has funds in two area managed pool funds as well as money market savings funds. All I&S funds are in managed pool funds. Proceeds from the interest in the three bond funds will be transferred to the I&S fund soon. The city currently has about \$5.7 million in investments. Alderman McGrath made a motion to accepted the investment portfolio as presented. Alderman McCann seconded the motion which carried unanimously.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION AUTHORIZING THE CITY OF MEADOWS PLACE, TEXAS TO PARTICIPATE IN THE H-GAC ENERGY PURCHASING CORPORATION.

The Houston-Galveston Area Council is authorized to receive and distribute funds and negotiate on behalf of its members cooperative purchasing agreements. Alderman Henley said that about one year ago, the HGAC formed an energy purchasing cooperative to see about how to get electricity as inexpensively as possible. After much negotiating, they managed to secure a contract with TXU Services for a negotiated rate of approximately .051 cents per kilowatt hour. Current rates are about 9 cents. The city is, therefore, looking at a 4 cent per KWH savings. HGAC believes the final rates can be negotiated even lower. This opportunity is only for municipalities, not residential services. Residential rates should decrease after the first of the year also. Alderman Henley recommends the passage of both resolutions. The city's contract would be with TXU and not with HGAC. Alderman McGrath noted the resolution referred to what was originally presented to the city and he wondered what that was. Alderman Henley said the information was that HGAC has negotiated with several electrical providers and that the city would get the best negotiated rates. Mayor McDonald said current electric bills contain a fuel surcharge and wondered if this contract provided for the same. Alderman Henley said any surcharge was included in the cost. The only variable could be the cost of transportation which currently is less than one cent of the 5.1 cent cost or .0094038. The city has the option of entering either a one or two year contract. There is no extra charge for the HGAC negotiations. Mayor McDonald said he does not believe that electrical deregulation will affect the city's franchise payments. He understands that whoever

provides the service is still obligated to provide a franchise fee to the city. Alderman Piwonka made a motion, seconded by Alderman Henley, to adopt the resolution, numbered 2001-06, authorizing the City of Meadows Place to participate in the H-GAC Energy Purchasing Corporation. Alderman McGrath said he appreciated all the hard work the HGAC put into negotiating the contract and said he will support it with the understanding we were not obligated to be locked into anything. Alderman Zellers asked if council could amend the resolution making it subject to our city's attorney's approval. Alderman Henley said the city attorney will review the final agreement. Mayor McDonald called for a vote on the resolution. The motion carried unanimously.

Mayor McDonald then read the caption to the following resolution:

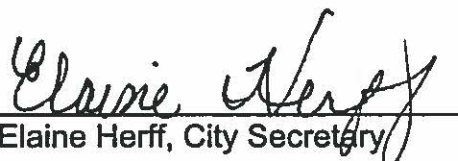
**A RESOLUTION AUTHORIZING EXECUTION OF A
"SUPPLY AGREEMENT" WITH A RETAIL
ELECTRIC PROVIDER, APPROVING INITIAL
PROPOSAL PRICING, AND APPOINTING
AUTHORIZED REPRESENTATIVE(S).**

Alderman McCann made a motion to approve the resolution, numbered 2001-07, and appointing the Office of the Mayor as the city's authorized representative. Alderman Henley seconded this motion which carried unanimously.

Bills were then presented for council's approval. Mayor McDonald said the first bill to JRC had been approved and paid last month and should not have been included on this agenda. The two remaining bills were for \$40,607.44 to JRC Construction, Inc., the final bill for the Phase One street repairs and \$165,405.52 to Troy Construction, Inc., the final bill for phase one sewer repairs. Mayor McDonald said Claunch & Miller has recommended payment of both bills. Alderman McGrath made a motion, based on the engineers' recommendation, to pay the two bills as presented on the agenda. Alderman McCann seconded the motion which carried unanimously.

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


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF NOVEMBER 27, 2001
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
Joe McCann
Mark McGrath
David Piwonka
Leen Zellers

thus constituting a quorum.

Also present were Parks Directors Terry Modeland and Monya Keenen. The Parks Directors gave a project update. Discussing the status of the community center, Mrs. Modeland said she received a preliminary amount of \$100 per square foot to demolish and rebuild the center. The current building is approximately 2,400 square feet.

Discussing parking in the HL&P easement, HL&P is willing to grant us a five year lease. Legal counsel will be asked about liability issues and improvements on leased property. Once legal clearance is obtained, then council can discuss where to place the entrance, what types of materials to use, etc.

One bid was received, from Playgrounds by Worth, for the improvements to the pocket park in Meadowglen III. This is the same company that put in the improvements on the elementary school playground. They are a good company and offered a reasonable rate of \$46,300 plus \$9,000 for irrigation. The contract is on tonight's agenda and the company is ready to go - weather permitting.

Mrs. Modeland then gave an update on grant applications. She said there is a potential \$50,000 matching grant the city might be eligible for. April 15th is the application deadline and it is to be awarded in August.

Extensive electrical and plumbing repairs are needed on the main pool. Where to place the pumps will depend on whether the community center is remodeled or rebuilt. Probably the best solution would be a stand alone pool house, not connected to the community center as the current one is.

Council then discussed employee medical insurance and whether or not the city should exempt all leased vehicles from having to pay ad valorem taxes. Twenty percent of all new cars are leased. The current value of leased vehicles in our city is over \$950,000. If we choose to exempt these from taxes, we could loose up to \$7,000.

The December council meeting will be on December 18th due to the Christmas Holiday.

Mayor McDonald said he would finish his term as Mayor and not leave early.

Mayor McDonald said the city contracted with a company to trim trees at the request of the fire department. HL&P no longer does this job. The cost is

MINUTES OF REGULAR MEETING
OF NOVEMBER 27, 2001
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
Joe McCann
Mark McGrath
David Piwonka
Leen Zellers

thus constituting a quorum.

Mayor McDonald noted that the regular Council meeting in December would be held on December 18th due to the Christmas Holidays. He said he has noticed many Christmas lights on houses already and he encouraged everyone to put their lights up. Mayor McDonald then encouraged everyone to attend the annual Christmas Memories in the Park, to be held this year on Friday, December 7th from 6 to 9 p.m. He said that Santa is scheduled to arrive at 7:00 p.m.

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

Alderman Piwonka made a motion to approve the minutes from the October 23, 2001, workshop and regular meetings as presented. Alderman Henley seconded the motion which carried unanimously.

Mayor McDonald then recognized employees for years of service to the city as follows: Monya Keenen and Terry Modeland, 11 years each.

Mayor McDonald then acknowledge receipt of the recommendation from Steve Gardner, Chairman of the Planning and Zoning Commission regarding a replat of land. Mr. Gardner said the Commission recommended approval of the replat with no restrictions.

**AN ORDINANCE APPROVING THE REPLAT OF
PROPERTY FRONTING KIRKWOOD ROAD FROM
THE WALGREENS SITE SOUTH TO THE CITY
LIMITS AND THE PROPERTY FRONTING WEST
AIRPORT BOULEVARD BETWEEN THE
WALGREENS SITE AND THE GOLDEN CORRAL
SITE DESCRIBED AS RESERVE "A-20 AND A-21,
THE GROVE OUTLET, RETAIL AND TOWN
CENTER."**

Alderman Henley made a motion to adopt the ordinance, numbered 2001-27, as presented. Alderman McGrath seconded the motion which carried unanimously. A short recess followed while the plat was signed.

Mayor McDonald then read the caption to the following ordinance:

Alderman Piwonka then made a motion to approve payment of the bill to the TNRCC as presented on the agenda. Alderman Henley seconded this motion which was unanimously adopted.

There were no audience comments.

There being no further business to discuss, Alderman McCann made a motion, seconded by Alderman Zellers 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 DECEMBER 18, 2001
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 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 Joe McCann Mark McGrath David Piwonka Leen Zellers

thus constituting a quorum.

Mayor McDonald said on the agenda at tonight's meeting, there were several ordinances, including one adoption of building codes and a resolution approving expenditures of police funds.

Council discussed the parks projects with Parks Directors Terry Modeland and Monya Keenen. Mrs. Modeland passed out a memo with information from the grant workshop the Directors attended, what amounts had been spent from the bond funds to date, projects they had committed to as well as future projects they would like to complete. Grant criteria will be received by January 17th. Available funds are currently at \$1/2 million and it is hoped this will increase to \$1 million. The deadline for grant submittal is April 16th and they will fund in August. The donation of the baseball field from FBISD will not add to our points for grant consideration because it has already been donated.

Construction on the Meadowglen III park will begin soon. Claunch & Miller is working on estimates for our pool renovations. The estimate for engineering costs is \$7,500. The total cost is still in the price range of \$85,000 to \$100,000. Pool renovations are a top priority now and engineering estimates on the Community Center renovations will be next.

Alderman McGrath asked how far the lighting project was from being bid? Mayor McDonald noted we also needed a parking lot and felt council should prioritize parks projects according to their importance. Alderman McGrath said renovations to the Community Center was not in the Park's Master Plan and asked where funding for the pool/rec center renovations were to come from adding they probably shouldn't come from bond funds since voters didn't vote for those projects. He thought we should see what other city's policies on this type of matter are.

Police Chief Mike Pickett then presented a request to council for approval of forfeiture funds. He would like to purchase a new vehicle for use by the narcotics officer, a new copy machine and new mobile radios for police cars. He answered council's questions on the matter.

A short discussion of other items included a racial profiling policy and a possible traffic light at the intersection of West Airport and Mulholland.

There being no further business to consider, Alderman Henley made a motion, seconded by Alderman Zellers to adjourn the workshop meeting. With unanimous approval the meeting was adjourned at 7:23 p.m.


Elaine Herff, City Secretary

rates as negotiated by the HGAC. Alderman Henley made a motion, seconded by Alderman McGrath, to adopt the ordinance, numbered 2001-33 as presented. The motion carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE DESIGNATING REGULAR AND ALTERNATE MEMBERS OF THE BOARD OF ADJUSTMENT OF THE CITY OF MEADOWS PLACE, TEXAS, PURSUANT TO PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.

This ordinance would not extend the terms of the appointments, but merely designate which members are regular members and which are alternates. The ordinance designates Philip Carey, Gary Franks, Clyde Little, Douglas Schroeder and John Whiteman as regular members and Eric Brand and Ken Blankenship as alternate members of the Board of Adjustment. Alderman McGrath made a motion to adopt the ordinance, numbered 2001-34, as presented. Alderman Piwonka seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE PROVIDING FOR THE TAXATION OF MOTOR VEHICLES LEASED FOR PERSONAL USE.

Alderman McCann made a motion, seconded by Alderman Henley, to adopt the ordinance, numbered 2001-35, as presented. 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 BY AMENDING CHAPTER 9, ENTITLED "BUILDINGS," ARTICLE I, ENTITLED "IN GENERAL," SPECIFICALLY SECTION 9-2, ENTITLED "ADOPTION OF CODES," BY REPEALING THE PRESENT PROVISIONS AND INSERTING A NEW SECTION 9-2, ENTITLED "ADOPTION OF CODES."

The city is required to move to adopt the International Building Codes under state law. Alderman Piwonka made a motion to adopt the ordinance, numbered 2001-36, as presented. Alderman McGrath seconded the motion. A short discussion on the proposed ordinance followed. Mayor McDonald called for a vote and the motion carried unanimously.

Mayor McDonald then read the caption to the following resolution:

A RESOLUTION APPROVING POLICE EXPENDITURE OF FORFEITURE FUNDS.

Alderman McGrath made a motion to pass the resolution, numbered 2001-08, as presented. Alderman McCann seconded the motion which carried with unanimous approval.

Alderman Piwonka then made a motion to approve payment of the bill to the McRay Industries for repairs to the solid waste belt press as presented on

the agenda. Alderman McCann seconded this motion which was unanimously approved.

There were no audience comments.

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



Elaine Herff, City Secretary