

MINUTES OF WORKSHOP MEETING
OF JANUARY 22, 2002
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: Joe McCann
Mark McGrath
David Piwonka
Leen Zellers

and the following absent:

Alderman: Terry Henley

thus constituting a quorum.

Also present was Park's Director Terry Modeland.

Mrs. Modeland gave Council a synopsis of park projects. She said the concrete was poured for the Meadowglen III pocket park. That project was progressing slowly because of inclement weather. She said she met with architect Mort Levy today concerning the pool renovation project. Mr. Levy anticipates a bid package would be ready by the middle of next week. The project will take approximately eight weeks and it is hoped that it will be finished by May 1st which is the first date the swim team can begin their practices. Mr. Levy suggested an estimate of \$111,300 for the project. This cost does not include a fenced in slab around the pool equipment (costing approximately \$4,000,) the removal of the existing diving boards and reinstallation of one of the boards (\$6,000) or the cost of tech testing of the concrete (\$1,738). The project is expected to cost a grand total of \$146,138, not including engineering services. It will include tearing up the existing decking, removing existing pipes, rebuilding the pool and necessary electrical work. Consulting Building Official Joe Edwards had agreed to do all of the inspections. We have received an quote of \$7,000 to give an estimate on the feasibility of repairing the existing Community Center building.

Alderman McGrath asked what the standing of the light project was. Mrs. Modeland said all projects have been put on hold pending the outcome of the cost of the pool project. We will get that cost first, then make a decision as to what to do about the Community Center, and then proceed on to the other projects. Currently there is approximately \$440,000 left from the sale of park bonds. After \$150,000 is spent on pool renovations, \$106,000 on lighting baseball fields and \$46,000 on tennis court lights, about \$138,000 will be left. Mayor McDonald questioned whether the ball field lighting could proceed while school is still in session. Mrs. Modeland will look into that question. Alderman McGrath said he did not think it was right to spend bond money on Community Center renovations. He feels other funding, perhaps issuing certificates of obligation or using some reserve funds or investigating possible grant funds would be more appropriate. Mrs. Modeland said she would investigate grant funds but the fact that we are not considered a "needy community" because of our residential makeup, we probably do not stand a good chance of being awarded a grant.

Alderman McCann asked council to state their feelings spending bond money on lighting the baseball fields instead of spending it on pool and Community Center renovations. Alderman McGrath was for lights, Alderman Zellers felt lights were more in tune with what residents thought of as parks projects and she was for them. Alderman McCann said he felt the other way and the money should be spent on fixing the pool and Community Center. Alderman Piwonka said he thought we should fix the pool and rec center before lighting the ball fields. Alderman McCann added he does not think we have enough funds to fix the rec center correctly but we should definitely go forward with the pool repairs.

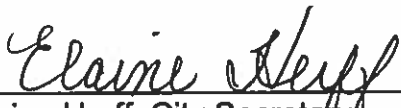
Discussing other items, Mayor McDonald said we received another request for pole placement for providing electricity to the new Walgreens, different from the one council already approved. Council felt if they gave verbal approval to the new proposal, there was no assurance the land owner would not change his mind again and ask for something different. Council said to stick to the original permit until something more concrete is offered.

Mayor McDonald said the Parks Department has recommended a new policy allowing city employees to use the Community Center one time a year at no cost, as long as all existing rules are observed. Council felt this was a good perk for employees.

Mayor McDonald said he received a request from the baseball organization to put up signs on city property during their registration times. Council felt these signs should be treated the same as garage sale signs which must be removed before the end of the weekend or city crews would remove them and possibly destroy them.

Mayor McDonald said he had an opportunity to speak with the manager of C&H Steak House this week and asked him his feelings on the Star Wholesale business. The manager said he was very happy to see the building occupied and a Dollar Store did not bother him.

There being no further business to consider, Alderman Zellers made a motion, seconded by Alderman McCann 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 JANUARY 22, 2002
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 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

and the following absent:

Aldermen: Terry Henley

thus constituting a quorum.

Mayor McDonald said Alderman Henley could not make tonight's meeting due to an out of town assignment. He said an executive session was scheduled as item 6 on tonight's agenda with the city attorney and anyone wishing to address council may want to do so during audience comments in a few minutes as there was no assurance as to how long the executive session might last. Mayor McDonald informed the audience that council has been working very hard to determine how best to spend the bond money that had been voted on for parks improvements so that they would benefit the most residents.

Alderman Piwonka then introduced the Boy Scout who was in the audience as Nathan Rolland with Troop 830 from Huntington Village. Nathan was accompanied by his father.

There were no audience comments at this time.

During council comments, Alderman McGrath said he had received many unsolicited comments regarding the colors that the city's fire hydrants had been painted. He understands color coding the caps but he would like to investigate other options than the colors that were chosen. Mayor McDonald said he would meet with the Public Works Supervisor tomorrow to discuss the situation.

Mayor McDonald then recognized Council members and employees for their years of service to the City as follows: Jim McDonald - 18 years; Deborah Wood - 17 years; Judy Forrest, Dan McGraw and Patty Spade - 9 years each; John Howland - 4 years.

Alderman McGrath 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. This motion was seconded by Alderman Piwonka and with unanimous approval Council adjourned into executive session at 7:45 p.m.

Returning to open session at 8:55 p.m., Mayor McDonald noted that no action was required to be taken on items discussed in executive session.

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 4TH DAY OF MAY, 2002, FOR THE PURPOSE OF ELECTING CITY OFFICIALS, PROVIDING FOR EARLY VOTING AND PROVIDING FOR NOTICE OF SAID ELECTION.

Alderman McGrath made a motion to adopt the ordinance, numbered 2002-01, calling the election for May 4, 2002. He amended his motion to include the date to canvass the election as May 7th at 7:30 p.m. Alderman Zellers seconded the motion and amendment and both carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO ENTER INTO AN INTERLOCAL AGREEMENT BETWEEN FORT BEND COUNTY AND THE CITY OF MEADOWS PLACE FOR THE INSPECTION OF FOOD SERVICE ESTABLISHMENTS DURING THE YEAR 2002.

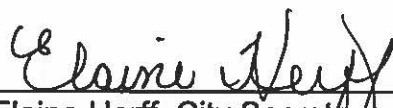
Alderman Piwonka made a motion to adopt the ordinance, numbered 2002-02, as presented. Alderman McCann seconded the motion which carried unanimously.

Alderman McCann then made a motion to ratify the expenditure of \$20,516.35 to Lone*Star Nissan. This expense was authorized at the last City Council meeting when the budget for seized funds was approved. Alderman McGrath seconded this motion which was unanimously approved.

Bills were then presented for council's approval. Mayor McDonald said the bill to DigiTec was for a copy machine which was also approved from the seized funds budget last month and the bill to Southwest Mower Service was for a new lawn mower. Alderman McGrath made a motion, seconded by Alderman Piwonka, to pay the bills as presented. The motion carried unanimously.

During audience comments, Varughese Manjaduyil of 11314 Brook Meadows, an eight year Meadows Place resident, asked if something could be done about a tree that is growing in his neighbor's yard at 11323 Brighton. The tree has a big hollow in it and could fall at any time. Mayor McDonald said he would look into the problem.

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 9:05 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF FEBRUARY 5, 2002
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 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:

Aldermen:	Terry Henley
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thus constituting a quorum.

Also present were Consulting Building Official Joe Edwards, City Attorney Grady Randle, Andy Sikes of Andrew Lonnie Sikes, Inc. representing HMG and John Slanina, Service Area Supervisor for Reliant Energy.

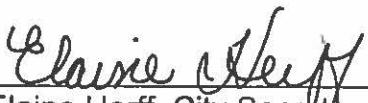
Mayor McDonald said Alderman Henley was out of town on business, however a quorum of council members was still present. The main reason this meeting was called was to consider a new utility pole placement design to serve Walgreens and the new retail center on West Airport.

Mr. Sikes presented several exhibits. One showed the existing buildings, including the new 1.14 acre retail center. One showed where the existing permitted pole locations were. A new drawing showed the new locations for requested poles which will better serve Walgreens, the new retail center, be further off of Kirkwood and slightly closer (30 feet) to West Airport. Council asked Mr. Sikes many questions including what the next steps would be if the new poles were permitted and what would happen if the new poles were not permitted. Mr. Slanina agreed with Mr. Sikes answers. Alderman Piwonka made a motion, seconded by Alderman McCann to permit the new placement per Mr. Sikes' Exhibit "C" with the understanding that upon adoption of the motion, the existing permit becomes null and void. Council agreed that while Walgreens shouldn't be punished for what was not their fault, they will be firm with the developer who must understand their position when he is selling future plots of land in the area. Mayor McDonald called for a vote on the motion which carried with unanimous approval.

Alderman McGrath 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. This motion was seconded by Alderman McCann and with unanimous approval Council adjourned into executive session at 8:40 p.m.

Returning to open session at 8:50 p.m., Mayor McDonald noted that no action was required to be taken on items discussed in executive session.

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 8:51 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF FEBRUARY 19, 2002
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:43 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 and Mort Levy representing Levy Associates Architects Inc. and Tom Simmons representing Contemporary Pools.

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 AND
POSSIBLE CHANGE ORDER FOR SWIMMING POOL
REPAIRS, IN A FORM AS ATTACHED HERETO AND
MARKED EXHIBIT "A."**

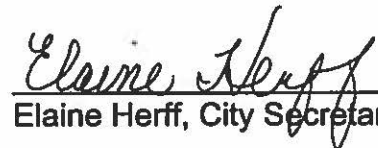
Mayor McDonald recommended the meeting be conducted the same as if it were a workshop meeting. Mrs. Modeland said the city received one bid, from Texas Southwest Aquatics for the pool repairs at a cost of \$179,000. This is the same company that won the bid to replaster the pool several years ago. The original anticipated amount for the repairs was estimated at \$146,138 plus engineering fees.

Mr. Levy noted the bulk of the repair project consists of replacing all of the underground piping and electrical conduit to the main swimming pools. Currently, the equipment room is located too close to the Community Center and future problems could arise. Since the piping must be replaced, this is the time to move this equipment room or pool house. Mr. Levy noted several times the input of Mr. Tom Simmons of what the problems are and suggestions on how to solve them, and thanked him for his expertise.

Mr. Levy showed Council blue print drawings of two suggestions of how to go about with the repairs. They included a new pad for the pool house, decking and concrete replacements, a new diving board and pedestal, two new ladders inside the pool and unit prices for dirt or stabilized sand to fill in anticipated voids in the soil. Council's consensus was the slab for the pool house needed to be moved back as far as possible, without encroaching on any easements, to allow for maximum utilization of the small area the city has to work with.

After much discussion, Alderman Henley made a motion to authorize the Mayor and the City Secretary to enter into the contract with Southwest Aquatics for \$179,515 for swimming pool repairs. Alderman McCann seconded this motion which carried unanimously.

There being no further business to consider, Alderman Piwonka 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 FEBRUARY 26, 2002
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 Judy Forrest, Charles Jessup and Louis Bradberry.

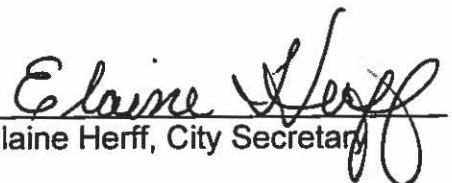
Mayor McDonald said the pool pad was to be moved 8 to 10 feet from the original plans at no cost to the city. An assessment on the cost to repair or replace the community center is being done. A preliminary meeting will be held tomorrow at 11:00 a.m.

Aldermen McCann and Piwonka reported on entrance signs. They said they are waiting on one drawing. The whole project should come together in the next few days.

Council discussed remaining bond funds. Mayor McDonald suggested waiting on the cost of the community center before deciding how best to spend the park funds. How best to spend the remaining street, water and sewer bond funds will be decided after a list of problem areas is compiled. A study of the worst streets, bird baths, sinking sewers, etc. will be made.

Discussing other matters, Mayor McDonald said the tree trimming was progressing according to schedule.

There being no further business to consider, Alderman Zellers made a motion, seconded by Alderman Henley to adjourn the meeting. With unanimous approval the workshop meeting was adjourned at 6:55 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF FEBRUARY 26, 2002
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.

Mayor McDonald said it was nice to see an audience. He was glad to have the young ladies and gentlemen (boy and girl scouts) in the audience on such a cold night.

During audience comments, boy scout Daniel van Deursen with Troop 301 said the community center was becoming too small for troop meetings. He said they would like a newer, bigger building and Troop 301 would help to raise funds for it.

During council comments, Alderman Piwonka introduced the boy scouts and girl scouts that were in attendance. Alderman McGrath thanked Mr. van Deursen for his timely comments, noting council had just discussed repairing or replacing the community center in their workshop session.

Mayor McDonald then recognized Council and employees for their years of service to the City as follows: Leen Zellers - 1 year and Christopher Rode - 2 years.

Alderman McCann then made a motion to approve the minutes from the November 27, 2001 workshop and regular meetings, December 18, 2001 workshop and regular meetings, January 22, 2002 workshop and regular meetings, February 5, 2002 special meeting and February 19, 2002 special meeting as presented. Alderman Henley seconded the motion which carried with unanimous approval.

Mayor McDonald then read a proclamation naming March 10 - 16, 2002 as Girl Scout Week in Meadows Place. Girl Scout Cara Brock of 12223 Meadow Park Court accepted the proclamation on behalf of the Girl Scouts of America.

Mayor McDonald then read the caption to the following ordinance:

**AN ORDINANCE APPOINTING REGULAR MEMBERS OF
THE PLANNING COMMISSION OF THE CITY OF MEADOWS
PLACE, TEXAS, (CITY PLANNING AND ZONING
COMMISSION) FOR A TERM BEGINNING IMMEDIATELY
UPON PASSAGE OF THIS ORDINANCE, AND ENDING ON
THE 1ST DAY OF FEBRUARY, 2004, PURSUANT TO THE**

**TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE
OF ORDINANCES OF THE CITY OF MEADOWS PLACE.**

Mayor McDonald said he was recommending the reappointment of Eric Brand, Steve Gardner and Rick Staigle as their terms were expiring and they have served the city well. Alderman Zellers made a motion to adopt the ordinance, numbered **2002-04**, accepting the recommendation of the mayor and appointing the three members as recommended by the mayor. Alderman Piwonka seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

**AN ORDINANCE APPOINTING REGULAR MEMBERS OF
THE BOARD OF ADJUSTMENT OF THE CITY OF
MEADOWS PLACE, TEXAS, FOR A TERM OF TWO (2)
YEARS COMMENCING ON FEBRUARY 26, 2002,
PURSUANT TO PROVISIONS OF CHAPTER 24 OF THE
CODE OF ORDINANCES OF THE CITY OF MEADOWS
PLACE.**

Mayor McDonald said he was recommending the reappointment of Clyde Little to this position. Alderman McGrath made a motion, seconded by Alderman McCann to adopt the ordinance, numbered **2002-05**, appointing Mr. Little to the Board of Adjustment as presented. The motion carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE
CITY SECRETARY OF THE CITY OF MEADOWS PLACE,
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 THE CITY OF MISSOURI CITY IN A FORM AS
ATTACHED HERETO AND MARKED EXHIBIT "A".**

Mayor McDonald said this contract was identical to the one we have entered into with Fort Bend County, Fort Bend ISD, and the cities of Missouri City and Sugar Land for the past several years. He said it works extremely well and appears to provide the most efficient use of personnel. Alderman Henley made a motion to adopt the ordinance, numbered **2002-06**, as presented. Alderman Piwonka seconded the motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE
CITY SECRETARY OF THE CITY OF MEADOWS PLACE,
TEXAS, TO EXECUTE CHANGE ORDER NUMBER ONE TO
A CONTRACT FOR REPAIRS TO THE CITY'S SWIMMING
POOL WITH TEXAS SOUTHWEST AQUATICS.**

Mayor McDonald said the pool project had been put out for bids and awarded at a special meeting earlier this month. One item, moving the pad which will hold equipment is being moved further from the pool. This change will not result in any cost to the city. It is the city's intent to have the pool ready to open, in a usable condition, in time for Swim Team to begin practices on May 1st. Alderman Piwonka made a motion to accept the ordinance, numbered **2002-07**, as

presented. The motion was seconded by Alderman Henley and was approved by unanimous decision.

The city's quarterly presentation of its investment portfolio followed. Mayor McDonald noted there were no changes in where the city's funds were invested. They are all in no risk investments. Alderman Henley made a motion, seconded by Alderman McGrath to adopt the report as presented.

Bills were presented for Council's approval. Alderman McGrath made a motion to approve the bills, to Levy Associates Architects for \$8,250.00 and to Motorola Communications Enterprise for \$9,722.91 as presented.

Alderman Piwonka then made a motion to approve the ratification of a bill for \$46,320.00 to Playgrounds by Worth. Alderman McGrath noted this was for playground equipment in the new park in Meadowglen III, and he seconded Alderman Piwonka's motion.

During audience comments, Mrs. Brock thanked council for the new Meadowglen playground. Mayor McDonald thanked her, and all the scouts and their leaders, for the work they do for the city.

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


Elaine Herff, City Secretary



One Trojan Drive
Meadows Place, Texas 77477
Tel (281) 983-2950
Fax (281) 983-2940

NOTICE OF WORKSHOP MEETING

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

Mayor

Jim McDonald

Aldermen

Terry J. Henley
Joe McCann
Mark McGrath
David J. Piwonka
Leen Zellers

City Secretary

Elaine Herff

6:00 P.M. TUESDAY, MARCH 26, 2002
MEADOWS PLACE CITY HALL
ONE TROYAN DRIVE
MEADOWS PLACE, TEXAS

PURPOSE: WORKSHOP MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Discussion of:
 - a. Parks projects.
 - b. Public works projects.
 - c. Other matters.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS
POSTED AT MEADOWS PLACE CITY HALL ON THE 22nd DAY OF MARCH,
2002, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING
OF MARCH 26, 2002
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
Leen Zellers

thus constituting a quorum.

Mayor McDonald commented that this should be a short meeting.

There were no audience comments at this time.

During comments from council, Alderman Henley said that the HGAC annual meeting was held last Friday evening, March 22nd. At that time he was elected as Chairman of the Board of the organization which has a \$400 million budget.

Mayor McDonald then recognized Council and employees for years of service to the City as follows: Elaine Herff - 18 years.

Mayor McDonald then read the caption to the following resolution:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF MEADOWS PLACE, TEXAS, AUTHORIZING THE
OFFERING OF HEALTH BENEFITS COVERAGE TO
CITY RETIREES; REPEALING ALL RESOLUTIONS IN
CONFLICT; PROVIDING AN OPEN MEETINGS
CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Mayor McDonald said this resolution would allow all employees who retire from the city who are eligible to receive TMRS benefits, to have the option of continuing their medical benefits at their own cost. Alderman Henley made a motion to adopt the resolution, numbered 2001-02, as presented. Alderman Piwonka seconded this motion which carried unanimously.

Mayor McDonald then read the caption to the following ordinance:

**AN ORDINANCE CALLING A JOINT PUBLIC HEARING
BEFORE THE CITY COUNCIL OF THE CITY OF MEADOWS
PLACE AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF MEADOWS PLACE TO BE HELD ON THE
_____ DAY OF _____, 2002 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 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 24-909, GRANTING
A SPECIFIC USE PERMIT TO PARVEEN BAIG TO OPERATE
A CHILD DAY CARE CENTER; AND TO PROVIDE FOR
NOTICE AS REQUIRED BY LAW.**

Mayor McDonald said Ms. Baig would like to run a child day care center in the strip center at Dairy Ashford and West Airport. The zoning ordinance allows this as a specific use. Before any specific use can be granted, a public hearing must be held both before the Planning and Zoning Commission and City Council. A joint public hearing is permissible. Alderman McCann made a motion to adopt the ordinance, numbered **2002-08**, calling a joint public hearing for Tuesday, April 23rd at 7:00 p.m. Alderman Henley seconded the motion which carried unanimously.

There were no comments from the audience 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 7:37 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF MARCH 26, 2002
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:04 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 parks projects. Mayor McDonald said there have been no cost increases to the pool renovation project to date and the project is continuing on schedule.

Mayor McDonald said the architect has looked at the community center building and has indicated he would provide us with a preliminary cost estimate for repairs and/or replacement by Monday.

Discussing public works projects, Mayor McDonald said Dan McGraw, Public Works Superintendent, has indicated a preliminary cost of \$622,000 to repair all streets we are aware of that need repairs, most notable being the intersection of West Airport and Kirkwood. It is possible to wait maybe one or possibly two years before the repairs must be done at this intersection. Many of the other street problems are "bird baths" or places that hold water after a heavy, or in some instances, a light rain. Alderman Henley said he would approach County Commissioner Andy Meyers for some financial help. Mayor McDonald said there was approximately \$500,000 left from bonds sold for street and storm sewer repairs and that he would ask Mr. McGraw to attempt a rating or scoring system to determine which streets should be fixed first.

Discussing other matters, Alderman McCann said one interior drawing had been lacking before going out for bids on the entrance signs. This drawing is not complete and the bid package should be ready soon.

Mayor McDonald said plans for an asphalt parking lot for Helfman Ford have been approved and plans for the strip center between Walgreens and Golden Corral has been submitted for approval.

There being no further business to consider, Alderman Zellers made a motion, seconded by Alderman Piwonka to adjourn the meeting. With unanimous approval the workshop meeting was adjourned at 6:51 p.m.


Elaine Herff, City Secretary

MINUTES OF PUBLIC HEARING
OF APRIL 23, 2002
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting, Public Hearing, 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 625217-17, V.T.A.C.S with the following members present and in attendance:

Mayor: Jim McDonald

Alderman: Terry Henley
Joe McCann
Mark McGrath
David Piwonka
Leen Zellers

thus constituting a quorum.

Also present were Consulting Building Official Joe Edwards, Parven Baig and her sister and Planning and Zoning Commission members:

Members: Steve Gardner
Rick Stagle
Theresa Bathe
E.J. Messarra

thus constituting a quorum.

Mayor McDonald explained the purpose of the joint Public Hearing was to hear 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 IX, entitled " Specific use Amendments," by adding there to a new subsection 24-909, granting a specific use permit to Parveen Baig to operate a child day care center at 12236 West Airport Boulevard.

Parveen Baig and her sister approached the microphone and explained that they had a child care service in their home for the past nine years but they need to expand. They take care of infants to 12 years of age and plan to serve one hundred children in the new center. Some children will only come after school. They understand and plan to be licensed by the state. They plan to use the balance of the building, 5400 sq. ft. for their center and have a fenced in playground outside. Regulations say each child must have 85 square feet of outside play area. They will take classes out one at a time not to exceed 15 children. Their hours will be from 6:30 a.m. until 6:00 p. m.

Mayor McDonald said this meeting will now be closed so the Planning and Zoning Commission members can go into a special meeting and report back to council during the city council meeting which starts at 7:30 p.m.

Alderman Henley made a motion to adjourn the meeting and Alderman McGrath seconded the motion, which carried by unanimous vote.


Judith Forrest

MINUTES OF WORKSHOP MEETING
OF APRIL 23, 2002
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 625217-17, V.T.A.C.S with the following members present and in attendance:

Mayor: Jim McDonald

Alderman: Terry Henley
Joe McCann
Mark McGrath
David Piwonka
Leen Zellers

thus constituting a quorum.

Also present were Judy Forrest and Charles Jessup.

Mayor McDonald informed those present that the pool repairs are right on target for completion by May 1, 2002. If there is a short delay, the swim team has made alternate plans.

Council then discussed the estimates on construction cost of the community center. After a short discussion concerning how to finance and what to consider doing, Alderman McGrath proposed a survey be put in the newsletter for residents' suggestions on construction of the community center.

Next Mayor McDonald shared a letter from Jack Ashton, Meadows Place Police Department, which informed us that Neustar is not taking locality based domain name applications at this time. They are waiting for the approval of their interim policy by the Department Of Commerce. They suggest checking back in late May or June. Other alternatives were discussed for a website.

Council then reviewed a scored system for repair of streets and birdbaths in the city. Alderman Henley has discussed the street repairs with County Commissioner Andy Meyer who suggested that we send him a letter regarding which street repairs we want help with from the county.

There being no further business to consider, Alderman Zellers made a motion, seconded by Alderman Henley to adjourn the meeting. With unanimous approval the workshop meeting was adjourned at 6:50 p.m.


Judith Forrest

MINUTES OF REGULAR MEETING
OF APRIL 23, 2002
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
OF THE CITY OF MEADOWS PLACE, TEXAS

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

Mayor: Jim McDonald

Alderman: Terry Henley
Joe McCann
Mark McGrath
David Piwonka
Leen Zellers

thus constituting a quorum.

Also present were Consulting Building Official Joe Edwards, Parveen Baig and her sister and Planning and Zoning Commission members:

Mayor McDonald informed those in attendance that early voting for the city election was in progress and would last through April 30th. The general election will be on May 4, 2002.

Mayor McDonald said that the pool renovation should be completed on time to open the pool for swim team on May 1, 2002. In the event it is not ready, swim team has made alternate plans for the delay.

There were no audience comments at this time.

There were no council comments at this time.

Alderman McGrath then made a motion to approve the minutes from the February 26, 2002 workshop and regular meetings and the March 26, 2002 workshop and regular meetings. Alderman McCann seconded the motion, which carried with unanimous approval.

Mayor McDonald then read the caption to the following resolution:

**A RESOLUTION APPROVING THE ADOPTION OF
NEW MUNICIPAL TELECOMMUNICATIONS RIGHT-
OF-WAY ACCESS LINE RATES.**

After a short discussion Alderman Piwonka made a motion to adopt the resolution numbered 2002-02 to adopt the new municipal telecommunications right-of-way access line rates. Alderman Henley seconded the motion, which carried by unanimous vote.

Mike McCall with McCall, Gibson & Company, PLLC then presented the draft copy of the city's 2000-2001 audit. He first thanked city secretary Elaine Herff for all her help. Mr. McCall said the general fund was very strong and reserves are available. It is the same as last year. Expenditures were under budget and revenues were over budget. He did say that the management letter addresses the "Government Accounting Standards Board Statement No. 34" which is a new accounting procedure due for 2004. He said they would start with instructions to the city in about six months. Alderman McGrath made a motion to approve the audit as presented and Alderman McCann seconded this motion which carried unanimously.

Items 8 and 9 were tabled for later in the meeting as the Planning and Zoning Commission was still in session to discuss the requested Specific Use Permit.

Mayor McDonald then read the caption to the following ordinance:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, CHAPTER 18, ENTITLED "JUNKED VEHICLES," BY DELETING THE ENTIRETY OF THE PRESENT ARTICLE II AND INSERTING A NEW ARTICLE II ENTITLED "JUNKED VEHICLES" IN PLACE THEREOF.

Mayor McDonald informed Council that the city Prosecutor and city Judges feel comfortable with the ordinance and approved the change. Alderman McCann made a motion to adopt the ordinance, numbered 2002-09, to amend the Code of Ordinance of City of Meadows Place, Chapter 18, entitled "Junked Vehicles"; Alderman Piwonka seconded the motion, which carried unanimously.

The members of council then looked at the "Investment Report City of Meadows Place," quarterly report ending March 2002. Council consensus was that investing with Texpool and Lone Star was the best way to go and the city staff is not qualified and does not have the time to look for safe investments that might generate more interest for the city. Alderman McGrath made a motion to accept the Investment Report, quarter ending March 2002, with Alderman Piwonka seconding the motion. The motion carried unanimously.

The expenditure to Levy Associates Architects was presented for ratification. This was for architectural services for repairing the swimming pool. Alderman McGrath made a motion to ratify this expenditure to Levy Associates Architects. Alderman Henley seconded this motion which carried unanimously.

Alderman Zellers made a motion that Council recess until Planning and Zoning comes out of their special meeting. Alderman Piwonka seconded the motion, which carried unanimously.

Council resumed their meeting at 8:40 p.m. when the Planning and Zoning Commission came out of their special meeting. Mayor McDonald asked Chairman Steve Gardner for his report. He said the commission approved the ordinance with three stipulations:

1. Place a wrought iron fence around play area;
2. Change rear driveway to one-way to accommodate rear walkway to play area;
3. City must receive an agreement from the owner of the property to the above conditions or the building permit will not be issued.

Mayor McDonald stated that he wants to add one more condition - that the childcare center be required to have a state license and that license to be maintained. If not, building permits and occupancy permits will not be granted. Also that we must have a letter from the property owner stating the above conditions are approved. Planning & Zoning Commission agreed with this addition.

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," ARTICLE IX, OF THE

**CODE OF ORDINANCES OF THE CITY OF
MEADOWS PLACE, ENTITLED "SPECIFIC USE
AMENDMENTS," BY ADDING THERETO A NEW
SECTION 24-909 AND GRANTING SPECIFIC USE
PERMIT - 9 (S-9) TO PARVEEN BAIG, TO OPERATE
A CHILD DAY CARE CENTER AT 12336 WEST
AIRPORT BOULEVARD, MEADOWS PLACE,
TEXAS, IN THE C-1 COMMERCIAL DISTRICT.**

Alderman McGrath made a motion to adopt the ordinance, numbered 2002-10, amending Chapter 24 "Specific Use Amendments" by adding thereto a new Section 24-909 granting Specific Use Permit 9 (S-9) to Parveen Baig, to operate a child day care center at 12336 West Airport Boulevard subject to the above stipulations. Alderman Henley seconded the motion, which carried unanimously.

There being no further business to consider Alderman McGrath made a motion; seconded by Alderman McCann to adjourn the meeting. With unanimous approval the council meeting was adjourned at 9:05 p.m.


Judith Forrest

MINUTES OF SPECIAL MEETING
OF MAY 7, 2002
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

Mayor: Jim McDonald

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

thus constituting a quorum.

Mayor McDonald noted Council would be discussing, under agenda item six, about how to best utilize bond funds not yet spent from the last bond issue. He asked Claunch & Miller engineers to put together a proposal for this purpose and James Andrews, Madu Kilambi and Terry Maher from that company were present to discuss their proposal.

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

Mayor McDonald then read the caption to the following ordinance:

**AN ORDINANCE CANVASSING THE RETURNS AND
DECLARING THE RESULTS OF AN ELECTION HELD
ON THE 4TH DAY OF MAY, 2002, IN THE CITY OF
MEADOWS PLACE, TEXAS, FOR THE PURPOSE OF
ELECTING CITY OFFICIALS, TO-WIT: MAYOR,
ALDERMAN PLACE NO. 1, ALDERMAN PLACE NO. 2
AND ALDERMAN PLACE NO. 3.**

Mayor McDonald read the returns as submitted by David Beirne, Elections Administrator for Fort Bend County, Texas, as follows: for Mayor, Judy Forrest - 382 votes, Terry J. Henley - 123 votes, Mark McGrath - 438 votes; for Alderman, Place No. 1, Charles Jessup - 687 votes; for Alderman, Place No. 2, Joe McCann - 655 votes; for Alderman, Place No. 3, David J. Piwonka - 658 votes. Mayor McDonald declared the winners and Mark McGrath, Mayor; Charles Jessup, Alderman, Place No. 1; Joe McCann, Alderman, Place No. 2 and David J. Piwonka, Alderman, Place No. 3. Alderman Piwonka made a motion to approve the ordinance, numbered 2002-11, canvassing the votes of the May 4, 2002 election as announced. Alderman McCann seconded this motion which carried unanimously.

Council then discussed authorizing Claunch & Miller, Inc. to prepare bidding documents for Phase 2 Water and Sanitary Sewer and Phase 2 Streets and Storm Sewer projects. Mr. Andrews, Vice President of Claunch & Miller introduced Mr. Kilumbi who spoke about the water and sanitary sewer project and Mr. Maher who spoke about the streets and storm sewer project.

Mr. Kilumbi said in July of 1999 his company surveyed 94,000 feet of trunk sewer lines in the city and divided them into lines that needed immediate attention, those that could wait a year or two and those that may require attention in three to five years. During phase one of the project, mostly the smaller residential lines were rehabilitated with larger trunk lines only being repaired where absolutely necessary or when they were in an area that made it economically feasible to repair them at that time. It is estimated that this work cut back storm water infiltration by about 50%. The remaining work that needs to be done is expected to cost \$1.6 million. Claunch & Miller will select the worst lines to repair as remaining bond funds only total approximately \$700,000.

Mr. Maher said in 1999 all of the streets in Meadows Place were prioritized into streets that needed immediate repairs, streets that would need to be repaired in the near future and streets that should be watched over the years with routine maintenance. During phase one of the streets and storm project, all priority one streets and some of the priority 2 (if they were on the same street as priority 1 streets) were repaired. During phase two, the West Airport at Kirkwood intersection will need to be repaired as well as major birdbath areas and driveways along the repair sites. A storm sewer may need to be added on Monticeto. Alderman McCann asked if an alternate bid could be requested which would install designer brick at the West Airport/Kirkwood intersection. Alderman Henley asked Claunch & Miller to work closely with Fort Bend County as they may be able to provide some labor or materials, particularly at the heavily traveled location of West Airport and Kirkwood. Costs for traffic control during the project will be included in Claunch & Miller's fees. Alderman McGrath made a motion to authorize Claunch and Miller to prepare the Phase 2 bidding documents for water and sanitary sewer and street and storm sewer projects as discussed. This motion was seconded by Alderman Henley and unanimously approved.

There were no additional comments from the audience.

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 8:15 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF MAY 28, 2002
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.

Also present was incoming Alderman Charles Jessup and a large audience.

Mayor McDonald said it was good to see such a large audience that was interested in tonight's meeting for a variety of reasons. He then introduced Fay Dettling, Fort Bend County Justice of the Peace, Precinct 3.

Judge Dettling then swore in Mark McGrath as Mayor, Charles Jessup as Alderman Place No. 1; Joe McCann as Alderman Place No. 2, and David Piwonka as Alderman Place No. 3.

The newly inducted council members took their places at the council table. Mayor McGrath thanked Judge Dettling for taking the time to swear the new council members into office. He then thanked Mayor Jim McDonald for working with him during the transition from election day to tonight and for serving as Mayor for the last 18 years. He said Mayor McDonald deserves a vote of gratitude. Council and the audience gave Mayor McDonald a standing ovation.

During audience comments, Terry Modeland reminded council they had been given memos inviting them to help serve barbecue, along with their spouses, at Splash Day this weekend and to be in the 4th of July Parade.

During council comments, Alderman Henley welcomed new council member Charles Jessup and congratulated him as well as Mayor McGrath and Aldermen McCann and Piwonka for winning their contests. He said he looked forward to working with them to accomplish business. Alderman Zellers said she was glad to see such a large audience. Alderman Jessup said last week a Meadows Place police officer handed him a packet of papers to help him participate in tonight's meeting. He was glad, excited and thrilled to serve Meadows Place. He thanked all who helped him with his election. Alderman Piwonka said he too wanted to congratulate all the newly elected and reelected council members and he wanted to reiterate Mark's comments, thanking Jim for his past 18 years of service.

Alderman Henley then made a motion to approve the minutes of the April 23, 2002 workshop, public hearing and regular meetings and the May 7, 2002 special meeting. Alderman McCann seconded this motion which carried unanimously.

Mayor McGrath then recognized council and employees for years of service to the city as follows: Alderman David Piwonka - 17 years; Alderman Terry Henley - 15 years; Alderman Jo McCann 8 years; Mayor Mark McGrath - 6 years; Tracy Hudspeth - 8 years and John Ashton - 6 years (both with the police department) and Edwin Villanueva 1 year with the public utilities department. Mayor McGrath congratulated these fine people for their years of work for the city.

Kathie Sahlin, Chairman of Meadows Place Home and Garden Club Scholarship Committee then presented scholarships to Adam Nicholas and Jeryl Varughese, both deserving young students.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE CONFIRMING THE ELECTION OF A
MAYOR PRO TEMPORE OF THE CITY OF MEADOWS
PLACE, TEXAS, TO SERVE IN SUCH OFFICE UNTIL THE
NEXT REGULAR CITY ELECTION.**

Mayor McGrath explained the Mayor Pro Tem is the one who steps in for the Mayor when the Mayor is not able to serve. He recommended Alderman Henley be reelected to this position. Alderman Zellers said Alderman Henley has done a great job in this position for many years and she made a motion to adopt the ordinance, numbered 2002-11, electing Alderman Henley as Mayor Pro Tempore. Alderman McCann seconded the motion which carried with unanimous approval. Alderman Henley said he appreciated the support of everyone.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND
THE CITY SECRETARY OF THE CITY OF MEADOWS
PLACE, TEXAS, TO EXECUTE A PROJECT
AGREEMENT BETWEEN THE COUNTY OF FORT
BEND AND THE CITY OF MEADOWS PLACE TO
PROVIDE MOSQUITO SPRAYING IN THE CITY, IN A
FORM AS ATTACHED AND MARKED EXHIBIT "A".**

Mayor McGrath said a question had been raised concerning the cost of this service and requested council to table the ordinance. Alderman Piwonka made a motion to table the ordinance for one month. The motion, seconded by Alderman Henley, was unanimously adopted.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND
THE CITY SECRETARY OF THE CITY OF MEADOWS
PLACE, TEXAS, TO ENTER INTO AN AGREEMENT
WITH MAINTENANCE OF HOUSTON, INC. FOR
CLEANING SERVICES TO CITY OF MEADOWS PLACE
MUNICIPAL COMPLEX, IN A FORM AS ATTACHED
AND MARKED EXHIBIT "A".**

Mayor McGrath said Public Works Superintendent Dan McGraw received three quotes for this project. Maintenance of Houston, Inc. delivered the lowest quote. They were "tested" when the building was given a good cleaning just before the May 19th retirement party and "passed." Alderman Henley made a motion to adopt the ordinance, numbered 2002-12, as presented. Alderman McCann seconded the motion which carried unanimously.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION AMENDING THE REPRESENTATIVES
AUTHORIZED TO TRANSMIT FUNDS FOR INVESTMENT
IN TEXPOOL AND FROM TIME TO TIME, TO ISSUE
LETTERS OF INSTRUCTION, AND TO TAKE ALL OTHER
ACTIONS DEEMED NECESSARY OR APPROPRIATE FOR
THE INVESTMENT OF LOCAL FUNDS.**

Mayor McGrath said TexPool is where most of the city's funds are invested. They are safe investments. Alderman McCann made a motion to adopt the resolution, numbered 2002-03, as read by the Mayor. Alderman Piwonka seconded the motion which carried unanimously.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION AMENDING THE REPRESENTATIVES
AUTHORIZED TO OPEN AND MAINTAIN DEPOSIT
ACCOUNTS AND SERVICES IN BANK OF AMERICA.**

Bank of America is where the city's operating accounts are held. Alderman McCann made a motion, seconded by Alderman Piwonka to approve the resolution, numbered 2002-04, as read by the Mayor. The motion carried unanimously.

Mayor McGrath then read the caption to the following resolution:

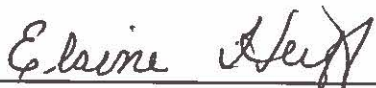
**A RESOLUTION OF THE CITY OF MEADOWS PLACE,
TEXAS, REAFFIRMING THE AUTHORIZATION OF THE
FORT BEND COUNTY TAX ASSESSOR-COLLECTOR AS
THE TAX ASSESSOR-COLLECTOR FOR THE CITY OF
MEADOWS PLACE, TEXAS.**

Mayor McGrath said Marsha Gaines, Fort Bend County Tax Assessor-Collector has been our Tax Assessor-Collector for the past four years. It has been a successful relationship and to continue it this resolution must be adopted yearly. Alderman Henley made a motion, seconded by Alderman McCann to adopt the resolution, numbered 2002-05, as read by the Mayor. The motion carried unanimously.

Alderman Henley then made a motion to ratify the bills for legal service and swimming pool repairs as presented on the agenda. Alderman Zellers seconded this motion which carried unanimously.

During audience comments, council was asked by resident Ed Block what the status of the mall was and if this administration would be better than the last regarding communication. Mayor McGrath said there has been very little interest in the Garden Ridge property and that Star Wholesale was running their business as a wholesaler of goods to discount stores in the area. He said council will discuss matters concerning residents in the newsletter and in a new web page.

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


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF JUNE 11, 2002
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 7:10 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor:	Mark McGrath
Aldermen:	Terry Henley Charles Jessup Joe McCann David Piwonka Leen Zellers

thus constituting a quorum.

Mayor McGrath presented Council with a budget calendar which included potential dates he was proposing budget workshop meetings be held as well as publication deadlines and dates for public hearings. He said the current year budget called for using \$250,000 in reserve funds and it looked like we were right on target.

Discussing franchise agreements, Mayor McGrath said he would like to look into a Reliant Energy Entex franchise agreement.

Under other matters:

Mayor McGrath said he would like to add an item to meeting agendas for reports by department heads (Police Chief, Public Works/Public Utilities, Parks and City Treasurer.

A web site - www.cityofmeadowsplace.org - to be hosted through Roadrunner with links to other city organizations should be up and running within a month. Cost to the city thus far is \$24.95 monthly to Roadrunner and \$150.00 for Microsoft Front Page as well as Jack Ashton's time.

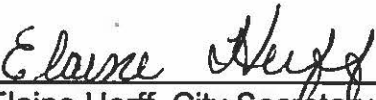
Area residents are complaining they have been notified they are now in the flood plain and wondered if the reason was because the land across Dairy Ashford was raised so high it now causes water to pour into Meadows Place during a heavy rain.

A recently discharged employee has charged several items on city accounts after being discharged and we are looking into the possibility of this being covered under an Employee Dishonesty Insurance Policy (if we have one.)

Alderman Jessup intends to add a "*Did you know...*" article to the city's newsletter which will consist of community information directly or indirectly pertaining to city residents.

Entrance signs are awaiting specifications to be drawn before they can be put out for bid. Alderman Jessup's help was enlisted in this project.

There being no further business to discuss, Alderman Zellers made a motion to adjourn the meeting. Alderman Henley seconded this motion and with unanimous approval, the workshop meeting was adjourned at 8:50 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF JUNE 25, 2002
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:35 p.m. by Mayor Mark McGrath 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: Mark McGrath

Aldermen: Charles Jessup
Joe McCann
David Piwonka
Leen Zellers

and the following absent:

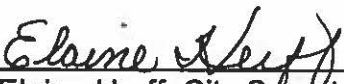
Alderman: Terry Henley

thus constituting a quorum.

Council discussed revenue projections for the next budget year. Mayor McGrath gave council members a chart of what he thought might be feasible to expect for the budget year October 1, 2002 through September 30, 2003. The chart included a comparison of assessed value data for the years 2000, 2001 and 2002.

Under other items, council inquired about the status of the garbage contract, asked if it would be helpful to request members of the MCIA come to the workshop meetings, and discussed entrance signs and the status of the city pool renovation project.

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



Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF JUNE 11, 2002
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 7:10 p.m. by Mayor Jim McDonald at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor:	Mark McGrath
Aldermen:	Terry Henley Charles Jessup Joe McCann David Piwonka Leen Zellers

thus constituting a quorum.

Mayor McGrath presented Council with a budget calendar which included potential dates he was proposing budget workshop meetings be held as well as publication deadlines and dates for public hearings. He said the current year budget called for using \$250,000 in reserve funds and it looked like we were right on target.

Discussing franchise agreements, Mayor McGrath said he would like to look into a Reliant Energy Entex franchise agreement.

Under other matters:

Mayor McGrath said he would like to add an item to meeting agendas for reports by department heads (Police Chief, Public Works/Public Utilities, Parks and City Treasurer.

A web site - www.cityofmeadowsplace.org - to be hosted through Roadrunner with links to other city organizations should be up and running within a month. Cost to the city thus far is \$24.95 monthly to Roadrunner and \$150.00 for Microsoft Front Page as well as Jack Ashton's time.

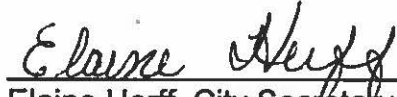
Area residents are complaining they have been notified they are now in the flood plain and wondered if the reason was because the land across Dairy Ashford was raised so high it now causes water to pour into Meadows Place during a heavy rain.

A recently discharged employee has charged several items on city accounts after being discharged and we are looking into the possibility of this being covered under an Employee Dishonesty Insurance Policy (if we have one.)

Alderman Jessup intends to add a "*Did you know...*" article to the city's newsletter which will consist of community information directly or indirectly pertaining to city residents.

Entrance signs are awaiting specifications to be drawn before they can be put out for bid. Alderman Jessup's help was enlisted in this project.

There being no further business to discuss, Alderman Zellers made a motion to adjourn the meeting. Alderman Henley seconded this motion and with unanimous approval, the workshop meeting was adjourned at 8:50 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF JULY 23, 2002
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 Mark McGrath 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:	Mark McGrath
Aldermen:	Terry Henley Charles Jessup Joe McCann David Piwonka Leen Zellers

thus constituting a quorum.

Council discussed the water and sewer department budget. This budget includes funds for subcontracting work and repairs to an outside company and two less employees for the city.

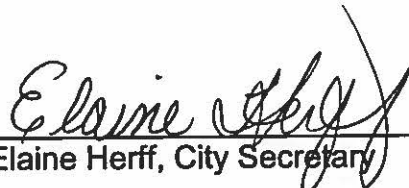
The proposed public works department budget includes funds for building repairs, mowing, tools, etc.

Claunch & Miller has finished preliminary work on better drainage for four cul-de-sac streets in Meadowglen III and Monticeto Lane in Section II. They now need permission to go ahead and design the add ons.

Under other items, Mayor McGrath noted the police will proceed with the purchase of eight portable radios as a significant discount will be realized if the purchase is made before July 31st. Also a town meeting has been scheduled for 7:30 p.m., September 5th at Meadows Elementary School.

Alderman Jessup has completed the bid specifications for the entrance signs and a meeting will be held with the building and electrical inspectors to make sure they are ready for publication.

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



Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF JULY 23, 2002
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

Aldermen: Terry Henley
Charles Jessup
Joe McCann
David Piwonka
Leen Zellers

thus constituting a quorum.

Department reports were then presented. Police Captain Gary Stewart presented council with a summary activity report listing the amount of accidents, calls for service, citations, booking incidents, warnings and warrants taken care of by the city's police department in the last month. He said there were five burglaries in the last month. Suspects have been identified. There were 1,268 calls for service. Fifteen cases were filed with the District Attorney for prosecution. There were three major accidents. Mayor McGrath encouraged anyone seeing something suspicious to call the police immediately.

Public Works Director Dan McGraw said the city experienced four water main breaks, 16 service repairs and five reports of sewer stoppages and complaints during the last month. The Public Works employees are squeegeeing out bird baths in the streets after heavy rains to help keep mosquitoes from breeding. The city is being sprayed for mosquitoes once a week and if complaints warrant, more than once a week spraying will be done. The city was sprayed three times in the last two weeks. Public Works employees are also replacing school zone signs and re-painting the school cross walks. Tree trimming is also continuing in the city.

Parks & Recreation Co-Director Monya Keenen said the summer programs are winding down and all have been successful. Barefoot 'n Friday has continued to be one of their most successful programs so far. Pool managers Melissa Gibson and Sara Stansbury have done an excellent job with their employees. Monday Movies and Wednesday Bingo and Open Gym have been popular all summer. Weekday hours for the pool end on August 14th with the pool being opened weekends through the Labor Day weekend. A benefit for the Wilkens family who's son is being treated for leukemia will be held at the pool the weekend of September 7th. The community center will be re-keyed on August 23rd. Parks Co-Director Terry Modeland reported on the July 4th parade, the upcoming golf tournament planned for September 13th and a resident writer, Jeannette Difillipo, who has agreed to donate her services to help the Parks Department write up grant requests.

During audience comments, resident Jeff Grabert asked if the city could restrict garage sales. He proposed two weekends a year be set aside for city wide garage sales. Mayor McGrath noted a permit is currently required for any garage sale and they are limited to four sales per year per residence.

Sharon Kitchen asked if the burglar suspects mentioned by Captain Stewart were city residents or not. Captain Stewart said he could not divulge any information until the cases are closed. Mrs. Kitchen then complemented the Parks Department on their successful summer.

During Mayor's comments, Mayor McGrath told audience members that at the workshop held this evening, council went over the Public Works and Public Utilities budgets for next fiscal year. He reminded everyone that National Night Out was Tuesday, August 6th and a Town Hall meeting will be held at the school on Thursday, September 5th at 7:30 p.m.

During council comments, Alderman Henley said he appreciated all the residents who came to this evening's meeting. He said he was unable to attend last month's meeting because he was at a National Region of Councils meeting as a representative from the Houston-Galveston Area Council. He said the speaker was a special advisor to the president who was promoting Homeland Security. \$35 to \$40 billion will be allocated at the local level for security purposes.

Alderman Zellers said she was delighted to see all the people who are interested in our City attending tonight's meeting.

Alderman Jessup liked the great reminder signs put out to remind residents of tonight's meeting. He said council wants to hear from people. City Council meetings are held to conduct the city's business but audience comments at the front and back of the meetings give residents a chance to let council know how they feel.

Alderman Piwonka then made a motion to approve the minutes of the June 25, 2002 workshop and regular meetings as presented. Alderman McCann seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE APPOINTING REGULAR AND ALTERNATE MEMBER(S) OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS PLACE, TEXAS, (CITY PLANNING AND ZONING COMMISSION) FOR A TERM BEGINNING IMMEDIATELY UPON PASSAGE OF THIS ORDINANCE, AND ENDING ON THE 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 McGrath said he was recommending Jeff Grabert be appointed as a regular member and Kenyon Melton as an alternate member of the Commission. Alderman Zellers made a motion to adopt the ordinance, numbered 2002-13, as presented by the Mayor. Alderman Piwonka seconded this motion which was unanimously adopted.

The city's investment portfolio was then presented. Mayor McGrath noted the city had approximately \$5.9 million invested, about \$3 million of which is in operating funds, \$500,000 in debt service funds and \$1.9 million in bond funds and \$69,000 in EDC funds. Most of the funds are in managed pool funds. He said that both he and the city treasurer had just completed their mandatory investment officer training. Alderman Piwonka made a motion to approve the report as written. Alderman Jessup seconded this motion which carried unanimously.

Council then conducted their annual review of the city's investment policy and investment strategies. They agreed that the managed pool funds the city invests with offer both safety and liquidity of the city's funds. Alderman McCann made a motion to approve the resolution, numbered 2002-03, approving the city's investment policy and investment strategies. Alderman Zellers seconded this motion which carried unanimously.

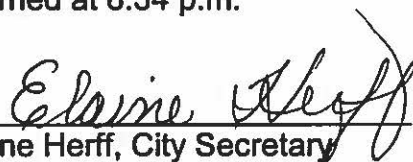
During audience comments, resident Jeannette Difillippo said she appreciated the department reports. She said she was interested in hearing

about what was happening in the city - specifically about entrance signs, beautification plans, how to increase sales tax revenues - and asked about the EDC, its plans and goals. Mayor McGrath explained Aldermen McCann and Piwonka had been working on new entrance signs for the city. Alderman Jessup recently helped to put together a bid package with specifications. The funds for the four signs (two for West Airport and two for Kirkwood) are included in the current year's budget.

Alderman Henley explained the Economic Development Corporation was formed seven or eight years ago after voter approval was given. A 1/2% sales tax is collected to fund projects recommended by the EDC. Recently they have funded the city's third water well, expansion of West Airport and Dairy Ashford and the sound walls along West Airport and Dairy Ashford.

Other residents commented on the City's Newsletter, web site and street bird baths.

There being no further business to discuss, Alderman Henley made a motion to adjourn the meeting. Alderman Zellers seconded this motion and, with unanimous approval, the meeting was adjourned at 8:34 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF JULY 30, 2002
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:39 p.m. by Mayor Mark McGrath 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:	Mark McGrath
Aldermen:	Terry Henley Charles Jessup Joe McCann David Piwonka Leen Zellers

thus constituting a quorum.

Mayor McGrath read the caption to the following ordinance:

**AN ORDINANCE CALLING A PUBLIC HEARING ON THE
BUDGET FOR FISCAL YEAR 2002-2003.**

Alderman Piwonka made a motion to adopt the ordinance, numbered **2002-14**, calling a public hearing on the budget for fiscal year 2002-2003 for Tuesday, September 10, 2002 at 7:00 p.m. Alderman McCann seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE CALLING A PUBLIC HEARING ON THE
PROPOSAL TO INCREASE TAX REVENUES FROM
PROPERTIES ON THE TAX ROLL FOR FISCAL YEAR
2002-2003.**

It was decided that this public hearing could be held in conjunction with the public hearing on the budget. This public hearing is necessary if the city expects to collect any increase in funds from taxes during the next year than were collected during the previous year. Alderman Henley made a motion to adopt the ordinance, numbered **2002-15**, calling a public hearing on a proposal to increase tax revenues from properties on the tax roll for fiscal year 2002-2003 for Tuesday, September 20, 2002 at 7:00 p.m. in conjunction with the public hearing on the budget. Alderman McCann seconded the motion which was unanimously adopted.

Alderman Henley then made a motion to approve payment of the two bills to Claunch & Miller, as presented on the agenda. Alderman McCann seconded the motion which carried unanimously.

Mayor McGrath reminded council next Tuesday night was National Night Out and they should meet at City Hall at 6:30 p.m. before joining a police officer to ride through the city to meet with residents. Also, on Tuesday, August 13th a workshop will be held to discuss next year's Parks, Municipal Court and Administrative departments budgets. The EDC will meet August 14th to discuss their budget for next fiscal year.

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 7:49 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF JULY 30, 2002
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 Mark McGrath 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:	Mark McGrath
Aldermen:	Terry Henley Charles Jessup Joe McCann David Piwonka Leen Zellers

thus constituting a quorum.

Also present was Police Chief G. Michael Pickett.

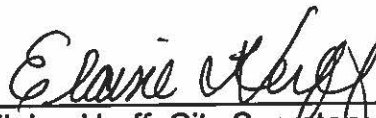
Council discussed the Police Department budget for fiscal year 2002-2003 with Chief Pickett. Mayor McGrath gave council preliminary figures. They were in the same format as the figures they reviewed at the last workshop meeting when they discussed the Parks Department budget but the figures were updated one month - to June of 2002. An approximate three percent raise in salaries was factored in. Chief Pickett explained the difference between reserve officers versus non paid officers. City of Meadows Place has non paid officers, who receive the same training as all full time officers. After their training, they are as qualified as a full time officer and can patrol without another officer riding with them in the same vehicle. The only difference is, they are not paid.

Officer Pickett also explained his department had not purchased the budgeted police car yet and would like, instead to purchase one or possibly two motorcycle units for use in traffic control, particularly along West Airport. It is anticipated the motorcycles would be more effective in slowing down traffic and these units would hold their values better than an automobile and could be resold later at a profit. Council discussed purchasing one motorcycle to see how effective it is and to determine the public's reaction to it.

The increase in cost for radio equipment was explained by the need to purchase new portable and mobile radios to coincide with the frequency the Fort Bend Sheriff's Department will be using in the near future. Communications will also be possible with other surrounding agencies with the new radios.

The increase in computer equipment cost was attributed to electrical problems which are being worked on.

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


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF AUGUST 13, 2002
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 Mark McGrath 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:	Mark McGrath
Aldermen:	Terry Henley Charles Jessup Joe McCann David Piwonka Leen Zellers

thus constituting a quorum.

Also present was Parks and Recreation Co-Director, Monya Keenen.

Council discussed the Parks budget for fiscal year 2002-2003 with Mrs. Keenen. Mayor McGrath gave council preliminary figures. They were in the same format as the figures they reviewed at the last two workshop meetings. There was a significant increase in the salaries expense figure from last year. This is due in part to having to provide life guards during the time swim team practices. Further study revealed that the salary for a half-time employee, shared with the Public Works Department may have been entered twice. Council discussed several other line items, including the cost of installing a shade canopy over the baby pool, the cost of replacing pool equipment and life guard supplies. For the playing fields, council discussed putting shade canopies over the baseball bleachers and repairs to the jogging trail. Funds were also added to the budget for someone to help with grant writing.

Council took a short break and returned to discuss the administration and court budgets. Mayor McGrath told council he met with a resident who is currently a Code Enforcement Officer with the City of Sugar Land. She is a resident of Meadows Place and would like to work part time so that she can spend more time at home with her school-aged child. She has presented a proposal to work 20 hours a week for Meadows Place as our Code Enforcement Officer for a very agreeable wage. She will take on many of the duties currently being done by our Building Official. Our Public Works/Public Utilities Director is being trained in Building Official duties. The current Building Official's salary will be used to cover the cost of the new Code Enforcement Officer.

Council also discussed a new software package for General Ledger/Accounts Payable, future beautification projects, and possible ways the EDC might be able to help the city.

There being no further business to consider, Alderman Piwonka made a motion, seconded by Alderman Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 9:15 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF AUGUST 13, 2002
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 Mark McGrath 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:	Mark McGrath
Aldermen:	Terry Henley Charles Jessup Joe McCann David Piwonka Leen Zellers

thus constituting a quorum.

Also present was Parks and Recreation Co-Director, Monya Keenen.

Council discussed the Parks budget for fiscal year 2002-2003 with Mrs. Keenen. Mayor McGrath gave council preliminary figures. They were in the same format as the figures they reviewed at the last two workshop meetings. There was a significant increase in the salaries expense figure from last year. This is due in part to having to provide life guards during the time swim team practices. Further study revealed that the salary for a half-time employee, shared with the Public Works Department may have been entered twice. Council discussed several other line items, including the cost of installing a shade canopy over the baby pool, the cost of replacing pool equipment and life guard supplies. For the playing fields, council discussed putting shade canopies over the baseball bleachers and repairs to the jogging trail. Funds were also added to the budget for someone to help with grant writing.

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Council also discussed a new software package for General Ledger/Accounts Payable, future beautification projects, and possible ways the EDC might be able to help the city.

There being no further business to consider, Alderman Piwonka made a motion, seconded by Alderman Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 9:15 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF AUGUST 13, 2002
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 Mark McGrath 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:	Mark McGrath
Aldermen:	Terry Henley Charles Jessup Joe McCann David Piwonka Leen Zellers

thus constituting a quorum.

Also present was Parks and Recreation Co-Director, Monya Keenen.

Council discussed the Parks budget for fiscal year 2002-2003 with Mrs. Keenen. Mayor McGrath gave council preliminary figures. They were in the same format as the figures they reviewed at the last two workshop meetings. There was a significant increase in the salaries expense figure from last year. This is due in part to having to provide life guards during the time swim team practices. Further study revealed that the salary for a half-time employee, shared with the Public Works Department may have been entered twice. Council discussed several other line items, including the cost of installing a shade canopy over the baby pool, the cost of replacing pool equipment and life guard supplies. For the playing fields, council discussed putting shade canopies over the baseball bleachers and repairs to the jogging trail. Funds were also added to the budget for someone to help with grant writing.

Council took a short break and returned to discuss the administration and court budgets. Mayor McGrath told council he met with a resident who is currently a Code Enforcement Officer with the City of Sugar Land. She is a resident of Meadows Place and would like to work part time so that she can spend more time at home with her school-aged child. She has presented a proposal to work 20 hours a week for Meadows Place as our Code Enforcement Officer for a very agreeable wage. She will take on many of the duties currently being done by our Building Official. Our Public Works/Public Utilities Director is being trained in Building Official duties. The current Building Official's salary will be used to cover the cost of the new Code Enforcement Officer.

Council also discussed a new software package for General Ledger/Accounts Payable, future beautification projects, and possible ways the EDC might be able to help the city.

There being no further business to consider, Alderman Piwonka made a motion, seconded by Alderman Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 9:15 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF AUGUST 27, 2002
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:32 p.m. by Mayor Mark McGrath 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: Mark McGrath

Aldermen: Terry Henley
Charles Jessup
Joe McCann
David Piwonka
Leen Zellers

thus constituting a quorum.

Mayor McGrath called for department reports. Police Chief G. Michael Pickett reported his department responded to six accidents during the previous month, including one injury accident. The Police Department received 1,049 calls for service, issued 339 citations, prepared 71 incident reports and issued 63 warnings. On Sunday, August 4th at 3:30 p.m., police responded to an incident at Helfman Ford where a couple from Missouri City was approached by a black male who stole their truck. The truck was recovered on Monday. Another incident occurred on August 18th near Discount Tire when Officer Clarida, who was in the Star Wholesale parking lot hear loud noises that sounded like gun shots. Today a suspect arrested on a felony drug warrant confessed to a burglary in the city. Chief Pickett said this level of commercial activity was not unusual. Alderman Jessup asked Chief Pickett how he insured the city's Police Department continued to serve the city and not lose focus of the fact that is what they needed to do. Chief Pickett responded that when an officer is hired, community service is stressed. Meadows Place police officers are visible at Christmas Memories, Splash Day and the Fourth of July parade.

Public Works/Public Utilities Director then reported on his departments. He said that in June, 21.2 million gallons of water was pumped. Twenty-four service calls were made in the water department, including four main line breaks. On Saturday, August 31st, he will supervise Boy Scouts from Troop 301 as they plant oleanders along the fence at water well #2 and paint the fence poles at the Brighton Park. Director McGraw also noted that 11 sewer related calls were made during the past month. He said the Public Works men were painting the school cross walks with a reflective paint that would be touched up during the Christmas break. New school zone signs were also hung and street signs are being straightened on an on going-as needed basis. He said Claunch & Miller expect to have preliminary plans for Phase 2 sewer work ready September 6th and hope to advertise for bids by the end of September. About 70% of the sewer work during this phase will be in front of homes with the balance to be completed in rear easements. Phase 2 street renovation plans are expected to be complete by the third week of September with advertisements for bids in mid October. The City is spraying for mosquitoes on a twice weekly basis, Monday and Friday evenings.

During audience comments, resident Louann Kelly, 12127 Valencia, told council her property backs up to the track and soccer fields. She is concerned about soccer balls being kicked into her back yard. Last night a piece of ceramic pottery in her back yard was broken. During the last two weeks, men have been jumping her back fence to retrieve soccer balls. This is becoming very annoying and help is needed. She said the group that plays on Sundays is very nice but the 17 to 20 year old men who play on Wednesday nights are a real problem. She would like to see police officers there to check on permits, the goals repositioned to face north and south and moved closer to West Airport, and

of the work on the specs of this long running project. Alderman McCann made a motion to adopt the ordinance, numbered 2002-16, granting Division III + Constructors the contract to construct and install the four city monument entrance signs. Alderman Jessup seconded this motion which carried unanimously. Alderman Jessup added that the work that Aldermen McCann and Piwonka did saved the city approximately \$20,000 that did not have to be paid to an engineering firm. Mayor McGrath said the city will extend water and electricity to the esplanades to make the area around the signs attractive. Alderman Henley added the EDC may be able to contribute to this beautification project. Mayor McGrath called for a vote on the motion. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO EXECUTE CHANGE ORDER NUMBER ONE (1) WITH DIVISION III + CONSTRUCTORS, INC.

Mayor McGrath said the change order was not yet ready. Alderman Piwonka moved to table the change order. Alderman McCann seconded the motion which carried unanimously.

Mayor McGrath 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."

Mayor McGrath said this was a "clean-up" item for our code of ordinances. Alderman McCann made a motion, seconded by Alderman Zellers, to adopt the ordinance, numbered 2002-17, as read by the mayor. Alderman Jessup asked what happened when another law was contrary to our code. Mayor McGrath responded that the more stringent rule would apply. Calling for a vote, the motion carried with unanimous approval.

Bills were presented for council's approval. The two bills to Claunch & Miller were for on-going design work on street and sewer improvements and would be paid from the bond fund. Alderman Henley made a motion to approve the bills for payment as presented on the agenda. Alderman Jessup seconded the motion which carried unanimously.

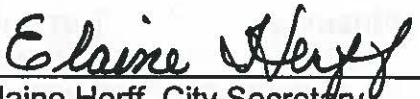
Bills to Harley Davidson for a police motorcycle and to Motorola for police radios were presented for ratification. The motorcycle was purchased this year instead of a new vehicle in hopes it will aid in better traffic law enforcement. The radios are being programmed and will enable better communication with the Fort Bend Sheriff's Department. Alderman McCann made a motion, seconded by Alderman Zellers to approve the expenditures as listed on the agenda. The motion carried unanimously.

During comments from the audience, resident Marti Pattison said she would like to see the proclamations passed by council this evening to be printed in the city's Newsletter.

Alderman Henley noted the EDC was in good shape financially and any questions would be answered at the September 5th Town Meeting.

Council discussed topics for the September 5th Town Meeting. Mayor McGrath will comment on the proposed budget, Alderman Jessup on Parks and Recreation projects, Alderman Henley on the Economic Development Corporation, Alderman Zellers on property values and Aldermen McCann and Piwonka on the monument entrance signs.

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


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF SEPTEMBER 10, 2002
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:02 p.m. by Mayor Mark McGrath 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: Mark McGrath

Aldermen: Terry Henley
Charles Jessup
Joe McCann
Leen Zellers

and the following absent:

Alderman: David Piwonka

thus constituting a quorum.

Mayor McGrath noted the purpose for this meeting was to hear comments, both for and against, the proposed 2002-2003 city fiscal year budget. He said he is not looking at a tax increase but since homes have slightly higher values this year, the same tax rate as last year will bring in slightly higher taxes. Revenues are budgeted at rates realized this year but the revenue expected from franchise taxes is higher due to an expected franchise agreement with Reliant Energy/Entex.

Expenses include a 3% salary increase for all employees and an approximate 20% increase in health insurance costs. The budget also includes an increase in fire protection costs to be paid to the City of Stafford from \$80,000 to \$115,000 because of a new contract. The water and sewer expenses reflect the subcontracted part of our water and sewer operations to an outside company for water and sewer line repairs. We will continue to run our water and sewer treatment plants. This action is expected to save the city at least \$60,000 per year. This budget includes doubling funds for sidewalk repairs from \$20,000 to \$40,000.

Overall, this is a break-even budget with \$3.5 million budgeted in revenues and \$3.5 million budgeted for expenses. A budget review is anticipated to be conducted in mid year.

Mayor McGrath then called the public hearing on the 2002-2003 fiscal year budget to order. Alderman Jessup asked why expenses for street lights were increased from \$55,000 to \$60,000 and Mayor McGrath said it was because that is what they are expected to cost this year. Mayor McGrath also noted that the \$5,000 budgeted for an awning over the baby pool was deleted.

Alderman Henley said he thought this was a sound, conservative budget showing that the city was trying to stay within our means.

Alderman Zellers agreed with Alderman Henley adding the mayor did a good job preparing the budget. She also noted we need to support our local businesses so that we might realize a larger sales tax return to our city.

Alderman McCann thanked the Mayor for his hard work on the budget.

Resident Walter Wells asked council who gets the monthly security tax that has begun to appear on his phone and alarm bills. Mayor McGrath said that, while it is a difficult task, we do monitor these taxes to make sure the city gets their fair share.

There being no further comments, Alderman McCann made a motion, seconded by Alderman Henley to close the public hearing. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE CALLING A PUBLIC HEARING
ON A PROPOSAL TO INCREASE TAX REVENUES
FROM PROPERTIES ON THE TAX ROLL FOR
FISCAL YEAR 2002 – 2003.**

Alderman Henley made a motion, seconded by Alderman Jessup to adopt the ordinance, numbered **2002-18**, calling a public hearing on a proposal to increase tax revenues from properties on the tax roll for fiscal year 2002-2003 for Tuesday, the 17th day of September at 7:00 p.m. Alderman Jessup seconded the motion. The motion carried unanimously.

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 7:24 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF SEPTEMBER 17, 2002
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:02 p.m. by Mayor Mark McGrath 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:	Mark McGrath
Aldermen:	Terry Henley Charles Jessup Joe McCann David Piwonka Leen Zellers

thus constituting a quorum.

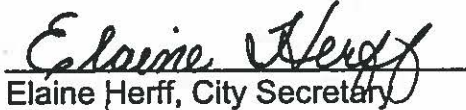
During Mayor's comments, Mayor McGrath said he would be attending the City Council meeting in Stafford tomorrow evening to present a check for \$82,000.00 for fire fighting and Fire Marshal services to Meadows Place for the 2001-2002 fiscal year and he invited anyone from Council who wished to accompany him. Mayor McGrath also noted that our city attorneys were researching the problem on multiple families occupying single residential homes.

Mayor McGrath then called the Public Hearing on a proposal to increase total tax revenues from properties on the tax roll for calendar year 2002 to order. He noted that while the proposed tax rate is the same \$0.73/\$100.00 valuation has it has been for the past four or five years, home values have increased and the average household will pay approximately \$60.00 more in ad valorem taxes to the city for tax year 2002. Alderman Zellers said she thinks we are doing well considering the decrease in sales taxes we have experienced. Alderman Jessup said he could mention this in his Newsletter article, or maybe it should be a separate article.

Mayor McGrath said he believes our sales tax revenues have bottomed out and can only go up. He said we will review the budget in six months.

There was no audience to make comments for or against the proposal to increase taxes and Alderman Piwonka made a motion, seconded by Alderman Henley, to close the public hearing. The motion carried unanimously.

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 7:15 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF SEPTEMBER 24, 2002
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 Mark McGrath 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: Mark McGrath

Aldermen: Terry Henley
Charles Jessup
Joe McCann
David Piwonka
Leen Zellers

thus constituting a quorum.

Mayor McGrath received council's consensus to discuss other matters first.

Mayor McGrath said he had attended a preview of a general ledger/accounts payable software package and hopes to have it installed in our city by the beginning of the next calendar year.

Another vendor has been contacted to do mosquito spraying in the city. The old company is charging us \$400 per spray and the new company will charge \$125 per spray through the end of this calendar year.

About 85 park survey results were returned. Forty-three would like us to renovate the existing center and thirty-eight would like to see it expanded. The rest were inconclusive.

The fire protection contract with the City of Stafford is on tonight's regular council meeting agenda for approval.

Council then discussed a possible ordinance regulating the number of vehicles parked on the street in a residential zone and population density of a single-family residence. One home in the city has numerous vehicles (eight were counted) parked in the driveway and street. It is thought as many as twenty people live in the home. While council can regulate the number of cars parked in the street in front of a residence, regulating the number of residents is more difficult. It may be possible to limit the number of residents based on the number of bedrooms in a home. There may be some regulations in the State Property Health Code. Mayor McGrath will look into further options. Regulating the number of vehicles may be the best way to go.

There being no further business to consider, Alderman Zellers made a motion, seconded by Alderman Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:29 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF SEPTEMBER 24, 2002
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:33 p.m. by Mayor Mark McGrath 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: Mark McGrath

Aldermen: Terry Henley
Charles Jessup
Joe McCann
David Piwonka
Leen Zellers

thus constituting a quorum.

Mayor McGrath called for department reports. Police Chief G. Michael Pickett said his department was active in the recent fundraiser for Taylor Wilkins. The department also responded to two accidents during the previous month. They received a total of 1,198 calls for service, issued 380 citations, prepared 52 incident reports and issued 69 warnings. He said the newly purchased radios were at the sheriff's office, waiting to be programmed. Alderman Henley asked for a report on the expanded traffic enforcement coverage on West Airport now that the new motorcycle was purchased in lieu of an automobile. Chief Pickett said the weather has been inclement and the department has been waiting for new radar equipment that was due to arrive this week. Mayor McGrath noted that accidents along West Airport are decreasing but speeding is still a problem. Alderman Jessup said he noticed traffic around Meadows Elementary School was slower when a police vehicle is visible. Chief Pickett said his department tries to work closely with the school. Today a report was received about a suspicious black truck in the vicinity of the school. Both Meadows police and FBISD police were visible in the area.

Public Works/Public Utilities Director Dan McGraw then reported on his departments. He said that since January, 160 million gallons of water was pumped. During the month of August, ten service calls were made in the water department, including seven main line breaks. There were twelve sewer related calls made in August. He anticipates bids for Phase 2 of the sewer project should be ready about October 10th. Bids for Phase 2 of the street project should be ready the end of October or the 1st of November. Enough funds should be available to repave the intersection at Kirkwood and West Airport and some of the city's internal streets. The City is spraying for mosquitoes once a week now. We have changed companies to do the spraying. He encouraged residents to call city hall if they notice too many mosquitoes or if they have "bird baths" in front of their homes than need to be squeeged out.

Code Enforcement Officer Tracey Spiller said she has had a busy first week on the job. She has been acclimating herself with the city and becoming familiar with its problems. She plans to aid the MCIA by doing their "leg work" for them.

During audience comments, resident Rob Work, 12018 Scottsdale, said sewers in the area around Scottsdale and Meadow Trail back up when there is a heavy rain. Mr. McGraw told him the sewer line would be checked with a TV camera to see if there was a problem.

Mayor McGrath noted council has worked on this budget for several meetings since the end of June. This is the same budget that was presented for discussion at the Town Meeting and the Budget Public Hearing. It assumes a \$0.73/per \$100 valuation tax rate. Since values of homes in the city have increased, the average tax bill will be about \$60 higher. Sales tax revenues were budgeted at about 48% of what was received in 1999. This year the city will experience the full brunt of loosing Sam's Club and Garden Ridge. It is hoped that sales tax has bottomed out and is on the upswing but they have been budgeted at the same level as what has been received in recent months.

Budget expenses reflect a 3% pay raise for all city employees. Health insurance costs are up about 20%. It is believed that employee health insurance is the best in terms of dollars and good coverage. Costs of fire coverage have increased for the first time in ten years. Mayor McGrath said he does not believe the city could duplicate the service we receive from Stafford for less than \$115,000. Funds budgeted for sidewalk repairs have been doubled. An ordinance to be considered later in tonight's meeting proposed to sub contract water and sewer line repairs. City employees will continue to operate the water and sewer treatment plants. ECO Resources will repair lines, read meters, etc. Two current city employees will be offered positions with ECO, thereby saving their costs in this year's budget. Also, the city will not need to maintain a high supply and equipment inventory. This budget anticipates approximately \$3.5 million in revenues and \$3.5 million in expenses. It is roughly a "break even" budget. Alderman Zellers made a motion to approve the ordinance, numbered 2002-19, adopting the 2002-2003 fiscal year budget as presented. Alderman McCann seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE APPROVING THE FISCAL 2002-2003 BUDGET FOR THE CITY OF MEADOWS PLACE ECONOMIC DEVELOPMENT CORPORATION AS ADOPTED BY THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AT THEIR AUGUST 14, 2002, REGULAR MEETING AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Mayor McGrath noted the EDC has just about completed paying back the city for the cost of the sound walls. They are continuing to pay the debt service cost on the bonds sold to build water well #3. They have approximately \$35,000 budget for city improvements relating to economic development. Alderman Henley noted this is the budget approved by the EDC Board of Directors in August and recommended to council for approval. He said the EDC hopes help pay for the beautification of the esplanades around the city's entrance signs. Alderman Henley made a motion to approve the ordinance, numbered 2002-20, adopting the EDC budget for fiscal year 2002-2003. Alderman Piwonka seconded the motion, adding the EDC was able to collect this ½% sales tax because the city chose not to join in the Houston Metro Association many years ago. The motion carried by unanimous vote.

Mayor McGrath then read the caption to the following ordinance:

ON AN ORDINANCE LEVYING A TAX RATE FOR THE CITY OF MEADOWS PLACE, TEXAS, FOR THE TAX YEAR 2002.

the change order in the contract. The motion, seconded by Alderman Henley, was unanimously approved.

A bill to Little Tykes Playground Equipment was presented for council's approval. Alderman Piwonka made a motion to approve the bill for payment as presented on the agenda. Alderman McCann seconded the motion, which carried unanimously.

Bills to American Parking Control, Inc. for improvements to the Brighton Park parking and jogging trail area and to the City of Stafford for 2002 fire protection services were presented for ratification. Alderman Henley made a motion, seconded by Alderman Zellers to approve the expenditures as presented. The motion carried unanimously.

During comments from the audience, Sharon Kitchen asked if there were some way to beautify Dorrance Lane at U.S.59? Mayor McGrath responded that since the city does not own the property, we can not make any improvements. We have approached Star Wholesale to clean up their area.

Glenna Lipp said she was involved in the Taylor Wilkins fundraiser and was proud of the way the mayor, police department, parks & recreation department, lifeguards and the total city came together. The positive attitude of the city was great and she thanked everyone. Mayor McGrath said he recently attended a meeting where State Representative Charlie Howard spoke specifically to this fund raising event.

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 8:28 p.m.


Elaine Herff, City Secretary