



One Troyan 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 AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF MEADOWS PLACE, TEXAS, WILL MEET IN A SPECIAL, JOINT WORKSHOP SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:00 P.M. TUESDAY, FEBRUARY 18, 2003
MEADOWS PLACE CITY HALL
ONE TROYAN DRIVE
MEADOWS PLACE, TEXAS

PURPOSE: WORKSHOP MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Discussion of proposed planned development on Kirkwood behind Walgreens, existing new shopping center, Golden Corral and Denny's Restaurant.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS PLACE CITY HALL ON THE 14TH DAY OF FEBRUARY, 2003, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

Mayor
Mark McGrath

Aldermen
Terry J. Henley
Charles Jessup
Joe McConn
David J. Plawka
Laen Zeller

City Secretary
Elaine Herff



One-Troyan Drive
Meadows Place, Texas 77477
Tel: (281) 983-0050
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:

6:00 P.M. TUESDAY, JANUARY 14, 2003
MEADOWS PLACE CITY HALL
ONE TROYAN DRIVE
MEADOWS PLACE, TEXAS

PURPOSE: WORKSHOP COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Discussion of:
 - a. Community Center renovations.
 - b. Other matters.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT
MEADOWS PLACE CITY HALL ON THE 10TH DAY OF JANUARY, 2003, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

Mayor
Mark McGrath

Aldermen
Terry J. Henley
Charles Joseph
Joe McCann
David J. Prowalka
Leon Zeller

City Secretary
Elaine Herff



One Troyan 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 AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF MEADOWS PLACE, TEXAS, WILL MEET IN A SPECIAL, JOINT WORKSHOP SESSION, OPEN TO THE PUBLIC, AS FOLLOWS:

7:00 P.M. TUESDAY, FEBRUARY 18, 2003
MEADOWS PLACE CITY HALL
ONE TROYAN DRIVE
MEADOWS PLACE, TEXAS

PURPOSE: WORKSHOP MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Discussion of proposed planned development on Kirkwood behind Walgreens, existing new shopping center, Golden Corral and Denny's Restaurant.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS PLACE CITY HALL ON THE 14TH DAY OF FEBRUARY, 2003, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

Mayor
Mark McGrath

Aldermen
Terry J. Henley
Charles Jessup
Joe McConn
David J. Plawka
Laen Zeller

City Secretary
Elaine Herff

NOTICE OF REGULAR MEETING

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



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

7:30 P.M. TUESDAY, FEBRUARY 25, 2003
MEADOWS PLACE CITY HALL
ONE TROYAN DRIVE
MEADOWS PLACE, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Departmental reports.
 - a. Police.
 - b. Public Works/Public Utilities.
3. Comments from the audience.
4. Mayor's comments.
5. Comments from council.
6. Consideration and discussion of an ordinance amending Chapter 15 of the Code of Ordinances of the City of Meadows Place, Texas, entitled, "Garage Sales," Article I, entitled "In General," by deleting the present provisions of Section 15-3 and substituting new provisions for Section 15-3 as hereinafter set out.
7. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows Place, Texas, to enter into a contract 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".
8. Consideration of and action on 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, 2005, pursuant to the terms and provisions of Chapter 24 of the Code of Ordinances of the City of Meadows Place.

Mayor
Mark McCraith

Aldermen
Terry J. Henley
Charles Jessup
Joe McCann
David L. Phivonka
Leon Zellers

City Secretary
Maline Horff

9. Consideration of and action on an ordinance calling a joint public hearing before the City Council of the City of Meadows Place and the Planning and Zoning Commission of the City of Meadows Place to be held on the _____ day of _____, 2003 at _____ o'clock P.M. at the City of Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas to hear any and all persons desiring to be heard on or in connection with any matter or question involving a proposal to consider amending Chapter 24 of the Code of Ordinances of the City of Meadows Place, entitled "Planning and Zoning Regulations," Article VIII, entitled "Planned Development Amendments," by adding thereto a New Section 24-801, entitled "Planned Development Amendment," approving a Planned Development Amendment with appropriate conditions to Chaparral Corporation for the construction of a multi-use Planned Development to be called, "Meadows Place Seniors Village," and to provide for notice as required by law.

10. Ratification of expenditures:
Eco Resources, Inc. 8,097.38

11. Presentation of bills:
Ross, Banks, May, Cron & Cavin, P.C. \$ 5,807.44
Ray Bailey Architects, Inc. 11,788.60
Eco Resources, Inc. 6,798.46

12. Audience comments.

13. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS PLACE CITY HALL ON THE 21ST DAY OF FEBRUARY, 2003, BY 7:00 P.M.


Deborah Wood, Assistant City Secretary

(SEAL)



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:

6:00 P.M. TUESDAY, FEBRUARY 25, 2003
MEADOWS PLACE CITY HALL
ONE TROYAN DRIVE
MEADOWS PLACE, TEXAS

PURPOSE: WORKSHOP COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Discussion of:
 - a. Street repair contract.
 - b. Code enforcement issues.
 - c. Other matters.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT
MEADOWS PLACE CITY HALL ON THE 21ST DAY OF FEBRUARY, 2003, BY 7:00 P.M.

Deborah Wood, Assistant City Secretary

(SEAL)

Mayor
Mark McGeath

Aldermen
Terry L. Henley
Charles Jessup
Joe McCain
David A. Plavonka
Leen Zellers

City Secretary
Malina Herff

NOTICE OF SPECIAL MEETING AND WORKSHOP

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:



One Troyan Drive
Meadows Place, Texas 77471
Tel (281) 983-2950
Fax (281) 983-2940

6:00 P.M. MONDAY, MARCH 17, 2003
MEADOWS PLACE CITY HALL
ONE TROYAN DRIVE
MEADOWS PLACE, TEXAS

PURPOSE: SPECIAL COUNCIL MEETING AND WORKSHOP, AGENDA AS
FOLLOWS:

Mayor
Mark McCreath

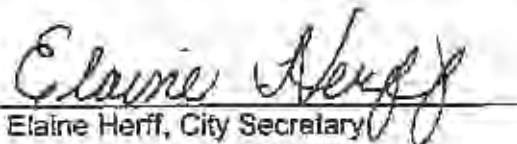
Aldermen
Terry J. Henley
Charles Jessup
Lee McConn
Dana J. Plawka
Leon Sellers

City Secretary
Elaine Herff

1. Call to order.
2. Consideration of and action on an ordinance appointing 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, 2004, pursuant to the terms and provisions of Chapter 24 of the Code of Ordinances of the City of Meadows Place.
3. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows Place, Texas to enter into an agreement with Stonewall Constructors, the lowest qualified bidder, for renovation of the Meadows Place Community Center.
4. Presentation of bills:

Alsay Incorporated	\$10,345.30
Claunch & Miller	15,897.09
Ray Bailey Architects, Inc.	5,953.18
5. Workshop session for discussion and orientation with City Attorney in re Conditional Uses, Planned Developments, mechanism, possible amendments and changes.
6. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT
MEADOWS PLACE CITY HALL ON THE 14TH DAY OF MARCH, 2003, BY 5:00 P.M.


Elaine Herff, City Secretary

(SEAL)

NOTICE OF REGULAR MEETING

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



One Troyan Drive
Meadows Place, Texas 77477
Tel (281) 983-2950
Fax (281) 983-2900

7:30 P.M. TUESDAY, MARCH 25, 2003
MEADOWS PLACE CITY HALL
ONE TROYAN DRIVE
MEADOWS PLACE, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

Mayor
Mark McGrath

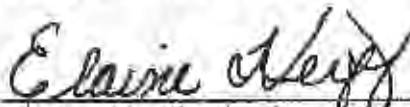
Aldermen
Terry J. Henley
Charles Jansop
Joe McCann
David L. Pivonka
Leon Zellers

City Secretary
Elaine Herff

1. Call to order.
2. Departmental reports.
 - a. Police.
 - b. Public Works/Public Utilities.
3. Comments from the audience.
4. Mayor's comments.
5. Comments from council.
6. Approval of minutes of January 14, 2003 workshop meeting; January 28, 2003 regular meeting; February 18, 2003 workshop meeting; February 25, 2003 workshop and regular meetings; March 17, 2003 special meeting.
7. Presentation of bills:

Eco Resources, Inc. (February)	\$7,611.93
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8. Audience comments.
9. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS PLACE CITY HALL ON THE 21ST DAY OF MARCH, 2003, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

NOTICE OF REGULAR MEETING

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



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

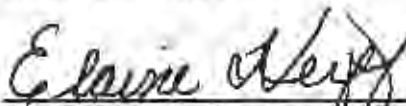
7:30 P.M. TUESDAY, MARCH 25, 2003
MEADOWS PLACE CITY HALL
ONE TROYAN DRIVE
MEADOWS PLACE, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Departmental reports.
 - a. Police.
 - b. Public Works/Public Utilities.
3. Comments from the audience.
4. Mayor's comments.
5. Comments from council.
6. Approval of minutes of January 14, 2003 workshop meeting; January 28, 2003 regular meeting; February 18, 2003 workshop meeting; February 25, 2003 workshop and regular meetings; March 17, 2003 special meeting.
7. Presentation of bills:

Eco Resources, Inc.(February)	\$7,611.93
-------------------------------	------------
8. Audience comments.
9. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS PLACE CITY HALL ON THE 21ST DAY OF MARCH, 2003, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

Mayor
Mark McGrath

Aldermen
Terry J. Henley
Charles Jensen
Joe McCann
David J. Piwonka
Leon Zeileis

City Secretary
Elaine Herff

NOTICE OF SPECIAL MEETING

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



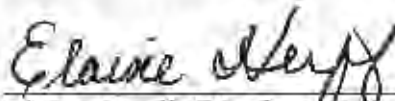
One Troyan Drive
Meadows Place, Texas 77477
Tel: (281) 983-2950
Fax: (281) 983-2940

7:00 P.M., TUESDAY, MARCH 25, 2003
MEADOWS PLACE CITY HALL
ONE TROYAN DRIVE
MEADOWS PLACE, TEXAS

PURPOSE: JOINT PUBLIC HEARING, AGENDA AS FOLLOWS:

1. Call to order.
2. Joint public hearing before the City Council of the City of Meadows Place and the Planning and Zoning Commission of the City of Meadows Place to hear any and all persons desiring to be heard on or in connection with any matter or question involving a proposal to consider amending Chapter 24 of the Code of Ordinances of the City of Meadows Place, entitled "Planning and Zoning Regulations," Article VIII, entitled "Planned Development Amendments," by adding thereto a New Section 24-801, entitled "Planned Development Amendment," approving a Planned Development Amendment with appropriate conditions to Chaparral Corporation for the construction of a multi-use Planned Development to be called, "Meadows Place Seniors Village.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS PLACE CITY HALL ON THE 21ST DAY OF MARCH, 2003, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

Mayor
Mark McGrath

Aldermen
Terry L. Henley
Charles Jessup
Joe McCann
David J. Piwonka
Leon Zellers

City Secretary
Elaine Herff

NOTICE OF REGULAR MEETING



One Trojan Drive
Meadows Place, Texas 77477
Tel (281) 983-0950
Fax (281) 983-2960

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

7:00 P.M., WEDNESDAY, APRIL 9, 2003
MEADOWS PLACE CITY HALL
ONE TROYAN DRIVE
MEADOWS PLACE, TEXAS

Mayor
Mark McGrath

Aldermen
Terry L. Henley
Charles Jessup
Joe McCann
David J. Piwonka
Lucy Zellers

City Secretary
Elaine Herff

PURPOSE: REGULAR MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Approval of minutes of July 26, 2001 regular meeting and April 23, 2002 special meeting.
 1. Consideration of comments raised in the joint public hearing held on March 25, 2003, at 7:00 p.m. before Meadows Place City Council and Planning and Zoning Commission members regarding a proposal to consider amending Chapter 24 of the Code of Ordinances of the City of Meadows Place, entitled "Planning and Zoning Regulations," Article VIII, entitled "Planned Development Amendments," by adding thereto a New Section 24-801, entitled "Planned Development Amendment," approving a Planned Development Amendment with appropriate conditions to Chaparral Corporation for the construction of a multi-use Planned Development to be called, "Meadows Place Seniors Village."
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS PLACE CITY HALL ON THE 4TH DAY OF APRIL, 2003, BY 7:00 P.M.


Elaine Herff City Secretary

(SEAL)



NOTICE OF SPECIAL 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:

One Troyan Drive
Meadows Place, Texas 77471
Tel (281) 983-2950
Fax (281) 983-2940

6:00 P.M. THURSDAY, APRIL 17, 2003
MEADOWS PLACE CITY HALL
ONE TROYAN DRIVE
MEADOWS PLACE, TEXAS

Mayor
Mark McGrath

Aldermen
Terry J. Henley
Charles Jansop
Joe McCann
David L. Piwocka
Leon Zellers

City Secretary
Elaine Herff

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Mayor's comments.
3. Comments from council.
4. Receipt of recommendation from Planning and Zoning Commission.
5. Discussion of proposed Planned Development issues regarding proposed Meadows Place Seniors Village.
6. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS PLACE CITY HALL ON THE 11TH DAY OF APRIL, 2003, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

NOTICE OF REGULAR MEETING

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



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

7:30 P.M. TUESDAY, APRIL 22, 2003
MEADOWS PLACE CITY HALL
ONE TROYAN DRIVE
MEADOWS PLACE, TEXAS

Mayor
Mark McCulloh

Aldermen
Terry J. Henley
Charles Jessup
Joe McCann
David J. Piwonka
Leen Zellers

City Secretary
Elaine Herff

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Departmental reports.
 - a. Police.
 - b. Public Works/Public Utilities.
3. Comments from the audience.
4. Mayor's comments.
5. Comments from council.
6. Approval of minutes of March 25, 2003 joint public hearing and regular meetings.
7. Consideration of and action on an ordinance adopted pursuant to the provisions of Section 2.053 of the Texas Election Code declaring the candidates named herein elected for the offices stated as unopposed candidates.
8. 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 9-3, entitled "Fees," by repealing the present provisions and inserting new provisions in place thereof.
9. Consideration and discussion of existing garage sale ordinance.
10. Presentation of investment portfolio.
11. Ratification of expenditures:

ECO Resources, Inc. (February)	\$ 7,611.93
Stonewall Constructors	6,048.00

12. Presentation of bills:

Claunch & Miller, Inc. (February)	\$ 9,486.93
ECO Resources, Inc. (March)	5,451.37
Incode	6,450.00
Ross, Banks, May, Cron & Cavin, P.C.	7,417.25
Southern Customs, Inc.	41,810.01

13. Audience comments.

14. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS PLACE CITY HALL ON THE 17TH DAY OF APRIL, 2003, BY 7:00 P.M.



Elaine Herff, City Secretary

(SEAL)



One Troyan 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
Mark McQuinn

Aldermen
Terry J. Henley
Charles Jessup
Joe McCann
David J. Piwerka
Leon Zellers

City Secretary
Elaine Herff

6:00 P.M. TUESDAY, APRIL 22, 2003
MEADOWS PLACE CITY HALL
ONE TROYAN DRIVE
MEADOWS PLACE, TEXAS

PURPOSE: WORKSHOP COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Discussion of:
 - a. Budget review.
 - b. Organization of Parks & Recreation Department.
 - c. Other matters.
3. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS
POSTED AT MEADOWS PLACE CITY HALL ON THE 17TH DAY OF APRIL,
2003, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

NOTICE OF SPECIAL 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:

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

6:00 P.M TUESDAY, MAY 20, 2003
MEADOWS PLACE CITY HALL
ONE TROYAN DRIVE
MEADOWS PLACE, TEXAS

Mayor
Mark McGrath

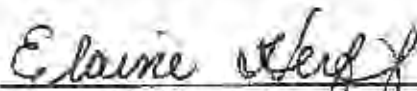
Aldermen:
Terry J. Henley
Charles Jessup
Joe McCann
David J. Piszynski
Loech Zellert

City Secretary
Elaine Herff

PURPOSE: SPECIAL COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Executive Session to discuss and consider with City Attorney potential litigation regarding animal control within the city and report on the prosecution for animal cruelty in accordance with Texas Government Code, Subchapter D, Section 551.071
3. Reconvene into Special Session and consider action, if any, on items discussed in Executive Session.
4. Discussion of police department budget for vehicles.
5. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS PLACE CITY HALL ON THE 16TH DAY OF MAY, 2003, BY 7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

NOTICE OF WORKSHOP MEETING

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



One Troyan Drive
Meadows Place, Texas 77477
Tel (281) 983-2930
Fax (281) 983-2940

6:00 P.M. TUESDAY, MAY 27, 2003
MEADOWS PLACE CITY HALL
ONE TROYAN DRIVE
MEADOWS PLACE, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

1. Call to order.
2. Discussion of:
 - a. Presentation and report from Knudson & Associates
 - b. Other matters.
3. Adjournment.

Mayor
Mark McGrath

Aldermen
Terry J. Hunley
Charles Joseph
Jose McCann
David J. Plowden
Loren Zellers

City Secretary
Elaine Herff

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS
POSTED AT MEADOWS PLACE CITY HALL ON THE 23RD DAY OF MAY, 2003, BY
7:00 P.M.


Elaine Herff, City Secretary

(SEAL)

NOTICE OF REGULAR MEETING

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

7:30 P.M. TUESDAY, MAY 27, 2003
MEADOWS PLACE CITY HALL
ONE TROYAN DRIVE
MEADOWS PLACE, TEXAS



One Troyan Drive
Meadows Place, Texas 77477
Tel (281) 983-3950
Fax (281) 983-2940

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

Mayor
Mark McGrath

Aldermen
Terry J. Henley
Charles Jessup
Joe McCann
David A. Piwonka
Leon Zellers

City Secretary
Blaine Herli

1. Call to order.
2. Swearing in of city officials.
3. Mayor's comments.
4. Comments from the audience.
5. Comments from Council.
6. Approval of minutes of the April 17, 2003 special meeting, the April 22, 2003 workshop and regular meetings; and the May 20, 2003 special meeting.
7. Consideration of and action on an ordinance amending Ordinance 1997-17, Section IV, relating to compensation for services rendered for the collection of delinquent taxes, penalty and interest by deleting the entirety of Section IV and adopting new provisions as hereinafter set out.
8. Consideration of and action on an ordinance providing for a penalty to defray costs of collecting delinquent property taxes pursuant to Texas Tax Code Sections 33.07 and 33.08.
9. Consideration of and action on an ordinance amending Chapter 15 of the Code of Ordinances of the City of Meadows Place, Texas, entitled, "Garage Sales," Article 1, entitled "In General," by deleting the present provisions of Section 15-3 and substituting new provisions for Section 15-3 as hereinafter set out.
10. Consideration of and action on an ordinance amending Chapter 24 of the Code of Ordinances of the City of Meadows Place, Texas by adding thereto a new Section 24-801, entitled "Planned Development Amendment - Chaparral Corporation," for the construction of a Multi-use Planned Development, making certain findings of fact, establishing conditions for the acceptance of the Planned Development Amendment, providing procedures for the City Council of the City of Meadows Place to maintain continuing jurisdiction, providing for penalties for violation of any of the terms and conditions and providing for the acceptance of the planned development amendment providing for unconditional acceptance and opinion of counsel.

11. Consideration of and action on 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.
12. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows Place, to execute change order number one (1) to a contract for renovations to Meadows Place Community Center with Stonewall Constructors.
13. Consideration of and action on a resolution of the City Council of the City of Meadows Place, Texas, reaffirming the authorization of the Fort Bend County Tax Assessor-Collector as the Tax Assessor-Collector for the City of Meadows Place, Texas.
14. Consideration of and action on an ordinance appointing a Presiding Judge to serve in the Municipal Court of the city of Meadows Place, Texas.
15. Consideration of and action on an ordinance appointing an Associate Judge to serve in the Municipal Court of the City of Meadows Place, Texas.
16. Ratification of expenditures:

Glauch & Miller, Inc.	\$ 12,959.68
Joe L. Salvide	12,600.00
Ray Bailey Architects, Inc.	9,483.50
Stonewall Constructors	63,645.47
17. Approval of expenses:

Ross, Banks, May, Cron & Cavin, P.C.	7,608.50
Southern Customs, Inc.	119,695.05
18. Audience comments.
19. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS PLACE CITY HALL ON THE 23RD DAY OF MAY, 2003, BY 7:00 P.M.



Elaine Herff, City Secretary

(SEAL)

MINUTES OF SPECIAL MEETING
OF JUNE 3, 2003
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:31 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 Stephen Fairfield representing Chaparral Corporation.

Mayor McGrath thanked council for coming to tonight's meeting, making it the third Tuesday in a row that council has met.

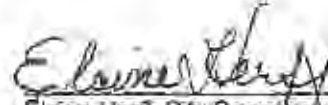
Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE AMENDING CHAPTER 24 OF THE
CODE OF ORDINANCES OF THE CITY OF MEADOWS
PLACE, TEXAS BY ADDING THERETO A NEW SECTION
24-801, ENTITLED "PLANNED DEVELOPMENT
AMENDMENT - CHAPARRAL CORPORATION," FOR
THE CONSTRUCTION OF A MULTI-USE PLANNED
DEVELOPMENT, MAKING CERTAIN FINDINGS OF FACT,
ESTABLISHING CONDITIONS FOR THE ACCEPTANCE
OF THE PLANNED DEVELOPMENT AMENDMENT,
PROVIDING PROCEDURES FOR THE CITY COUNCIL OF
THE CITY OF MEADOWS PLACE TO MAINTAIN
CONTINUING JURISDICTION, PROVIDING FOR
PENALTIES FOR VIOLATION OF ANY OF THE TERMS
AND CONDITIONS AND PROVIDING FOR THE
ACCEPTANCE OF THE PLANNED DEVELOPMENT
AMENDMENT PROVIDING FOR UNCONDITIONAL
ACCEPTANCE AND OPINION OF COUNSEL**

Mayor McGrath said the agreement has finally been reached. The conditions council put on the planned development have remained in place throughout the negotiating process. They are in the agreement along with penalties for non compliance with the conditions. The agreement gives the developer something to take to the bank for financing purposes. Mr. Fairfield said his company should know within four to six weeks if financing is approved. Alderman Zellers made a motion to adopt the ordinance, numbered 2003-18, as presented. Alderman McCann seconded this motion. During the discussion which followed, Alderman Henley asked Mr. Fairfield if his company could live with the ordinance and move forward. Mr. Fairfield responded that he believes it should be acceptable. Regarding a timetable for the project, Mr. Fairfield said he hopes that all financing will be in place by the end of summer. They will then enter the design phase. At that time he hopes to reconvene a meeting with some of the folks that were at the city's public hearing on the matter so final advice can be given to the architect. Plans should be finished by Thanksgiving. Financing negotiations should be closed in December and construction should start after the first of next year. Mayor McGrath said several inquiries have been received by City Hall as to when prospective residents can sign up to live in the projects. Mr. Fairfield said as soon

as financing is available, he will notify us and a prelist can be started. Mayor McGrath called for a vote on the motion before council. The motion carried unanimously.

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


Elaine Herli, City Secretary

MINUTES OF WORKSHOP MEETING
OF JUNE 03, 2003
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 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:

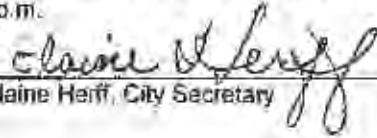
Mayor:	Mark McGrath
Aldermen:	Terry Henley Charles Jessup Joe McCann David Piwonka Leen Zellers

thus constituting a quorum.

Also present were Parks Directors Monya Keenen and Terry Modeland.

Council discussed the organization of the Parks and Recreation Department. The directors explained how they have been looking for ways to improve their department while saving the city money at the same time. For the first time they have designed their own golf tournament flyers. They are proposing new programs for the Parks Department including utilizing city life guards to run birthday/swim parties and "Kid Fish" a program which would utilize our swimming pool off season by stocking it with fish and running a fishing tournament. All proposed projects have been shown to make money for other cities and all can be run inexpensively. Other suggested projects, to be completed with bond money, include updating the lighting at the tennis courts, a parking lot on the HL&P easement, barbeque pits in the park and lighting the small, fenced in Pender Park. The directors would like more time to pursue these projects, working more hours with an increase in pay. They each currently work approximately 20 hours per week. They are willing to increase their hours to 32 per week. The Mayor has proposed a 5% increase in their current salaries, with no additional increase coming on October 1st. Council felt a need to see an actual list of projects to be compiled by the Park's Department. Council's consensus was to move forward with the proposal with accountability reports every three to five months.

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


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF JUNE 9, 2003
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special 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 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.

There were no comments from the audience or from council.

Mayor McGrath thanked council for coming out for the fourth week in a row to attend a council meeting.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE AMENDING CHAPTER 6 OF THE CODE
OF ORDINANCES OF THE CITY OF MEADOWS PLACE,
TEXAS, ENTITLED, "ANIMAL CONTROL REGULATIONS,"
ARTICLE I, ENTITLED "IN GENERAL," BY ADDING A NEW
SUBSECTION 6-6, ENTITLED "NUMBER OF DOGS, CATS
AND OTHER HOUSEHOLD PETS."**

The existing ordinance does not control the number of animals a resident may keep in their yard. This can contribute to excessive noise and waste products being generated. The only way to control this situation is to limit the number of animals allowed. The proposed ordinance is patterned on the one in existence in Sugar Land. It limits the amount of four legged animals in any one residence to four. As a health and safety issue, our city attorney has advised us that we do not need to grandfather existing residences which currently exceed this number. Alderman Jessup noted the ordinance gives the animal control officer full authority to limit the number of dogs, cats and other animals. He asked if this duty belonged to our code enforcement officer. Mayor McGrath said currently the county provides us with animal control. Our code enforcement officer will not knock on doors demanding compliance. Complaints from residents and city employee observations of possible non-compliance will be investigated. Alderman Henley said he polled his neighborhood and found that many have up to six animals as pets. He therefore would like to see the ordinance changed to allow six, four legged animals. Mayor McGrath said the number four is not etched in stone. Alderman Zellers, Piwonka and McCann said they were in favor of four. If this number becomes a problem, the ordinance can be revisited at a later date. Alderman Zellers made a motion to adopt the ordinance, numbered **2003-19**, limiting the number of four legged animals to four per residence. Alderman McCann seconded the motion. The motion carried with Aldermen Jessup, McCann, Piwonka and Zellers voting "aye" and Alderman Henley voting "nay."

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

Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF JUNE 24, 2003
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 5:10 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.

Discussing other matters first, Mayor McGrath said a hearing was held Friday in Harris County concerning the residence where many cats were being boarded. The Harris County judge concluded that the Harris County Humane Society did not mistreat the cats and the 26 cats that are still at that facility and the 17 that were transferred to the Park Glen Animal Clinic will stay where they are until the matter is settled in District Court in Fort Bend County. Sergeant Timmers with the Humane Society has been dropped from the case. Mr. Farmer, the Humane Society attorney has informed Mrs. Russu's attorney that Meadows Place has passed an ordinance limiting the amount of animals allowed in any one residence in the city to four, four legged animals.

Mayor McGrath then informed council that Officer Phil Kempthorne has retired from duty with the city's police department. Mayra Velasquez, who attended the police academy at the University of Houston with Officer Jeffery Bennet has been hired to replace him. She will begin her duties on July 7th. Officer Robert Rivas has turned in his two week resignation today. He has accepted a position with the Memorial Villages Police Department. The officer who was trained to operate the motorcycle has left to go to work for the City of Stafford. Currently, no officer, not in a supervisory position, is qualified to operate the motorcycle. Chief Pickett understands if another officer is not qualified to operate motorcycle, and it is not used, the motorcycle will be sold.

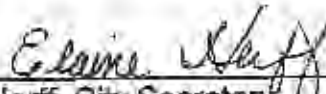
The list of projects promised from the Parks Department is not yet complete. Mayor McGrath suggested waiting until the August 12 budget workshop when the parks' budget will be discussed. Alderman Jessup felt that was not soon enough and Mayor McGrath said he would have the Parks Department prepare the list by July 8th. The list will not be discussed until the August 12th workshop.

Council then discussed revenue projections for next year's budget. Property values are being assessed approximately 6% higher than last year. If the tax rate remains the same, this will account for \$60,000.00 more in revenues. Income from fines and forfeitures is expected to me much higher while interest income will probably be much lower. Revenues in the Public Utility Department are expected to be up about 4% due to tap fees for the proposed Senior's Village development. Most salary increases will remain at 3%. Benefits will be looked into.

Discussing the Knudson & Associate proposal, council questioned how it could be funded, especially in light of the state legislature tightening up permitted uses for EDC funds. Council felt it still wanted to pursue some of the suggestions in the Knudson & Associate proposal, paying for it out of the General Fund if necessary.

Presentation and report from Knudson & Associates

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


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF JUNE 24, 2003
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 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 Leon Zellers

thus constituting a quorum.

Mayor McGrath called for departmental reports. Police Chief Mike Pickett noted that in the last month there were three accidents in the city with no injuries, no fatalities and approximately \$7,700 in damages. His department completed 17 bookings, issued 227 citations and 19 warnings and concluded 61 incident reports. There were several drug related arrests for marijuana, cough syrup and zanax. There was a burglary in the 11800 block of Meadow Crest where the homeowners were held at gunpoint. An open garage door provided access to the perpetrator who was eventually arrested. Several arrests for public intoxication were made at the Denny's restaurant which seems a popular place to go in the early morning hours. The department is working on preparing grants for homeland security funds and a bullet proof vest reimbursement program. Two new officers have been hired to replace the two leaving officers. Both new officers are graduates of the University of Houston Police Academy, one male and one female. Alderman Jessup said he was encouraged in the manner that Chief Pickett and Mayor McGrath were staying on top of maintaining the police staffing level.

Public Works/Public Utilities Director Dan McGraw noted 17.323 million gallons of water was pumped during the month of April. Forty-three water related service calls and five sewer related service calls were made during the month of May. The public works department installed 26 new sign posts, 16 new signs (including stop, school zone, speed limit and no parking signs) and raised 12 existing post to the seven foot height requirement. Point repairs have been made at the West Airport and Kirkwood intersection and Mulholland street repairs are nearing completion.

Parks and Recreation Co-Director Terry Modeland gave an up date on the 4th of July parade and the Community Center construction. She said the swim team held their fourth competition of the season – their first at Meadows Place pool on Monday. The event went fairly smooth with only a slight problem lacking bathroom doors and partitions. Lifeguards were stationed to help with the problem. It is expected the work will be completed within the next two weeks. The contract calls for a completion date by July 3rd. The pool will be closed next Tuesday for parking lot work. Mayor McGrath commended Stonewall for getting so much work done and the area cleaned up for the swim meet. Alderman Jessup commended the parks directors noting they did a great job staying on top of the situation and making sure the work got done. Mrs. Modeland noted the July 4th parade would begin next Friday at 10:00 a.m. Past resident Bob Stolling has promised the traditional "fly-by" would take place. His co-pilot will be his son-in-law, a current Meadows Place resident who has also been serving in the Air Force for the past 6 ½ years. Parade Marshal will be resident Joel Klasen, currently serving in the Air Force in Germany. He is being flown back to the states to take part in this parade. Fifteen members of his family will join him. Within the parade will be a puppet parade, a ten piece bag pipe alumni band from St. Thomas Episcopal School and a four member ROTC color guard from Hightower School. Members of Meadows Place open boys swim team will sing the National Anthem. Boy Scouts will put out flags along the parade route that morning. Mrs. Modeland then noted flyers about

the upcoming golf tournament were ready and had been underwritten by Pamela Prining.

During audience comments, resident Sandra Cradit said she appreciated the active response the city gave in fixing the sidewalk where she tripped and injured herself. She asked if the city was remaining true to its promise to keep its police officer salaries competitive with surrounding cities, what the rules were on officers using city issued vehicles for personal reasons, including carrying family members, and if police officers were told to issue certain numbers of citations. Mrs. Cradit also asked when the ordinance limiting the number of animals was passed and why residents cannot get a response for the City Attorney when they call him. Mayor McGrath said Council has just completed a workshop on police officer salaries and agreed on keeping the salaries competitive with other cities our size. Surrounding cities are larger and we cannot compete financially with them but we can expand other benefits such as retirement and vacation. There is much movement in the force because of the fierce competition in the area. Regarding city vehicles, IRS rules limit how city owned vehicles can be privately used. And he is not aware of family members being transported in them but will check into the issue. There is no quota on traffic citations issued or fines collected. Also Mayor McGrath said the ordinance limiting the number of four legged animals to four per household was passed two weeks ago and the City Attorney does not work for the public but for the benefit of the city staff.

During Mayor's Comments, Mayor McGrath said Meadows Place Senior Village developers have received a favorable recommendation for tax credits from the Texas Department of Community Affairs. He also said he attended a workshop held by county commissioners regarding road and bridge affairs in the county since we have a county highway (West Airport Boulevard) in our city. He believes the county needs to pay for the maintenance of this road which will soon be opened from county road 1464 to US Highway 59. Mayor McGrath noted the uniform election date for Texas cities has been changed from the 1st Saturday in May to the 3rd Saturday.

During council comments, Alderman Henley said he had spent about an hour with Commissioner Andy Meyers who said he was committed to putting funds for repairs to West Airport in the county's budget. Also, he said City Council is concerned with police salaries and will make adjustments to them if necessary.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE AMENDING ORDINANCE NO. 2002-19, AN ORDINANCE ADOPTING THE FISCAL 2002-2003 BUDGET FOR THE CITY OF MEADOWS PLACE, TEXAS, AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

This ordinance will amend the budget by increasing the amount authorized for police vehicles to \$45,000, allowing us to take advantage of a 10% savings on the purchase of two new vehicles. It will also increase the line item for Capital Improvements in the Park budget by \$260,000 to pay for the cost of the Community Center renovations and increase from \$0.00 to \$80,000 the amount budgeted for entrance signs, an amount that was in previous budgets but not spent until this year. The total increase in expenses amounts to \$365,000. We currently have \$2.7 million in reserves, amounting to about eleven months of operating costs. Passing this amendment will still allow for nine months of operating costs being held in reserve, which is more than adequate. The expenses are all being used for capital improvements and not operating expenses. Alderman Piwonka reminded everyone the entrance signs had been discussed for four or five years and budgeted for last year. Community Center repairs have been needed for some time. Alderman Zellers made a motion to approve the ordinance, numbered 2003-20, amending the 2002 -2003 fiscal year budget as discussed. Alderman Henley seconded this motion which carried unanimously.

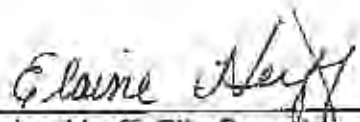
Expenses to Claunch & Miller, consulting engineers for the city for \$29,313.89, Insituform Technologies for \$422,783.82 for sanitary sewer repairs (paid for from bond proceeds,) Southern Customs, Inc. for \$19,740.33 for street

repair work (also paid for from bond proceeds) and Stonewall Constructors' for Community Center renovations for \$67,660.81 were presented to council for ratification. Alderman McCann made a motion, seconded by Alderman Jessup, to ratify the expenditures as presented. The motion carried unanimously.

Bills to 3D Communications for video cameras for our police cars totaling \$5,229.00 and to Claunch & Miller, Inc. for May consulting work for \$7,526.26 were presented to council for approval. Alderman Piwonka made a motion, seconded by Alderman Henley to pay the two bills for payment as presented. The motion carried unanimously.

During audience comments, resident Sandra Cradit asked if the ordinance limiting animals was passed at a public meeting. She believes four is too small a number and asked how the ordinance would be enforced. Mayor McGrath noted the meeting was properly posted and public. Council was not in unanimous agreement on the number four and he promised city employees would not go knocking on doors to enforce the ordinance. Resident Mike Merlin asked if police and code enforcement reports could be published on the city's web site or in the newsletter. He was reminded he could come to the city to get this information. Another resident asked how many patrol vehicles the city owned and he was told we have six full time patrol cars.

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 8:34 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF JUNE 24, 2003
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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During audience comments, resident Sandra Cradit said she appreciated the active response the city gave in fixing the sidewalk where she tripped and injured herself. She asked if the city was remaining true to its promise to keep its police officer salaries competitive with surrounding cities, what the rules were on officers using city issued vehicles for personal reasons, including carrying family members, and if police officers were told to issue certain numbers of citations. Mrs. Cradit also asked when the ordinance limiting the number of animals was passed and why residents cannot get a response for the City Attorney when they call him. Mayor McGrath said Council has just completed a workshop on police officer salaries and agreed on keeping the salaries competitive with other cities our size. Surrounding cities are larger and we cannot compete financially with them but we can expand other benefits such as retirement and vacation. There is much movement in the force because of the fierce competition in the area. Regarding city vehicles, IRS rules limit how city owned vehicles can be privately used. And he is not aware of family members being transported in them but will check into the issue. There is no quota on traffic citations issued or fines collected. Also Mayor McGrath said the ordinance limiting the number of four legged animals to four per household was passed two weeks ago and the City Attorney does not work for the public but for the benefit of the city staff.

During Mayor's Comments, Mayor McGrath said Meadows Place Senior Village developers have received a favorable recommendation for tax credits from the Texas Department of Community Affairs. He also said he attended a workshop held by county commissioners regarding road and bridge affairs in the county since we have a county highway (West Airport Boulevard) in our city. He believes the county needs to pay for the maintenance of this road which will soon be opened from county road 1464 to US Highway 59. Mayor McGrath noted the uniform election date for Texas cities has been changed from the 1st Saturday in May to the 3rd Saturday.

During council comments, Alderman Henley said he had spent about an hour with Commissioner Andy Meyers who said he was committed to putting funds for repairs to West Airport in the county's budget. Also, he said City Council is concerned with police salaries and will make adjustments to them if necessary.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE AMENDING ORDINANCE NO. 2002-19, AN ORDINANCE ADOPTING THE FISCAL 2002-2003 BUDGET FOR THE CITY OF MEADOWS PLACE, TEXAS, AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

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Expenses to Claunch & Miller, consulting engineers for the city for \$29,313.89, Insituform Technologies for \$422,783.82 for sanitary sewer repairs (paid for from bond proceeds,) Southern Customs, Inc. for \$19,740.33 for street repair work (also paid for from bond proceeds) and Stonewall Constructors' for Community Center renovations for \$67,660.81 were presented to council for

ratification. Alderman McCann made a motion, seconded by Alderman Jessup, to ratify the expenditures as presented. The motion carried unanimously.

Bills to 3D Communications for video cameras for our police cars totaling \$5,229.00 and to Claunch & Miller, Inc. for May consulting work for \$7,526.26 were presented to council for approval. Alderman Piwonka made a motion, seconded by Alderman Henley to pay the two bills for payment as presented. The motion carried unanimously.

During audience comments, resident Sandra Cradit asked if the ordinance limiting animals was passed at a public meeting. She believes four is too small a number and asked how the ordinance would be enforced. Mayor McGrath noted the meeting was properly posted and public. Council was not in unanimous agreement on the number four and he promised city employees would not go knocking on doors to enforce the ordinance. Resident Mike Merlin asked if police and code enforcement reports could be published on the city's web site or in the newsletter. He was reminded he could come to the city to get this information. Another resident asked how many patrol vehicles the city owned and he was told we have six full time patrol cars.

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 8:34 p.m.

Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF JULY 8, 2003
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:07 p.m. by Mayor 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
Joe McCann
David Piwonka
Leen Zellers

and absent was:

Alderman: Charles Jessup

thus constituting a quorum.

Council discussed the proposed 2003-2004 police department budget with Police Chief Mike Pickett. They discussed the pay schedule first then wants and needs of the department for next year, including using the expertise of a consultant for their annually required racial profiling statement and computer funds needed. It was noted no funds will be budget for vehicle purchase as vehicles will be purchased for next year at a 10% savings this year.

Mayor McGrath then distributed parks project reports which included a sketch for proposed parking for the Community Center and playing fields on the easement owned by Center Point Energy.

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

Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF JULY 22, 2003
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 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.

Alderman Jessup presented Life Saving Awards to City of Meadows Place Life Guards who performed their duties exceptionally on July 2nd and saved the life of his son. Alderman Jessup said the guards knew what they were doing and performed by the book. He said he was astounded by their professionalism. Parks Director Monya Keenen introduced Joanie Wagner with Ellis & Associates who trained the guards this spring. Those presented with awards were: Sara Stansbury, pool manager along with David Canady, Maygan McGee, Chris Oltramari, James Jessup, Kevin Casey, Jackie Palash and Beth Looney. Mayor McGrath said our hats are off to our Life Guards and Parks staff. He is proud of the way everyone pulled together and he is proud to be their mayor.

The next presentation was tabled to next month.

Mayor McGrath called for departmental reports. Captain Jack Ashton said that since the last regular council meeting there were five accidents in the city, 17 arrests, 418 calls for service, 273 citations issued, 65 incidents reported to the District Attorney's office and 37 warnings given. He said there is an increase in drug activity throughout the city with an average of two arrests for possession of marijuana per week. Public Intoxication arrests are on the increase. Denny's seems to be a popular spot for 2:00 a.m. breakfasts after clients leave the Sport Resort Bar nearby on West Airport. Captain Ashton said the department has three new recruits and they hope to have an officer attending motorcycle school in October or November. He then passed out the 2002 Racial Profiling Report to Council which is required annually.

Public Works/Public Utilities Director Dan McGraw noted 25.06 million gallons of water were pumped during the month of May. There were 96 water related service calls and 11 sewer related service calls were made during the month of May. Phases three and four of sidewalk repairs have been delayed because of the rain over the past three weeks. Repairs are scheduled to resume tomorrow. Phase two street repairs are complete. School crosswalks will be repainted July 28th. Alderman Piwonka asked if homeowners are notified when their sidewalks are to be repaired. Mr. McGraw said normally, no. Alderman Jessup asked if homeowners are charged when they call ECD for a water or sewer related call and find out it is their own problem. Mr. McGraw said homeowners are not billed for the call.

Parks and Recreation Co-Director Monya Keenen gave an update Parks & Recreation projects. She said Life Guards this year have had to work under some unusual working conditions due to the community center renovations taking place. They did their best and have gotten through the worst time. The community center is still not ready to hold Monday Matinees. She thanked everyone for making this

year's 4th of July parade the best ever. Many residents commented on the Apache Helicopter "fly-over", the puppets and the marching band. Splash Night in conjunction with an open house for the Community Center will be held on Friday evening, August 22, from 6 - 10 p.m. There will be food, music and games. Residents are asked to bring non perishable items for the Fort Bend Food Pantry. The 11th annual Golf Tournament will be held on September 29th at Sierra Plantation. It will be a traditional four man scramble. She and co-director Terry Modeland have been busy visiting local businesses today for donations.

During audience comments, residents were encouraged to participate in the August 5th National Night Out by turning on their porch light and going outside to meet their neighbors.

During Mayor's Comments, Mayor McGrath said Council just completed their second budget workshop for the 2003-2004 budget year. The city is on budget and holding its own in sales tax collections.

During council comments, Alderman Jessup thanked everyone for coming to tonight's meeting and letting council know what other people are saying.

Alderman Zellers made a motion to approve the minutes of the May 27, 2003 workshop and regular meetings; the June 3, 2003 workshop and special meetings; the June 9, 2003 special meeting; the June 24, 2003 workshop and regular meetings; the July 8, 2003 workshop meeting. Alderman Piwonka seconded this motion which was unanimously approved.

Mayor McGrath 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 IMMEDIATELY, PURSUANT TO PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.

Mayor McGrath recommended John Whiteman and Phil Carey both be reappointed to two year terms. Alderman Henley made a motion to approve the ordinance, numbered 2003-27, appointing John Whiteman and Phil Carey to two year terms as members of the Board of Adjustment. Alderman McCann seconded this motion which carried unanimously.

Expenses to Palmer Snyder for \$5141.20 for new furniture for the Community Center and to Stonewall Constructors for Community Center renovations for \$53,111.13 were presented to council for ratification. Alderman McCann made a motion, seconded by Alderman Piwonka, to ratify the expenditures as presented. The motion carried unanimously.

During audience comments, resident Sharon Kitchen said she would like to see speed bumps called "ridges" installed on Dorrance. Resident Mari Pattinson was told she could reach Code Enforcement Office Tracey Spiller by calling City Hall. On weekends garage sale violators should be reported to the Police Department.

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 8:19 p.m.


Elaine Henf, City Secretary

MINUTES OF WORKSHOP MEETING
OF JULY 22, 2003
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 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 proposed 2003-2004 the Public Works and Public Utilities department budgets with Director Dan McGraw.

Regarding Public Works, personnel costs were discussed first, then expenses. Expenses included a new vehicle, maintenance of esplanades, the cost to move trees and street repairs.

Regarding Public Utilities, Mayor McGrath noted increased revenues from expected tap fees for the new Seniors' Village had not yet been factored into the budget. Council discussed a proposal for ECO Recourses to completely maintain our water and sewer plants.

Under other matters, Mayor McGrath said Star Wholesale was delinquent in paying property taxes. He plans to instruct our delinquent tax attorneys to vigorously pursue collection of these taxes along with those of four other individuals.

Mayor McGrath also noted permit fees should increase next year due to at least two anticipated large projects. He also noted that the Park Place Hospital is being purchased by the Chaparral Corporation and plans are to expand this facility in the future.

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


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF JULY 22, 2003
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 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 Leon Zellers

thus constituting a quorum.

Alderman Jessup presented Life Saving Awards to City of Meadows Place Life Guards who performed their duties exceptionally on July 2nd and saved the life of his son. Alderman Jessup said the guards knew what they were doing and performed by the book. He said he was astounded by their professionalism. Parks Director Monya Keenan introduced Joanie Wagner with Ellis & Associates who trained the guards this spring. Those presented with awards were: Sara Stansbury, pool manager along with David Canady, Meygan McGee, Chris Oltramari, James Jessup, Kevin Casey, Jackie Palash and Beth Looney. Mayor McGrath said our hats are off to our Life Guards and Parks staff. He is proud of the way everyone pulled together and he is proud to be their mayor.

The next presentation was tabled to next month.

Mayor McGrath called for departmental reports. Captain Jack Ashton said that since the last regular council meeting there were five accidents in the city, 17 arrests, 418 calls for service, 273 citations issued, 65 incidents reported to the District Attorney's office and 37 warnings given. He said there is an increase in drug activity throughout the city with an average of two arrests for possession of marijuana per week. Public Intoxication arrests are on the increase. Denney's seems to be a popular spot for 2:00 a.m. breakfasts after clients leave the Sport Resort Bar nearby on West Airport. Captain Ashton said the department has three new recruits and they hope to have an officer attending motorcycle school in October or November. He then passed out the 2002 Racial Profiling Report to Council which is required annually.

Public Works/Public Utilities Director Dan McGraw noted 25.08 million gallons of water were pumped during the month of May. There were 96 water related service calls and 11 sewer related service calls were made during the month of May. Phases three and four of sidewalk repairs have been delayed because of the rain over the past three weeks. Repairs are scheduled to resume tomorrow. Phase two street repairs are complete. School crosswalks will be repainted July 28th. Alderman Piwonka asked if homeowners are notified when their sidewalks are to be repaired. Mr. McGraw said normally, no. Alderman Jessup asked if homeowners are charged when they call ECO for a water or sewer related call and find out it is their own problem. Mr. McGraw said homeowners are not billed for the call.

Parks and Recreation Co-Director Monya Keenan gave an update Parks & Recreation projects. She said Life Guards this year have had to work under some unusual working conditions due to the community center renovations taking place. They did their best and have gotten through the worst time. The community center is still not ready to hold Monday Matinees. She thanked everyone for making this

year's 4th of July parade the best ever. Many residents commented on the Apache Helicopter "fly-over", the puppets and the marching band. Splash Night in conjunction with an open house for the Community Center will be held on Friday evening, August 22, from 6 - 10 p.m. There will be food, music and games. Residents are asked to bring non-perishable items for the Fort Bend Food Pantry. The 11th annual Golf Tournament will be held on September 29th at Sierra Plantation. It will be a traditional four man scramble. She and co-director Terry Modeland have been busy visiting local businesses today for donations.

During audience comments, residents were encouraged to participate in the August 5th National Night Out by turning on their porch light and going outside to meet their neighbors.

During Mayor's Comments, Mayor McGrath said Council just completed their second budget workshop for the 2003-2004 budget year. The city is on budget and holding its own in sales tax collections.

During council comments, Alderman Jessup thanked everyone for coming to tonight's meeting and letting council know what other people are saying.

Alderman Zellers made a motion to approve the minutes of the May 27, 2003 workshop and regular meetings; the June 3, 2003 workshop and special meetings; the June 9, 2003 special meeting; the June 24, 2003 workshop and regular meetings; the July 8, 2003 workshop meeting. Alderman Piwonka seconded this motion which was unanimously approved.

Mayor McGrath then read the caption to the following ordinance:

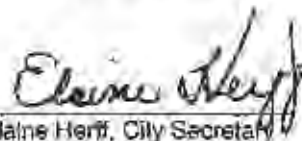
AN ORDINANCE APPOINTING REGULAR MEMBERS OF THE BOARD OF ADJUSTMENT OF THE CITY OF MEADOWS PLACE, TEXAS, FOR A TERM OF TWO (2) YEARS COMMENCING IMMEDIATELY, PURSUANT TO PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.

Mayor McGrath recommended John Whiteman and Phil Carey both be reappointed to two year terms. Alderman Henley made a motion to approve the ordinance, numbered 2003-21, appointing John Whiteman and Phil Carey to two year terms as members of the Board of Adjustment. Alderman McCann seconded this motion which carried unanimously.

Expenses to Palmer Snyder for \$5141.20 for new furniture for the Community Center and to Stonewall Constructors for Community Center renovations for \$53,111.13 were presented to council for ratification. Alderman McCann made a motion, seconded by Alderman Piwonka, to ratify the expenditures as presented. The motion carried unanimously.

During audience comments, resident Sharon Kitchen said she would like to see speed bumps called "ridges" installed on Dorrance. Resident Marti Pattinson was told she could reach Code Enforcement Office Tracey Spiller by calling City Hall. On weekends garage sale violators should be reported to the Police Department.

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 8:19 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF AUGUST 26, 2003
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 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
Leen Zellers

and the following absent:

Alderman: David Piwonka

thus constituting a quorum.

Police Chief G. Michael Pickett presented citizenship awards to Tony and Elizabeth Gandy for their assistance in apprehending dangerous felons in the city on June 9, 2003.

Mayor McGrath called for departmental reports. Chief Pickett said that since the last regular council meeting there were eight accidents in the city, 22 arrests, 473 calls for service, 417 citations issued, 80 incidents reported to the District Attorney's office and 114 warnings given. He said there were 8 assaults and there were six drug arrests made just this past weekend. During the month there were three home invasions in the city, two during daylight hours and one between the hours of eight and nine at night. Two new police cars are due to arrive within the next two weeks.

Public Works/Public Utilities Director Dan McGraw was unable to attend tonight's meeting. Mayor McGrath read his report which indicated there were 49 water related service calls and 1 sewer related service call were made during the month of July. Phases three and four of sidewalk repairs have been completed and a new sidewalk program will begin after October 1st.

Parks and Recreation Co-Director Terry Modeland thanked Council and their spouses, City Hall, Public Works/Public Utilities and Police Department employees for their help with Splash Night held last Friday evening. Approximately 300 pounds of barbecued beef and many hotdogs served about 400 people. Residents contributed about 400 pounds of food which was donated to the food pantry. Mrs. Modeland noted the next park's activity, the golf tournament is coming along nicely. Many donations have been received and she hinted to Council that golfers are now needed. Mrs. Modeland also reported that the Small Community Grant Fund which had been applied for has been recommended for 100% (\$50,000) funding. Final determination will be announced on Thursday. She and Alderman Jessup will travel to Austin for this meeting. The city placed 13th out of 18 cities recommended for funding. Included in the grant projects is lighting of the major's baseball field, a pavilion where the basketball goal was, renovations of the jogging trail and other smaller items. She noted the city's 50% match will be supplemented by donations from Meadows All Play Baseball and Meadows Elementary School. All of the items to be completed can be found in the City's Comprehensive Parks, Recreation and Open Space Master Plan.

During audience comments, Mari Pattinson asked how the school could contribute to a city function. Mrs. Modeland said it was the Meadows PTO, not the school, contributing the funds. The school will use the pavilion as an outdoor classroom.

During Mayor's Comments, Mayor McGrath said he regretted the fact that there was a typo in the August Newsletter which listed October 28th and 29th as garage sale dates. It should have read November 28th and 29th. There will be no permitted garage sales in the month of October.

There were no council comments at this time.

Alderman McCann made a motion to approve the minutes of the July 22, 2003 workshop and regular meetings and the August 12, 2003 workshop meeting as presented. Alderman Jessup seconded this motion which was unanimously approved.

Mayor McGrath then read a Mayor's Proclamation recognizing the Sugar Land Rotary for the charity work they do. He noted it was a strong club with many area elected officials as members. Their only fund raising event is a yearly Shrimpfest, to be held at the Fluor Building this year on September 20th. Alderman McCann made a motion in support of the proclamation recognizing the Sugar Land Rotary and their Shrimpfest 2003. Alderman Zellers seconded the motion which carried unanimously.

Council then discussed the proposed tax rate for 2003. Mayor McGrath said he was proposing the same rate, or 73 cents per \$100 evaluation, as the City has assessed for the past several years. Alderman Henley made a motion to support the proposed 73 cent tax rate for 2003. Alderman McCann seconded this motion. The motion carried 4 to 0 with Aldermen Henley, Jessup, McCann and Zellers voting aye. Alderman Piwonka was not present and did not vote.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE CALLING A PUBLIC HEARING ON THE
BUDGET FOR FISCAL YEAR 2003-2004.**

Alderman McCann made a motion to adopt the ordinance, numbered **2003-22**, calling a public hearing on the budget for fiscal year 2003-2004 to be held on Tuesday, September 9, 2003 at 7:00 p.m. Alderman Zellers seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

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

Mayor McGrath explained that while the proposed tax rate was the same as last year, additional revenues will be raised because property values have gone up. The average residential tax bill will increase approximately 6%. Alderman Henley made a motion to adopt the ordinance, numbered **2003-23**, calling a public hearing on a proposal to increase total tax revenues from properties on the tax roll for 2003 on Tuesday, September 9, 2003 at 7:00 p.m. in conjunction with the budget public hearing. Alderman Jessup seconded this motion which was unanimously approved.

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, TO EXECUTE CHANGE ORDER NUMBER TWO (2) TO A CONTRACT FOR RENOVATIONS TO MEADOWS PLACE COMMUNITY CENTER WITH STONEWALL CONSTRUCTORS.

Change order number one was required due to more rotted wood being found once the walls were removed along with additional electrical work needed to bring the building up to code. Change order number two is the result of additional hardware needed and an exhaust system to the exterior of the building that needed to be installed. The final contract cost of the renovated community center, with the two change orders added, is \$240,892.18. The city is still holding a 10% retainage amount on the project. Alderman Henley made a motion, seconded by Alderman McCann, to adopt the ordinance, numbered 2003-24, approving the change order as presented. The motion carried unanimously.

The city's investment portfolio was presented to council. This is a quarterly presentation showing that the city's funds are being held in very safe, pooled funds. These funds do not invest in any derivatives, commercial papers or stocks. Consequently, they earn very low interest. The city currently has \$3.2 million in operating funds, \$236,000 in debt service funds and \$1.2 million in bond funds which are restricted in what they can be spent on and \$69,000 in EDC funds for a total amount of \$5.2 million as of June 30, 2003. Alderman Zellers made a motion, seconded by Alderman Henley to accept the investment portfolio as presented. The motion carried unanimously.

Council then conducted their annual review of the city's investment policy and investment strategies. Acknowledging the fact that city's money is in safe conservative investments, Council's consensus was that no changes were necessary. Alderman Jessup made a motion, seconded by Alderman Henley to continue with the City's investment policy and investment strategies as they currently exist. The motion carried unanimously.

Council then approved payment to Claunch and Miller, Inc. for on going engineering work with the city's street project for \$6,459.79 with a motion made by Alderman Zellers and seconded by Alderman McCann and unanimously approved.

Expenses to Canopies by WorthMark, down payment for canopies to be installed over the baby pool and at the baseball fields for \$5,410.00; Claunch & Miller for on going engineering work for \$14,002.10; ECO Resources, Inc. for water and sewer activities during the month of June for \$10,368.74; two invoices to Joe L. Salvide totaling \$26,500 for sidewalk repairs; Southern Customs for \$137,671.49 for Phase Two street repairs (paid for with bond funds) and to Stonewall Constructors for the final payment (less retainage) for renovation work to the Community Center for \$26,337.55 were presented to Council for ratification. Alderman Henley made a motion, seconded by Alderman Jessup, to ratify the expenditures as presented. The motion carried unanimously.

There were no audience comments at this time. Alderman Henley noted the city had enough funds in reserve to cover approximately one year's expenses and was in good shape.

There being no further business to consider, Alderman Henley made a motion, seconded by Alderman McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:26 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF AUGUST 12, 2003
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:20 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 McGann
David Piwonka
Leen Zellers

thus constituting a quorum.

Council discussed the proposed 2003-2004 Parks and Recreation Department budget with Directors Monya Keenen and Terry Modeland. Mrs. Keenen explained the proposed pay plan she has developed for next year's pool staff. Council then discussed details of the expenses including parks equipment needed; pool management, pool equipment, recreation center maintenance, fencing along the park at West Airport and bond funds.

Under other matters, Mayor McGrath said the phone system in city hall/police department is experiencing some difficulties and it may be time to replace it. He will budget funds for this in next year's budget. Council also discussed the upcoming TML Conference being held in San Antonio November 19-22.

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


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF SEPTEMBER 9, 2003
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:00 p.m. by Mayor 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 deferred his comments to the Public Hearing parts of this meeting.

There were no audience or council comments at this time.

Mayor McGrath then opened the Public Hearing on the proposed city budget for fiscal year 2003-2004. He noted that council has held numerous budget workshop meetings since the end of June. He then summarized the high points of the budget. Concerning revenues, he said tax values in the city have risen 6% this past year. He is proposing the city keep the same tax rate of \$0.73 per \$100.00 valuation that has been levied since 1997. The effective tax rate as published in the Fort Bend Sun indicated the average increase per house would be \$230. This equates to an increase of 33%. By law, the most a city can increase tax rates is 10%. Keeping the \$0.73 tax rate will mean homeowners on average will pay 6% more in ad valorem taxes this year than they did last year. Overall the city will realize approximately \$50,000.00 additional revenues from ad valorem taxes if the tax rate remains the same. The budget reflects approximately the same revenues to be realized from sales taxes next year. License and permits is projected to increase by \$30,000.00 due to the proposed Senior Village project and proposed renovations to the Park Place facility. Revenues from fines and forfeitures are also expected to increase.

Discussing expenses, Mayor McGrath said most employees will receive a 3% increase while some, mainly police officers, will see additional amounts to make their salaries comparable with police departments in surrounding cities. Retirement benefits will be increased from 5% to 7% also. Medical insurance rates increased only 4% and not double digit amounts as in the past. A new phone system is needed in City Hall and an amount was budgeted for that. A new Public Works truck was budgeted for but no new police vehicles as two new police vehicles were just purchased from the '02-'03 budget. Discussing the water/sewer budget, expenses were increased to reflect anticipated tap connection fees from new development. On the expense side, it is anticipated \$25,000 to \$35,000 will be saved with a proposal to add to the current contract with ECO Resources. Currently ECO reads our meters and does repairs and maintenance to our water and sewer lines. The new contract will allow them to run our wastewater treatment plant and three water wells. This contract will be on the September 23rd agenda.

Bottom line on the budget shows \$3.7 million in anticipated revenues and \$3,665,000.00 in expenses for a net revenue gain of \$55,000.

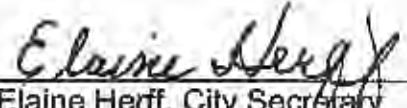
Alderman Zellers commended Mayor McGrath with the excellent job he did holding costs down for the city. Mayor McGrath said he appreciated the on going interest council shows with the city's department heads.

There were no further comments from council and none from the audience. Alderman McCann made a motion to close the public hearing on the budget. Alderman Piwonka seconded the motion which carried unanimously.

Mayor McGrath then opened the public hearing on the proposal to increase total tax revenues from properties on the tax roll for calendar year 2003. He explained that, based on the 6% increase in property values, he was proposing the same tax rate as last year, \$0.73 per \$100.00 valuation. Of this amount, \$0.467 will be for maintenance and operation of the city and \$0.263 will go to the debt service fund to pay the principal and interest on the city's outstanding bonds. There was no further discussion on the tax rate and no comments from the audience. Alderman Zellers made a motion to close the public hearing on the tax rate. Alderman Henley seconded the motion which carried unanimously.

Mayor McGrath noted that at their regular meeting on September 23, 2003, council will formally vote on adopting the budget and tax rate. They will also approve the Meadows Economic Development Corporation budget for 2003-2004.

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 7:19 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF SEPTEMBER 23, 2003
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 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.

Police Sergeant Richard Simmons presented the police report. He said in the past month there were three building burglaries and one burglary of a residence on Alston which resulted in 10 charges. There were three vehicle accidents with one injury. Nine arrests were made. There were 773 calls for service. Councilmember Zellers asked if the opening of West Airport through to Highway 6 has impacted the city. Sgt. Simmons said not as far as accidents that have occurred. Councilmember McCann asked the status of a motorcycle officer. Sgt. Simmons said an officer is currently in training for this position.

Public Works/Public Utilities Director Dan McGraw said in the past month 17.8 million gallons of water were pumped. This compares to 21.3 million gallons pumped in 2002. There were 66 water related service calls and 5 sewer related calls made during the month of August. He noted that the Public Works Department was currently short handed but would be back to full staff by October 1st. This will allow for completion of several pending projects. Councilmember Piwonka asked how many water main breaks were included in the 66 water related calls. Mr. McGraw said about eight to ten. Councilmember McCann wondered how many of the water calls were on the homeowner's side. Mr. McGraw said about 60%. Councilmember Jessup asked if the landscaping of the new monument signs contributed to the back up of public works projects. Mr. McGraw said some, but being full staffed in October would help.

Parks and Recreation Co-Director Monya Keenen reported to Council that groups have been enjoying the Community Center since the 1st of August. It is being used nightly from Monday through Thursday and rented out Friday through Sunday. To date, it has been rented out at least once on each weekend. There are still a few more things that need to be fixed including the kitchen cabinets, front door seals and window tinting. Customers that have rented the building seem pleased. The Parks Department will continue working to make the building better. Mayor McGrath reminded council that the city is still holding over \$20,000 in retainage money.

Parks and Recreation Co-Director Terry Modeland reported on the grant situation. She thanked Councilmember Jessup for attending the meeting with her in Austin. She said she and Monya were excited about being awarded the \$50,000. While the city is committed to matching funds, some will come from the baseball organization and some from Meadows Elementary School PTO. She thanked Bob Duke and Jeannette Difilippo for their assistance with the paperwork. The Parks Department is currently waiting for Mr. Duke's proposal to manage the project and she estimates this cost will be about 10% of the total project. The Parks Department hopes to apply for another matching grant next year. Work will start in October on this. Mayor McGrath congratulated all who helped on this

project. Councilmember Jessup noted it was an amazing process to watch. Out of 36 entities that applied for the funds, only 18 were awarded. Meadows Place was number 13 of 18.

Mrs. Modeland then reported on the up coming golf tournament, September 29th. While reservations are still being taken, currently they have 16 hole sponsors, 3 corporate sponsors and 29 teams.

During audience comments, Ralph Allen, 11714 Cedar Form, said in the past he had submitted 15 addresses for sidewalk repairs. Five of these were repaired and five were not in the city's jurisdiction. Tonight he resubmitted the address of 12311 Monticeto. The driveway at this address has dropped by 4 inches and he believes this was caused by water and sewer repairs at this location. A similar situation exists at 11814 Cedar Form. Mr. Allen congratulated Mayor McGrath on the fine job he is doing as our Mayor.

Florence Crow, 12218 Meadowdale, noted the bird bath in front of her home was more like a fish pond and has been there for the past five years. Each time it rains it fills up and becomes mosquito infested. She asked what the time frame was for repairs to this area. Mayor McGrath said the \$90,000 from bond funds that were spent in Phase 2 of the project was just about depleted. Some bird baths were repaired. A new list was being compiled and currently totals about \$1/2 million. We have \$3 million in bonds to sell and will probably need to do this soon. Selling the bonds is about a 12 month process. Her address is among the areas that will be addressed.

Vithal Mistry, 12214 Meadowdale said he was here for the same problem as Mrs. Crow and his questions have been addressed.

Marti Pattinson, who also signed up to speak, said she would pass in the interest of time.

During Mayor's comments, Mayor McGrath noted there would be a barbeque benefit on Saturday, September 27th from 6 to 10 P.M. benefiting Taylor Wilkins, who will be meeting his blood marrow donor for the first time.

During Council comments, Councilmember Piwonka said he appreciated the Boy Scouts in attendance at tonight's meeting.

Councilmember Jessup thanked everyone for coming and thanked Mayor McGrath for bringing up the benefit. He asked Mr. McGraw about mosquito control. Mr. McGraw noted the city was being sprayed every Friday night but because they were so bad, spraying would be boosted to twice a week.

Councilmember Henley said he was on a TML task force studying school financing reform, an issue that will be addressed next spring. Cities do not want the state to require revenues going for school reform that will affect the amount of revenues that would normally go to cities. In the past ten years, about 15% of taxes paid go to cities, 15% to counties and 70% to schools. While school financing is important, it should not be structured in a way to take revenues away from cities.

Councilmember Henley made a motion, seconded by Councilmember Jessup, to approve the minutes of the August 26, 2003, workshop and regular meetings and the September 9, 2003, special meeting. The motion was unanimously approved.

Mayor McGrath then read a Mayor's Proclamation naming September 26, 2003 as Fort Bend County Fair Day in Meadows Place. Councilmember McCann made a motion to accept the resolution as read. Councilmember Piwonka seconded this motion which was approved unanimously.

Mayor McGrath then read the following proclamation:

**A RESOLUTION DESIGNATING A REPRESENTATIVE
AND OFFICIAL ALTERNATE TO THE GENERAL
ASSEMBLY OF THE HOUSTON-GALVESTON AREA
COUNCIL FOR THE YEAR 2004.**

Councilmember McCann made a motion to adopt the resolution, numbered 2003-03, renaming our current representative Terry Henley and official alternate David Piwonka to the general assembly of the Houston-Galveston Area Council for the year 2004. Councilmember Zellers seconded this motion which carried with unanimous approval.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE ADOPTING THE FISCAL 2003-2004
BUDGET FOR THE CITY OF MEADOWS PLACE, TEXAS,
AND APPROPRIATING THE SEVERAL SUMS SET UP
THEREIN TO THE OBJECTS AND PURPOSES THEREIN
NAMED.**

Mayor McGrath noted this 2003-2004 budget was the culmination of a process that began in June with several workshops and ended September 9th with a public hearing. Total revenues for the year are projected at \$3,720,000 and total expenses are projected at \$3,655,000. The budget reflects a continuing effort to see that city employee salaries are competitive with those in surrounding cities. Employees will all receive a 3% raise with several police officers receiving more. Employee benefits are also being updated allowing for a 20 year, any age, retirement and increasing the retirement contribution from 5% to 7%. This year will also be the first year to completely outsource the running of the water and sewer departments to ECO Resources for an estimated savings of \$25,000 to \$30,000 annually. Councilmember Henley made a motion to adopt the ordinance, numbered 2003-25, as presented by the Mayor. Councilmember McCann seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE APPROVING THE FISCAL 2003-2004
BUDGET FOR THE CITY OF MEADOWS PLACE
ECONOMIC DEVELOPMENT CORPORATION AS
ADOPTED BY THE ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS AT THEIR
SEPTEMBER 9, 2003, REGULAR MEETING AND
APPROPRIATING THE SEVERAL SUMS SET UP THEREIN
TO THE OBJECTS AND PURPOSES THEREIN NAMED.**

Money to fund this budget comes from the ½% sales tax devoted to the EDC. The bulk of the funds are allotted to paying down the interest and principal on the well bonds. \$25,000 has been allocated for a study to decide what can be done with the old Garden Ridge site – to determine what we, as a city, can do to market the site. Councilmember Henley said he, as chairman of the EDC Board, along with the rest of the members – Bob Graf, Harry Hamilton, Ed Peeler and Margaret Sandlin, totally endorsed this project. The budget projects \$181,450 in revenues and \$169,450 in expenses. Councilmember Jessup said he attended the EDC meeting and believes the budget shows very forward thinking by the Mayor and the EDC Board. Councilmember Henley made a motion to adopt the ordinance, numbered 2003-26, approving the 2003-2004 budget for the Economic Development Corporation as presented. Councilmember Piwonka seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE LEVYING A TAX RATE FOR THE CITY OF MEADOWS PLACE, TEXAS, FOR THE TAX YEAR 2003.

Mayor McGrath said he was proposing a \$0.73 tax rate. This is the same rate the city has levied since 1997 and will be divided between Maintenance and Operation at \$0.467 and Debt Service at \$0.263. Councilmember Piwonka made a motion to adopt the ordinance, numbered 2003-27, levying the tax rate for the City of Meadows Place, Texas for the tax year 2003 at \$0.73 per \$100 valuation. His motion was seconded by Councilmember Henley and unanimously approved.

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 INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF FORT BEND AND THE CITY OF MEADOWS PLACE FOR POLICE PROTECTION FOR A TWO YEAR TERM BEGINNING ON OCTOBER 1, 2003, AND ENDING ON SEPTEMBER 30, 2005.

Mayor McGrath said this, and the next three agenda items renewed current interlocal agreements between Meadows Place and Fort Bend County. This agreement is for a mutual assistance agreement and is for a two year term. Councilmember Henley made a motion to adopt the ordinance, numbered 2003-28, as presented. Councilmember Jessup seconded the motion which carried unanimously.

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 INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF FORT BEND AND THE CITY OF MEADOWS PLACE PROVIDING FOR THE HOUSING OF CITY PRISONERS FOR A ONE YEAR TERM BEGINNING ON OCTOBER 1, 2003 AND ENDING ON SEPTEMBER 30, 2004.

This agreement is for a one year term and allows us to house those prisoners taken into custody in Meadows Place at the county jail. Councilmember Jessup made a motion to adopt the ordinance, numbered 2003-29, as presented. Councilmember McCann seconded the motion which carried unanimously.

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 INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF FORT BEND AND THE CITY OF MEADOWS PLACE FOR USE OF THE COUNTY'S RADIO SYSTEM FOR A ONE YEAR TERM BEGINNING OCTOBER 1, 2003, AND ENDING ON SEPTEMBER 30, 2004.

This agreement is also for a one year term and allows the city to communicate with the county through our police radios enabling the county to provide night and weekend dispatch service for Meadows Place. The cost for this service has increased from \$8.50 to \$9.50 per radio per month. Councilmember McCann made a motion to adopt the ordinance, numbered 2003-30, as presented. Councilmember Piwonka seconded the motion which carried unanimously.

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 INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF FORT BEND AND THE CITY OF MEADOWS PLACE FOR PURCHASE OF CERTAIN MATERIALS AND SERVICES FOR A TWO YEAR TERM BEGINNING ON OCTOBER 1, 2003, AND ENDING ON SEPTEMBER 30, 2005.

This agreement is for a two year term and allows the county to act as the city's purchasing agent when we ask. It is the same agreement we had in the past. Councilmember Piwonka made a motion to adopt the ordinance, numbered 2003-31, as presented. Councilmember Henley seconded the motion which carried unanimously.

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, TO ENTER INTO AN AGREEMENT WITH ECO RESOURCES, INC. TO PROVIDE FOR THE OPERATION AND MAINTENANCE OF THE CITY'S WATER AND WASTEWATER UTILITY SYSTEM.

Last year the city entered into an agreement with ECO Resources for the maintenance of our water and sewer lines. It is estimated that agreement saved the city \$50,000. This year we are contracting with them to operate and maintain the water and sewer treatment plants. As part of the agreement, city employees currently in our Public Utilities Department will be offered positions with ECO. This agreement is for a three year term with a 60 day call notice. Councilmember McCann made a motion to adopt the ordinance, numbered 2003-32, as discussed. Councilmember Henley seconded this motion. Councilmembers Henley, Jessup, McCann and Piwonka voted "aye." Councilmember Zellers abstained from voting due to a possible conflict of interest.

Council then approved payment to ECO Resources, Inc. for August work preformed for \$5,690.01 with a motion made by Councilmember Piwonka and seconded by Councilmember McCann and unanimously approved. It was council's consensus not to put this monthly bill on the agenda unless it was for an extraordinary amount.

Expenses to the City of Stafford for \$117,000.00 (\$115,000.00 for firefighting services and \$2,000.00 for fire marshal services) and to Floor Works Unlimited for \$5,875.00 for renovations to the field house, patio cover at the Community Center and painting the Kirkwood Office were presented to Council for ratification. Councilmember McCann made a motion, seconded by Councilmember Jessup, to ratify the expenditures as presented. The motion carried unanimously.

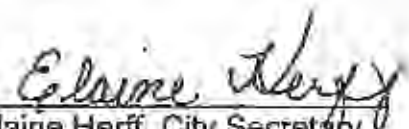
Mayor McGrath invited audience comments at this time. Tammy Smith, 12315 Scottsdale, asked what council was studying regarding the Garden Ridge site? Mayor McGrath said he was hoping the city could help market the property, which includes the theater property as well as the vacant property across Dorrance. Perhaps a TRIZ (Tax Re-Investment Zone) could be established. He is hoping some way we, as a city, could get the property moving. There is no guarantee.

Councilmember Henley suggested the city look into adopting a consent agenda, particularly if future agendas run as lengthy as tonight's agenda.

Councilmember Hervey then made a motion to recess the regular meeting and enter into Executive Session to discuss and consider with City Attorney pending litigation in the United States District Court for the Southern District of Texas by JULIA RUSSU, JO ANN RUSSU, and CATS AND FRIENDS, INC., a nonprofit corporation, Plaintiffs V. CITY OF MEADOWS PLACE, TEXAS, an aldermanic Texas municipality, BEN W. "BUD" CHILDERS, FORT BEND COUNTY ATTORNEY in his official capacity, HOUSTON HUMANE SOCIETY, INC., a nonprofit Texas Corporation, MARK TIMMERS, in his individual capacity, and TRACEY SPILLER, in her individual capacity, Defendants seeking to declare unconstitutional the ordinance 2003-19 restricting the number of animals to 4 per residence and to return 43 cats to 12342 Scarcella Lane and 12058 Sturdivant. Councilmember McCann seconded this motion and council recessed the regular meeting to enter into executive session at 8:50 p.m.

At 9:40, council reconvened into regular session. Mayor McGrath announced there was no action to be considered on items discussed in executive session.

There being no further business to consider, Councilmember McCann made a motion, seconded by Councilmember Zellers to adjourn the meeting. With unanimous approval the meeting was adjourned at 9:41 p.m.


Elaine Herff, City Secretary

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

September 23, 2003

[illegible]

MINUTES OF WORKSHOP MEETING
OF SEPTEMBER 23, 2003
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:30 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

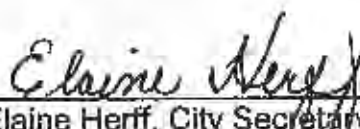
thus constituting a quorum.

Also present was Rene Gilliam who presented council with a proposal for a volunteer program in the city. Mrs. Gilliam is an adjunct professor with the University of Houston as well as the Emergency/Trauma Care Planner with the Houston-Galveston Area Council. She briefly explained her proposal which consisted of a volunteer coordinator who would keep track of residents who have expressed an interest in volunteering in their community and organizations and residents who need volunteers to help them out. This could possibly be done on the City of Meadows Place's web site. After a lengthy discussion, council's consensus was to ask Mrs. Gilliam if she would proceed with finding current volunteer opportunities, proposing new volunteer opportunities and publicizing the program.

Council then discussed Proposition 13, recently passed by Texas voters, which allows the city to "freeze" the amount of advalorem taxes paid to the city by residents who are disabled and/or over the age of 65.

Brian Turner, Boy Scout Troop 301 leader, then arrived to address council on a proposal to renovate the Kirkwood Office, making it into a youth center to be used by area youth organizations as a meeting space. This proposal could possibly free up some time for other uses at the Community Center. Mr. Turner will discuss the proposal further with Mayor McGrath and Public Works Director Dan McGraw during the coming month. A report will be made at the October workshop meeting.

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



Elaine Herff, City Secretary

NOTICE OF REGULAR MEETING

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



One Troyan Drive
Meadows Place, Texas 77477
Tel: (281) 983-2949
Fax: (281) 983-2949

7:30 P.M. TUESDAY, SEPTEMBER 24, 2003
MEADOWS PLACE CITY HALL
ONE TROYAN DRIVE
MEADOWS PLACE, TEXAS

PURPOSE: REGULAR COUNCIL MEETING, AGENDA AS FOLLOWS:

Mayor
Mark McGrath

City Council
Terry J. Housley
Charles J. Jenson
Joe McCom
David J. Wysocki
Lynn Zellers

City Secretary
Elaine Herli

1. Call to order.
2. Departmental reports.
 - a. Police
 - b. Public Utilities/Public Works
 - c. Parks
3. Audience comments.
4. Mayor's comments.
5. Council comments.
6. Minutes of the August 26, 2003, workshop and regular meetings and the September 9, 2003, special meeting.
7. Mayor's proclamation designating September 26, 2003, as Fort Bend County Fair Day in the City of Meadows Place, Texas.
8. Consideration of and action on a resolution designating a Representative and Official Alternate to the General Assembly of the Houston-Galveston Area Council for the year 2003.
9. Consideration of and action on an ordinance adopting the fiscal 2003-2004 budget for the City of Meadows Place, Texas, and appropriating the several sums set up therein to the objects and purposes therein named.
10. Consideration of and action on an ordinance approving the fiscal 2003-2004 budget for the City of Meadows Place Economic Development Corporation as adopted by the Economic Development Corporation Board of Directors at their September 9, 2003, regular meeting and appropriating the several sums set up therein to the objects and purposes therein named.
11. Consideration of and action on an ordinance levying a tax rate for the City of Meadows Place, Texas, for the tax year 2003.

12. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows Place, Texas, to enter into an interlocal agreement between the County of Fort Bend and the City of Meadows Place for police protection for a two year term beginning on October 1, 2003, and ending on September 30, 2005.
13. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows Place, Texas, to enter into an interlocal agreement between the County of Fort Bend and the City of Meadows Place providing for the housing of city prisoners for a one year term beginning on October 1, 2003 and ending on September 30, 2004.
14. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows Place, Texas, to enter into an interlocal agreement between the County of Fort Bend and the City of Meadows Place for use of the County's radio system for a one year term beginning October 1, 2003, and ending on September 30, 2004.
15. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows Place, Texas, to renew an interlocal agreement between the City of Meadows Place and Fort Bend County, Texas, for purchase of certain materials and services for a two year term beginning on October 1, 2003, and ending on September 30, 2005.
16. Consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows Place to enter into an agreement with ECO Resources, Inc. to provide for the operation and maintenance of the City's water and wastewater utility system.
17. Presentation of bills:

Eco Resources	\$ 5,690.01
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18. Ratification of expenditures:

City of Stafford	\$117,000.00
Floor Works Unlimited	5,875.00
19. Audience comments.
20. Executive Session to discuss and consider with City Attorney pending litigation in the United States District Court for the Southern District of Texas by JULIA RUSSU, JO ANN RUSSU, and CATS AND FRIENDS, INC., a nonprofit corporation, Plaintiffs V. CITY OF MEADOWS PLACE, TEXAS, an aldermanic Texas municipality, BEN W. "BUD" CHILDERS, FORT BEND COUNTY ATTORNEY in his official capacity, HOUSTON HUMANE SOCIETY, INC., a nonprofit Texas Corporation, MARK TIMMERS, in his individual capacity, and TRACEY SPILLER, in her individual capacity, Defendants seeking to declare unconstitutional the ordinance 2003-19 restricting the number of animals to 4 per residence and to return 43 cats to 12342 Scarcella Lane and 12058 Sturdivant.

21. Reconvene into Regular Session and consider action, if any, on Items discussed in Executive Session.

22. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED AT MEADOWS PLACE CITY HALL ON THE 19TH DAY OF SEPTEMBER, 2003, BY 7:00 P.M.



Elaine Herff, City Secretary

(SEAL)

MINUTES OF REGULAR MEETING
OF OCTOBER 28, 2003
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.

Charles Dupre, Chief Financial Officer of Fort Bend ISD then gave a presentation on "Building Brighter Futures – Fort Bend ISD Bond Referendum, 2003."

Police Captain Jack Ashton presented the police report. He said in the past month there were four accidents, 13 arrests, 568 calls for service, 570 citations issued, 67 incident reports and 85 warnings issued. Two of the traffic accidents were on West Airport, one on the Southwest Freeway feeder road and one in the 11800 block of Amblerwood. City Ordinance violations were mostly for trash cans being left out on the day after trash was picked up. There has been an increase in animal attacks, mostly dogs. Public intoxication and DWI arrests are down. The increase in traffic citation activity may be related to West Airport now being opened through to Highway 6. Seventeen warrants were served and there has been an increase in burglaries of motor vehicles on West Airport from Kirkwood to the Southwest Freeway. A training force for motorcycle officers has been set up with the Ft. Bend County Sheriff's Office. Our motorcycle officer should be certified by the 1st of the year. Mayor McGrath noted that trash cans being left at the curb after trash pickup day is being taken very seriously by our Code Enforcement and Police Officers. Councilmember Jessup said he lives near Meadows Elementary School and has noticed an increase in police visibility at that location.

Public Works/Public Utilities Director Dan McGraw said in the past twelve months, 211.0 million gallons of water were pumped. In the month of September there were 92 water related service calls and five sewer related service calls. In the last twelve months, 35 sign posts and 40 signs have been replaced, 2,330 feet of sidewalk, 320 feet of curb and 13 new sidewalk ramps have been repaired. In this next fiscal year, a new irrigation system on West Airport from Kirkwood to Dairy Ashford will be installed along with accompanying landscaping. Also, over 2,000 feet of sidewalk, 600 feet of curb and ten new sidewalk ramps are scheduled for repairs. With ECO Resources operating the city's water and wastewater systems, more time can be devoted to building inspections, storm water management, safety and equipment training, and scheduling.

Parks and Recreation Co-Director Terry Modeland thanked Mr. McGraw and his crew for their help on all parks special events. She reported to Council on the grant application received and the new one being applied for. The first grant was applied for in January, 2003 and awarded in August, 2003. Items included in this grant are scheduled to be completed in September, 2006 and include lighting one baseball field, installing on baseball backstop, renovations to the jogging trail, installing a small pavilion on the old basketball slab along with game tables for checkers and backgammon and a shuffleboard court and a hopscotch court. Total cost of this project is \$100,000 with the City contributing \$44,000 from bond funds

and Meadows All Play Baseball and Meadows PTO contribution \$6,000. Site work is expected to begin this week. The next grant, to be applied for by January 31, 2004 (to be awarded in August, 2004) may include tennis court lighting renovations, decking and waterscape items at the city pool, a play/exercise berm, tether ball play area at the field house, landscaping, parking improvements and barbeque pits throughout the city parks. It is hoped the funding will be the same as the first grant. Planning meetings have been set and deadlines established. A Public Hearing will be held immediately before the Council's regular December meeting on December 16th. Mrs. Modeland believes that odds on receiving the second grant are better than 50-50. Mrs. Modeland also reminded everyone that the Halloween Carnival was being held Friday night from 5:30 to 10:00 p.m.

During audience comments, resident Gary Littlejohn, said some garage sale signs were seen in the city this past weekend. He brought in one rather large example and suggested again that the city issue "official" signs when issuing a permit.

Marti Pattinson said she was disturbed by the unwanted 18 wheeled trucks parking in Sam's lot across from our monument signs. She also would like to see an ordinance limiting the number of vehicles that can be parked in front of residences, particularly on cul-de-sacs.

Mary Rowell noted that the Halloween Carnival's rain location would be under the school's awning between the cafeteria and student drop off area.

Ron Kuening said he had e-mailed all of council in September about a perpetual bird bath at the end of his driveway. Mayor McGrath said he would look into including this area for repairs with the next bond issue.

Janet Pote asked council to reconsider the current garage sale dates as the city looked like a giant flea market the last Friday & Saturday in September. She would like residents to be able to hold garage sales whenever they want.

Kathy Smith agreed with Mrs. Pote adding that the current ordinance made competition higher on garage sale days and items were harder to sell. She believes the amount of trash was greater than usual the following Tuesday, traffic was ridiculous and garage sale dates should be coordinated with pay days.

Mr. Littlejohn said if the consensus was that allowing garage sales one weekend every two months was a bad idea, maybe they shouldn't be allowed at all.

Velon Saint said the city shouldn't have so many ordinances in the first place. While he doesn't have garage sales, he believes it is an American right to have one whenever one wants.

Mayor McGrath noted we have had only two garage sale weekends since the ordinance has been passed. Anything that has been done can be undone. Council will check out garage sales in the future and, perhaps, readdress the issue.

Jerry Pote said he has been concerned about the lack of lighting at the entrance to the city on Dorrance Lane from the Southwest Freeway. Mayor McGrath said the city cannot force Star Wholesale to keep their parking lot lights on.

Mayor McGrath then explained the new item on the agenda, the consent agenda. It consists of items of little or no controversy. He said any item council did not feel comfortable with passing without discussion could be pulled from the consent agenda. Items on tonight's consent agenda include: approval of minutes of September 23, 2003 workshop and regular meetings; consideration of and action on an ordinance authorizing the Mayor and the City Secretary of the City of Meadows Place, Texas, to enter into an interlocal agreement between the County of Fort Bend and the City of Meadows Place for the inspection of food

service establishments during the fiscal year 2003-2004; consideration of and action on an ordinance authorizing the Mayor and City Secretary of the City of Meadows Place, Texas, to enter into an agreement with Inter-Tel Technologies, Inc. for installation and lease of a new telephone system in City of Meadows Place Municipal Building, One Trojan Drive; and ratification of \$45,318.00 to Helfman Ford, Inc. for two police vehicles. Councilmember Henley made a motion to approve the items on the consent agenda as listed. Councilmember Jessup seconded the motion which carried unanimously. The food service ordinance is ordinance number 2003-33, and the agreement with Inter-Tel Technologies for installation and lease of a new telephone system is ordinance number 2003-34.

Council then discussed HB 136 which is the constitutional amendment recently approved by voters to allow counties and municipalities to freeze taxes on homesteads owned by residents over 65 or disabled. School Districts already freeze these taxes. If governing bodies decide not to institute this amendment, residents can request the issue be put on a ballot with a petition of 5% of the registered voters in the entity. While council recognizes many disabled and homeowners over the age of 65 are on a fixed income and would welcome the financial relief a tax freeze would afford them, they realize other issues must also be addressed. The City of Meadows Place has a relatively small commercial tax base. The bulk of ad valorem city taxes are paid by homeowners. As time goes by, governmental regulations tend to increase and the city will be required to fund more programs. Those over the age of 65 and the disabled already have an additional exemption. Mayor McGrath said he is not comfortable in passing this tax freeze at the current time. Demographics indicate the percentage of residents in the city over the age of 65 will increase dramatically over the next few years. Currently there are 235 residences with the over 65 exemption. This number is expected to increase by 4% annually. If the tax freeze is adopted, the city would lose \$234,000 over the next ten years. Councilmember Henley said we all would like to keep our taxes low, however, city council must still be sure there is enough money to provide needed services. Typically, only 15% of a resident's taxes go to the city. 60% are school district taxes and the remaining 25% are paid to the county or other special district. Councilmember Jessup said if council does this, by the year 2010 a large chunk of city services will need to be cut. New home buyers will look closely at this situation. He does not see it as a benefit to the City of Meadows Place. Mayor McGrath noted the City of Sugar Land has chosen not to implement this tax freeze at the present time. He reminded council that when an entitlement is granted it almost never is annulled. He urged Council to continue to think about the idea but to be cautious.

Mayor McGrath then opened a Public Hearing to hear comments both for and against a proposal affecting participation of city employees in the Texas Municipal Retirement System granting additional rights authorized by Section 854.202(g) of Title 8, Texas Government Code, as amended. Mayor McGrath explained that our budget contained the funds to improve our employee's retirement funds to match what surrounding cities offer. Currently, employees are eligible to retire with full benefits after 25 years of credited services. This ordinance will enable them to retire at any age after 20 years of service. There were no comments from the audience or council. Councilmember Piwonka made a motion to close the Public Hearing. Councilmember McCann seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE AFFECTING PARTICIPATION OF CITY EMPLOYEES IN THE TEXAS MUNICIPAL RETIREMENT SYSTEM GRANTING THE ADDITIONAL RIGHTS AUTHORIZED BY SECTION 854.202(G) OF TITLE 8, TEXAS GOVERNMENT CODE, AS AMENDED, AND PRESCRIBING THE EFFECTIVE DATE FOR THE ORDINANCE.

Councilmember McCann made a motion to adopt the ordinance, numbered 2003-35, as presented, inserting a November 1st effective date. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE TO INCREASE THE RATE OF DEPOSITS
TO THE TEXAS MUNICIPAL RETIREMENT SYSTEM BY
THE EMPLOYEES OF THE CITY OF MEADOWS PLACE**

This ordinance is a companion to the previous one. Currently employees deposit 5% of their gross income into the TMRS system. Surrounding cities all have a 7% contribution rate. This ordinance will increase the employee rate to 7%, effective November 1st. The city matches employee contributions 2:1. Councilperson Henley made a motion to adopt the ordinance, numbered 2003-36, as presented. The motion carried unanimously.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION SUPPORTING LEGISLATION AMENDING
TEXAS GOVERNMENT CODE §419.0321 TO INCREASE
THE NUMBER OF HOURS PART-TIME FIRE PROTECTION
EMPLOYEES MAY WORK FOR A FIRE DEPARTMENT
LOCATED IN A CITY WITH A POPULATION OF LESS
THAN 30,000 FROM 500 HOURS TO 1000 HOURS IN A
CALENDAR YEAR.**

The current law limits the amount of time reserve fire fighters can work for a volunteer fire department to 500 hours. Stafford now has three fire stations and are having a problem manning them during critical daytime hours when most volunteers are working at their daytime jobs. They are presenting a resolution asking for support from the Texas Municipal League when the issue comes up in the state legislature and they have asked our city to also support the resolution. Councilmember Henley said this is a good move and he hopes to encourage support of it at TML. Councilmember Henley made a motion, seconded by Councilmember McCann, to adopt the resolution, numbered 2003-04, as presented. The motion carried unanimously.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION CASTING CITY OF MEADOWS PLACE 14
VOTES FOR THE BOARD OF DIRECTORS OF THE FORT
BEND CENTRAL APPRAISAL DISTRICT.**

Councilmember Piwonka made a motion to cast all 14 votes for Tom Shirley. Councilmember Henley seconded this motion which carried unanimously.

During audience comments, Ron Kuening said his tax bill had gone up by \$200.00 and he would welcome relief in the form of a tax freeze. He believes much of the city's financial problems would be solved if the city could get their own zip code. Currently computers automatically send sales tax from the 77477 zip code to Stafford.

Jerry Pote said he is living on a fixed income and would also welcome a tax freeze.

Marti Pattinson noted the tax rate has remained the same. Taxes have gone up because house values have increased and this is a good thing.

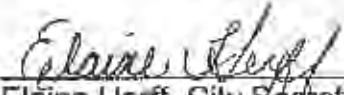
Alderman Jessup said he is proud to sit on City Council because they are pro-active to the extent of funding projects to find future business willing to locate in the city.

Mayor McGrath said lower tax bills will depend on future development. Unfortunately, the current tax burden is on residents. The success of our city twenty years ago was predicated on a healthy commercial district. We are still working on that.

David Piwonka said the city would have been in bad shape if there had never been a Sam's Club or Garden Ridge here.

Ron Kuening asked if any of the vacant property might be sold to churches. Mayor McGrath responded they would need a zoning change to do this and he was not personally in favor of that.

There being no further business to consider, Councilmember McCann made a motion, seconded by Councilmember Zellers to adjourn the meeting. With unanimous approval the meeting was adjourned at 9:03 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF OCTOBER 28, 2003
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:06 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 were James Andrews, Madhu Kilambi, Doug Wilson and Dave Kasper from Claunch and Miller.

Mr. Andrews introduced Mr. Wilson who gave a presentation on a GIS System and Water Module. GIS stands for Geographic Information System. It needs five things to work: the hardware, people to update the information, the procedures necessary for the system to compute the requested information, the software and general data. The system can be useful to all departments of the city - Administration, finance, police, public works, planning & developments, parks, etc.

Mr. Kasper then gave a presentation on a sample water system Claunch & Miller is working on for a subdivision in the City of Galveston. He demonstrated how this was a cost effective system allowing for planning estimates on fire flow rates, predicting the effects of new development on the existing water system and determining necessary water line sizes for future system improvements.

Mayor McGrath thought this system could aid the city in its eventual planning for surface water requirements. He said there is approximately \$90,000 left from capital improvement bonds which were sold by the old Meadows M.U.D. to enhance the water/sewer system. He asked council to think about using these funds for a GIS for the city.

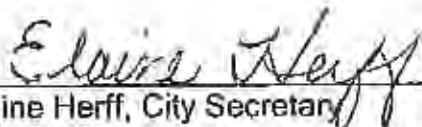
Code Enforcement Officer Tracey Spiller then updated council on her first year with the city. She showed pictures of before and after homes that were fixed up after she worked with the owners. She listed the amount of citations issued, fines collected and liens filed.

Mayor McGrath said he has been in touch with Joe Morrow with First Southwest Company. We will sign a contract with them in November to be our Financial Advisors. We will probably sell the remaining \$1.275 million remaining in approved bond funds for street repairs in February, 2005.

Mayor McGrath asked Councilmembers McCann and Piwonka to think about what can be done to honor former Mayor McDonald for his 18 years of service to the City, twelve as Mayor. He'd like suggestions by the November meeting if possible.

Mayor McGrath reminded Council there would be a special joint meeting with the EDC Board on November 4th.

There being no further business to consider, Councilmember Zellers made a motion, seconded by Alderman McCann to adjourn the meeting. With unanimous approval the workshop meeting was adjourned at 7:26 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL JOINT MEETING
OF NOVEMBER 4, 2003
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS
MEADOWS ECONOMIC DEVELOPMENT CORPORATION

The special joint meeting of the Meadows Place City Council and the Meadows Economic Development Corporation 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 (also EDC President) Charles Jessup Joe McCann David Piwonka Leen Zellers
EDC Board:	Harry Hamilton Margaret Sandlin

thus constituting a quorum.

Also present were Consulting Building Official Joe Edwards, Representatives from Knudson and Associates Sue Darcey, John Havenstrite and Bill Shockney and City Secretary Elaine Herff.

Mrs. Darcey said she appreciated the opportunity for her company to offer a redevelopment strategy for the old Deauville Mall site. She said the group would come up with an ultimate wish list after exploring where we are today demographically and how we measure up to our neighbors. Her group will take the information learned, study it and return with ideas at a future meeting.

If money were no object, the group thought they would like to see multi story buildings, perhaps a family type condo complex with ground level businesses – a mixed use/residential center. Ideally it would have a "Galleria" type atmosphere, generating sales taxes. Something like what exists today at Westheimer and Kirby – a high end residential complex with some high class retail shops. Also suggested was a convention center, casino, and theme park (boardwalk) with a restaurant/retail component.

In reality, given all the current restraints, if the property were left alone it might become an uncontrolled flea market, continue as a wholesale distribution area, support churches or private schools or other nontaxable institutions such as county buildings, a climate controlled storage area or an ethnic specialty center. None of these ideas was highly desirable.

Looking at the demographics of the city, we found out that the largest group of residents was in the 44 to 64 year old age bracket. The average house was valued at \$99,100 and 61% of the structures were built in the 1970's. In recent years property values increased 17.7% - a lower percentage than that of comparable cities. With home values remaining constant, assessed values also stay flat. We have a higher property tax per unit with more debt per capita than comparable cities. Our sales tax has decreased markedly but our budget mix of revenues remains the same as our neighboring cities.

We must decide where we want to go from here. The demographic data gives us a snapshot of what we have. We must decide what we would like to be. Our choices will affect our property values, tax rates and sales tax revenues. We

must identify our values. What do we want socially, physically, financially, etc. Consensus is critical. Figuring out how to achieve the end result is the planning process.

Council and EDC members were put through several exercises. They decided what we liked most about our city was our location, its safety/security and "Who we are." What we liked least was the mall area and the image we have compared to surrounding areas. They decided they liked who we are residentially but not commercially and were willing to endure some monetary pain to develop commercial property.

Knudson & Associates will study what they learned this evening, refine our goals and criteria and return with procedure development scenarios in February.

There being no further business to consider, Councilmember Zellers made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:57 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF NOVEMBER 25, 2003
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 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.

Police Chief Mike Pickett gave the police report. He said there were 918 total calls during the past month. There were seven accidents – three of which occurred on the Southwest Freeway feeder road. There were no injuries and about \$6,300 in damages. Seven people were booked, 441 citations and 122 warnings were issued. Officer Nix completed his motorcycle training last Friday and should be on the street within two to three weeks – as soon as his customized uniform arrives.

Public Works Director Dan McGraw was not able to attend this meeting. Mayor McGrath noted Mr. McGraw reported that ECO Resources received 81 water related and 21 sewer related calls during the past month. Due to the tornado, 770 cubic yards of debris were removed from the city to date. Mayor McGrath thanked the men in the Public Works department for the extra time they put in during this emergency. He also thanked the Fort Bend County Road & Bridge crew and the City of Stafford's emergency employees for their help.

Parks and Recreation Co-Director Terry Modeland gave a report on progress to date for applying for grant number two with the Texas Parks & Wildlife Department. She and Co-Director Monya Keenen met in Austin with Elaine Dill from the TP&W staff who offered suggestions on revising projects and making changes in the grant application. Mrs. Modeland is confident that using the census figures from surrounding cities will help as use by those citizens can be justified. The new grant request will include some pool decking projects. She plans to meet with a representative of the swim team tomorrow and with the rest of the Board on Monday requesting their financial commitment. Mrs. Modeland said no contract have been let yet on projects approved by the first grant. We are still on target for lighting the baseball field by March.

Mrs. Keenen reported on the upcoming Christmas Memories in the Park, scheduled for Friday, December 12th from 6 to 9 p.m. Residents are encouraged to bring items for the Fort Bend Food Pantry when they come. Tee shirts will be sold for the first time. Santa is scheduled to arrive at 7:00 p.m. There will be hayrides – pulled by horses and a tractor. Volunteers for the event are still needed.

There were no comments from the audience.

During Mayor's comments, Mayor McGrath noted that next month's regular council meeting would be held on December 16th, the third Tuesday, due to the Christmas holidays.

Mayor McGrath gave an update on the November 17th tornado. He said it touched down in the city about noon at the West Airport/Dairy Ashford intersection and continued on a northeasterly path to Monticeto near Amblerwood. There was much damage to resident's roofs. One home was totally destroyed and its roof flew totally off and landed in the sewer plant taking an electrical line with it. The sewer treatment plant suffered major damage and an electrical panel was exposed. All police officers were called upon to direct traffic. They were assisted by the Stafford P.D. Public Works employees spent the afternoon in the soaking rain pulling debris out of storm drains so they could flow smoothly and avoid flooding. The Stafford Fire Department checked the area for possible injured residents. About ten children at the day care center on West Airport at Dairy Ashford were injured by flying glass. The Ft. Bend County Road & Bridge Department arrived that afternoon, as soon as the rain stopped. City Hall staff were kept busy trying to answer question of anxious residents who were not at home. Eco Resources helped with the sewer plant operations. Mayor McGrath said he has requested the Governor to declare the city a disaster area, along with other areas in Wharton, Fort Bend and Harris counties which were also severely effected.

During Council comments, Councilmember Zellers noted the city has had a busy couple of months. She wanted to thank all the staff personally for their efforts. She encouraged the Mayor to commend the other entity employees to the County Judge and Mayor of Stafford.

Councilmember Henley noted he had a busy week. It was his honor and privilege to be installed as president of the Texas Municipal League on Friday, November 21st. During that conference, Governor Rick Perry made an appearance promoting his "Texas Round Up – Fit to be a Texan" program to reduce citizen medical costs by being in good shape. Our Parks Directors were challenged to run the program in our city so we can be named among the fittest cities in Texas on April 17th in Austin.

Councilmember Jessup congratulated Mr. Henley noting this was quite an honor for him and our city. Mr. Jessup noted that Fort Bend ISD employees also helped in the tornado cleanup and he agreed that Dan McGraw and his crew deserved every bit of praise we could give them. He noted that the tornado clean up was facilitated by the fact that Meadows Place folks know how to help and take care of themselves.

Mayor McGrath then presented the consent agenda to council for their approval. The items included approval of minutes of the October 28 workshop and regular meetings, appointing Doug Schroeder a regular member and Ken Blankenship an alternate member of the Board of Adjustment for two years, presentation of the city's investment portfolio, authorizing the Mayor and the City Secretary to execute Change Order Number One to the Paving Improvements Project with Southern Customs, Inc., authorizing employee Updated Services Credits with the Texas Municipal Retirement System and ratification of expenditures in the amounts of \$5,605.20 to Knudsen & Associates and \$6,330.07 to Ross, Banks, May, Cron & Cavin, P.C. Councilperson Zellers made a motion to approve the items on the consent agenda as listed. Councilmember Henley seconded the motion which carried unanimously. The appointments to the Board of Adjustment is ordinance number 2003-37. The contract change order with Southern Customs, Inc. is ordinance number 2003-38. The TMRS Updated Service Credits is ordinance number 2003-39.

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 ENTER INTO A CONTRACT WITH FIRST SOUTHWEST COMPANY TO ACT AS THE CITY'S FINANCIAL ADVISOR.

Mayor McGrath explained the city is in the beginning stages of planning another bond issue to repair streets and bird baths not yet fixed. We have \$1,250,000 in voter authorized bonds that can be sold. We hope to do this in about 15 months. First Southwest Company works with many municipalities and surrounding cities and with Fort Bend County. Mayor McGrath introduced Joe Morrow, Vice President with the company. Mr. Morrow said his firm was established in 1946. They focus on Texas and Texas municipalities. They are a full service firm dealing with full disclosure and arbitrage issues. They help with financial and debt planning. They only get paid with the city sells their bonds. They are familiar with TIRS and TIRZ contracts. Councilmember McCann made a motion to adopt the ordinance, numbered 2003-40, authorizing the Mayor and City Secretary to enter into a contract with First Southwest Company to act as the city's financial advisor. Councilmember Jessup seconded this motion which carried unanimously. Mayor McGrath said the city was still in need of a Bond Counsel and he will have a contract with McDonald & Seachrist for Council to consider at their December meeting.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE CALLING A PUBLIC HEARING ON A PROPOSED RESOLUTION AUTHORIZING MEADOWS PLACE PARKS AND RECREATION DEPARTMENT TO APPLY FOR TEXAS PARKS AND WILDLIFE DEPARTMENT GRANT FUNDS THROUGH THE SMALL COMMUNITIES GRANT PROGRAM.

This public hearing is a requirement of the Texas Parks and Wildlife Department when awarding their grants so that they know the citizen affected by the grant have an opportunity to address the pros and cons of going out for the grant. This will be the second grant requested from the TP&WD. Councilmember Henley made a motion to adopt the ordinance, numbered 2003-41, calling the public hearing for Tuesday, December 16, 2003 at 7:00 p.m., as presented. Councilmember McCann seconded this motion which was unanimously approved.

During audience comments, Jim Donahue noted that the free newspapers were becoming an eyesore in the neighborhood with they were not timely picked up. He asked if we could encourage residents in our newsletter to pick up these papers.

There being no further business to consider, Councilmember Zellers made a motion, seconded by Councilmember McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:11 p.m.


Elaine Herff, City Secretary

MINUTES OF PUBLIC HEARING
OF DECEMBER 16, 2003
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

A public hearing the Meadows Place City Council was called to order at 7:06 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 explained the purpose of this public hearing was to hear comments, both for and against proposed resolution authorizing Meadows Place Parks and Recreation Department to apply for Texas Parks and Wildlife Department grant funds through the Small Communities Grant Program.

Parks Director Terry Modeland described the projects the Parks Department hopes to complete if they are awarded this grant. They include renovating tennis court lights, decking and waterscape items for the city's pool, a play/exercise/seating berm in the 8 acre park area, a tether ball play area at the field house, barbeque pits throughout the city parks/pool areas and possibly trees and a parking lot extension. The deadline to apply for this grant is January 31, 2004. Parks Directors hope to hand deliver their grant submittal on January 29, 2004. Grant results are expected around August 15, 2004.

There were no members of the public to address the proposal. Councilmember Zellers made a motion to close the public hearing. Councilmember McCann seconded this motion and the motion carried unanimously.

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


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF DECEMBER 16, 2003
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 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.

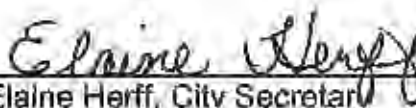
Also present were Parks Directors Monya Keenen and Terry Modeland and City Secretary Elaine Herff.

Ms. Modeland discussed the Grant Project with council, giving an update on the grant received this year and the proposed grant request to be submitted in January 2004. Also discussed were required tennis courts repairs and a proposal on tonight's regular agenda to join the Buy Board Co-op through the Texas Local Government Purchasing Cooperative.

The special commemoration committee, Councilmembers McCann and Piwonka, shared with council the different possibilities they studied as a way to honor former mayor Jim McDonald. They felt the best thing would be to rename the existing Meadows Community Park as "J.O. McDonald Park". Some renovations would be made to the park. At least four trees need to be removed and the remaining trees trimmed so that more grass will grow in the park. The existing monument sign can be modified and lighting added. The committee will bring design and cost estimates to council at a later meeting.

Mayor McGrath noted that the GIS project as discussed at a previous meeting with representatives of Claunch & Miller will cost approximately \$25,000. There is currently about \$39,000 in approved and sold bond funds from the old MUD that can be used for this project. Council's consensus was to proceed with the project.

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


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF DECEMBER 16, 2003
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 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.

Capitan Jack Ashton gave the police report. He said the numbers were low because this meeting is being held one week earlier than normal due to the Christmas Holidays. In the last week there were six vehicle accidents, 15 arrests and 313 calls for service. There were 287 citations and 74 warnings issued. There were nine burglaries of motor vehicles (this increase coincides with the Christmas holidays.) There were two DWI charges, one sexual assault and one sexual assault of a child. Both of these involved e-mails and chat rooms. It is important that parents monitor their children's computer and internet usage. Captain Ashton had nothing new to report on the recent family shooting in Sugar Land. He said it was important, however, to understand that these things can happen and residents must always be alert and call the police if they see suspicious activity. Our motorcycle officer has completed his training and is waiting for his helmet and pants to arrive. The motorcycle was modified to reflect the height change in officers - from 5'5" to 6'2". The city has a new police officer. Ron Williams comes to us from the Harris County Adult Probation Office. He should be ready to patrol solo by the end of February. He is replacing Sergeant Lang. Sergeant Lang is also working with Officer Velasquez who will take over as DARE Officer.

Public Works Director Dan McGraw is ill and his report will be deferred to next month.

Parks Co Director Terry Modeland noted that a public hearing was held at 7:00 p.m. to discuss the Grant Project number two. This grant must be ready by January 30th and the total \$50,000 will again be requested. She said we are moving along with grant number one which includes baseball lights and jogging trail renovations. She also noted the tennis court is deteriorating and the surface must be repaired. She congratulated Councilmember Henley on being president of the TML, bringing such recognition to our small city. Councilmember Jessup told Ms. Modeland he liked the time line chart and would like to see one for the current grant.

Parks Co Director Monya Keenen gave an update on Christmas Memories. She said due to the rain only two of the three hours scheduled took place. She thanked the Girl Scouts, Pack 301, Meadows Elementary School, All Play Baseball, Swim Team, Police Department and Public Works employees for their help. She also expressed appreciation for the band from Ridgemont School. Because of the rain, some carriage rides were cancelled. Most will be rescheduled for Monday evening and some money will be refunded. Tee shirt sales were down because the weather caused many people to stay home. Mayor McGrath said the conditions were miserable and he appreciated the efforts of the city staff making the event so successful. The kids didn't seem to mind the rain and Santa was his usual hit.

There was no audience to give comments.

During Mayor's comments, Mayor McGrath commented on the status of Meadows Place Senior Village. He said a building permit was issued and they plan to break ground after the first of the year. Owner Al Fairfield has also purchased Park Place. The 14 acre tract will be rebuilt and new medical facilities will be added. Mr. Fairfield also has a contract on the triangular piece of property on land adjacent to Park Place and will build amenities to service the aging population. This is expected to be a quality product for Meadows Place.

During Council Comments, Councilmember Henley noted this was a busy month for him. After being inducted as President of the Texas Municipal League at their recent conference, he attended the National League of Cities Conference in Nashville. He hopes to bring recognition to Meadows Place during his tenure as president of TML. Martha Wong, Councilmember for the City of Houston, has sent a resolution recognizing Councilmember Henley and the City of Meadows Place. This resolution will be posted on the city's bulletin board.

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 ENTER INTO A CONTRACT WITH MCDONALD & SECHRIST LLP, TO SERVE THE CITY AS BOND COUNSEL IN CONNECTION WITH THE AUTHORIZATION, ISSUANCE, SALE AND DELIVERY OF ONE OR MORE SERIES OF FUTURE DEBT OBLIGATIONS OF THE CITY.

Mayor McGrath said the city will sell \$1,250,000 of voter approved bonds in late 2004 or early 2005 for street repairs. Last month the city hired First Southwest Company as our financial advisors. McDonald & Sechrist, LLP have worked with Tax Reinvestment Zones (TRIZ) in the area. Terry Sechrist and Jeanne McDonald introduced themselves. They said they started their own firm about three years ago. They are responsible for making bonds legal and attractive to investors, making sure the bonds are tax exempt. They know what types of projects would or would not be allowed under a TRIZ. Work performed by a Bond Counsel has a direct impact on the interest rate when bonds are sold. Councilmember Piwonka made a motion to adopt the ordinance, numbered 2003-43, naming McDonald & Sechrist LLP as Bond Council for the City of Meadows Place. Councilmember Zellers seconded this motion which carried unanimously.

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 A PRIMARY INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF FORT BEND AND THE CITY OF MEADOWS PLACE, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

This is the annual standard agreement between the city and the county. Councilmember Jessup moved to adopt the ordinance, numbered 2003-43, as written. The motion was seconded by Councilmember McCann and unanimously approved.

Mayor McGrath then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS (HEREINAFTER CALLED THE APPLICANT), DESIGNATING OFFICIALS AS BEING RESPONSIBLE FOR THE APPLICANT IN DEALING WITH TEXAS PARKS & WILDLIFE (TPW), FOR THE PURPOSE OF PARTICIPATING IN THE TEXAS RECREATION AND PARKS ACCOUNT SMALL COMMUNITY GRANTS PROGRAM (HEREINAFTER CALLED THE PROGRAM); CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE APPLICANT'S MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED SITE FOR PERMANENT (OR FOR THE TERM OF THE LEASE FOR LEASED PROPERTY) PUBLIC PARK AND RECREATIONAL USES.

It is necessary for the city to adopt this resolution to continue with the parks grant application process. Mayor McGrath said he is recommending we appoint Terry Modeland, Parks Co Director as the designated representative. Councilmember McCann made a motion to adopt the resolution, 2003-06, as presented and explained by Mayor McGrath. Councilmember Henley seconded this motion which carried with unanimous approval.

Mayor McGrath then read the caption to the following resolution:

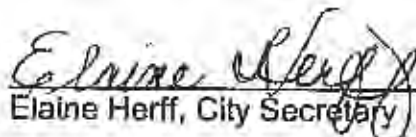
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS, TO PARTICIPATE IN A STATEWIDE PURCHASING PROGRAM THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE.

Mayor McGrath said the Texas Local Government Purchasing Cooperative, better known as the "Buy Board" is another avenue for the city to purchase materials and other items from the lowest qualified bidder without actually having to go through the bidding process ourselves. The Buy Board has already bid and awarded contracts and joining the Buy Board allows us to use these same vendors. We currently have similar agreements with the Houston-Galveston Area Council and with Fort Bend County. Councilmember Henley made a motion to adopt the resolution, numbered 2003-07, as presented. Councilmember Piwonka seconded the motion which was unanimously adopted.

Bills were presented for council's ratification. They were \$7,745.00 for a permit from the Texas Commission on Environmental Quality, \$6,835.00 for sidewalk construction to Joe Salvide, \$15,600.00 for tornado related roof repairs at the sewer treatment plant to New Dawn Enterprises, \$6,678.86 for December legal services to Ross, Banks, May, Cron & Cavin, P.C., \$36,596.86 for the final payment phase one street repairs to Southern Customs, Inc. and \$20,901.31 for the final payment for Community Center improvements to Stonewall Constructors. Councilmember Henley made a motion to ratify the expenditures as presented. Councilmember McCann seconded this motion. Councilmember Jessup said he was glad the parks directors kept such a close eye on the Community Center Project. Mayor McGrath said they treated the Community Center as if it were their own homes that were being renovated. Put up for a vote, the motion to ratify the expenditures was unanimously approved.

There were no audience comments at this time.

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


Elaine Herff, City Secretary