

MINUTES OF SPECIAL MEETING
OF JANUARY 13, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:30 p.m. by Mayor 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 Parks Co-Director Monya Keenen and Chris Hyman with Techline Sports Lighting.

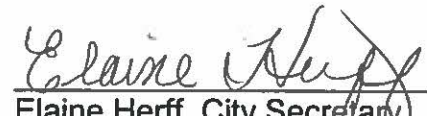
Mayor McGrath read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY
SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO
ENTER INTO AN AGREEMENT WITH TECHLINE SPORTS
LIGHTING, TO PROVIDE AND INSTALL LIGHTS TO THE
MAJORS BASEBALL FIELD AT MEADOWS PLACE
COMMUNITY PARK.**

He then introduced Chris Hyman who explained the procedure followed when using the Buy Board for city purchases of goods and or services. Mr. Hyman said about three years ago he became an approved bidder under the category "playground equipment" with the Buy Board. If we choose to use his company for the purchase and installation of our baseball lights, our cost will be the same as bid three years ago. He explained the difference between the full installation cost of \$48,885.12 which includes total costs for all parts and labor, basically a turnkey operation from preparation of the site to turning on the lights. The partial installation cost of \$29,254.40 would not include the switch gear, wiring from the pole, trenching or the junction box. Both costs are for four poles. Councilmember Henley said that a GE study of the project indicated that three poles would be adequate. Mr. Hyman said that four poles have proven better for outfields. The expected life of each fixture is 3,000 hours suggesting an eight to ten year program for relamping. The expected live for each ballast is 120,000 hours suggesting replacement in twenty to thirty years. Once we put in our order there would be a four to six week wait for delivery. Galvanized steel poles would be used in an eight foot core with a three foot diameter. Councilmember Henley said it sounded like a good design and system.

Council discussed the pros and cons of purchasing an extended warranty at \$100.00 per fixture. For four poles, five lights per pole, a ten year warranty will cost \$2,000.00 and will cover both labor and material for a one-time group replacement of all lamps when 10% of the lamps are no longer burning or after 10 years, whichever comes first. Council's consensus was that purchasing the extended warranty was a good idea. Mayor McGrath called for a motion on the proposed ordinance. Councilmember Zellers made a motion to adopt the ordinance, numbered 2004-01, authorizing the Mayor and the City Secretary to enter into the agreement with Techline Sports Lighting to provide and install lights, including the purchase of the ten year extended warranty, to the Majors Baseball field at Meadows Place Community Park as discussed. Councilmember Jessup seconded the motion which carried unanimously.

There being no further business to consider, Councilmember Zellers made a motion, seconded by Councilmember Jessup to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:59 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF JANUARY 20, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special 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 was City Attorney Grady Randle.

Mayor McGrath said he met with a representative of CVS Pharmacy who was interest in building a single store on about 1.5 or 1.6 acres of land currently owned by the city located on the southeast corner of the intersection of West Bellfort and Dairy Ashford. Several issues are involved. When the land was purchased several years ago at the request of the owners for back taxes, the previous owners has requested the land be designated as park land. Council felt they could not bind future councils to the decision and refused to accept that term. No park improvements have been made to the land. City crews have only maintained it with regular mowing. The land has a gas pipeline easement running through it, is in the 100 year flood plain and generally has bad drainage. The pad site for a building would need to be built up quite high. The existing curb cut does not provide good access to where the proposed building would be located off of West Bellfort and an additional curb cut may be needed. An on site detention pond may also be needed.

Council discussed the pros and cons of requiring the interested party to purchase the entire piece of property versus just the 1.5 acres needed for their proposed development and requiring the purchaser pay for installation of amenities to be maintained by the city such as the detention pond and some landscaping around it. In that case, zoning regulations would require the property be replatted. Zoning regulations would also require a ten foot fence be put up separating the residential from the commercial neighborhoods. Mayor McGrath said he would like to appoint a two member committee consisting of Councilmembers Piwonka and Zellers to help him with negotiations when the time came. He would also like wording for an agenda item authorizing the land to be advertised for sale. The city attorney said he would provide that information.

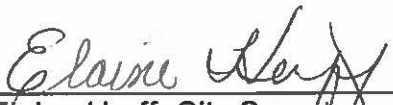
Discussing other business, City Attorney Randle said the Judge has all the information he has asked for in the "cat case" but since he is a Federal Judge and has several pressing cases before him, he will get to this case when he has the time. One of the homes involved in the case has been advertised for lease.

Mayor McGrath said the city was notified that our share of the 2004 State Homeland Security funds through the H-GAC is \$50,147.48.

Mayor McGrath said ground breaking for the Senior Village project will be Monday Morning, January 26th at 10:00 a.m.

Councilmember Henley urged support of the regional EDC summit being sponsored by the H-GAC and to be held in Sugar Land in March.

There being no further business to consider, Councilmember McCann made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:15 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF JANUARY 27, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:05 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

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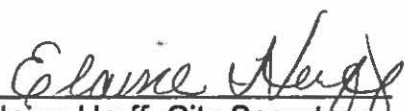
Mayor McGrath discussed with council using funds restricted for court technology use generated from Municipal Court citations. There is currently about \$32,000 in this fund. This should cover the cost of four new hand held ticket writers which will inter-phase with the court system's computer program currently being used allowing officers to swipe an offender's driver's license and capture the information stored on its magnetic strip. The devices will also offer a pull down menu requiring a minimum amount of input from officers. The information will be downloaded onto a computer in the police department and sent to the municipal court. Council felt this was a very good use of the court technology funds.

Council discussed the city's 20th birthday and commemoration plans. Parks Director Monya Keenen said she and Councilmember McCann discussed having the event on Friday evening, April 30th. By that time new lights and a new facing for the existing sign at the small park can be installed. Food items to be served will be hot dogs, hamburgers, cake, iced tea and lemonade. A DJ will be hired and his sound system can help with the presentation. The date will be firm once Councilmembers McCann and Piwonka get approval from former Mayor Jim McDonald and the event will be announced in the city's Newsletter.

Discussing the summer pool management position, Mrs. Keenen said last year's pool manager, Sara Stansbury would not be returning. She has been in contact with a potential candidate, Scot Herff, who would come highly qualified for the position. Mr. Herff was an assistant manager for our pool several years ago. He currently is a City of Sugar Land firefighter. He is a certified EMT, is a Hazardous Material Technician and is on the Sugar Land dive team. His full time job will not allow him to be present the whole time the pool is open but with trained assistants, the pool should run smoothly. Councilmember Henley stated "You're only as good as your team."

Council then discussed the proposed Centerpoint Energy – Entex rate increase. Council has the authority to postpone the rate increase for 90 days while they study the matter.

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


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF JANUARY 27, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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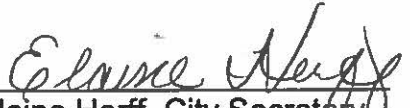
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Council then discussed the proposed Centerpoint Energy – Entex rate increase. Council has the authority to postpone the rate increase for 90 days while they study the matter.

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


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF JANUARY 27, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:32 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One 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 Captain Jack Ashton gave the police report. He said that since the last regularly scheduled Council meeting, there were four vehicular accidents resulting in \$8,500 worth of damage. There were eleven arrests and 638 calls for service. While the Christmas and New Year holidays were fairly uneventful, criminal activity in the city has picked up. There were three residential burglaries reported with suspects being caught in one of the incidents. Captain Ashton said he could not stress enough the importance of residents calling the police whenever they see anything suspicious. There were also three arrests stemming from drug activity. The motorcycle has been productive, increasing the amount of citations issued to 532 for this month compared to 287 issued last month and 457 for the same time period last year. Councilmember McCann asked how the motorcycle was holding out. Captain Ashton answered that a typical police motorcycle will last about 12 months. Because of the down time experienced with this one, it should last for about 18 months. Councilmember Jessup said he was grateful for the police presence at the school in the morning and also for the welfare check benefit they provide city residents.

Dan McGraw gave the Public Works/Public Utilities report. He said that in December ECO Resources responded to 85 water related and 12 sewer related service calls. Also, the first phase of sidewalk rehabilitation for 2004 will commence on February 9th with 550 linear feet of sidewalk and several handicapped ramps to be installed in Sections 3 and 4. Public Works employees have completed the installation of the electrical wiring on the entrance sign on Kirkwood near Walgreen's and hope to begin work on the remaining sign on West Airport near the Southwest Freeway. They are also working on replacing some of the speed limit signs on West Airport and may increase the number by one (to six total.) Councilmember McCann said he would like to see a breakout of calls completed by ECO Resources by city related vs. resident related. Councilmember Henley thanked Mr. McGraw for his quick response on a curb problem.

Parks Co-Director Terry Modeland reported on the grant update. The application for the second grant must be submitted by January 31st. It is complete and will be hand delivered to the Texas Parks and Wildlife Department in Austin tomorrow by City Secretary Elaine Herff who will be attending an Election Law Seminar in that city. The last grant was awarded with a total of 35 points. We believe we will have 40 points with this grant. The grant includes tennis court light replacement, fence renovations, playground updates and pool deck renovations. Some non-grant projects, including lights at the small park on Pender are also being undertaken by the Parks Department. Baseball lights, approved to be purchased with Grant Number One have been approved. Techline will break ground for the installation next week or the week following and written approval for the lights was received from the school this week. Alderman Henley reminded the Parks Department he would like them to submit a project for recognition by the TML.

Excellent Awards program and he hopes Meadows Place will participate in Governor Perry's Texas Roundup Program "Fit to be a Texan" to culminate in Austin in April.

During audience comments, Cathy Cammeron with the Sugar Grove Church of Christ told council she felt the current allotment of only two banner signs per year on their property was too restrictive. The church itself has four events they would like to advertise. Mayor McGrath noted that legally council cannot grant a change to the zoning ordinance but the church can apply to the Board of Adjustment for a variance.

During Mayor's comments, Mayor McGrath reported that Meadows Place Senior Village held their ground breaking ceremony yesterday. This will be a \$12 million project. The same company has purchased the old Park Place facility and is calling it The Oasis. They have a new sign and plans to totally redo the 14 acre site. A new Alzheimer's facility will be built along with a new hospital and doctor's facilities. The whole project will be geared to seniors. Mayor McGrath also reported interest in the 4.5 acres of city owned property at the corner of West Belfort and Dairy Ashford by CVS Pharmacy. The potential developers have presented conceptual drawings of the site. In order to sell the property, the city will need to advertise twice in a local newspaper for sealed bids. It may be necessary to hold special council meeting to do this.

During Council comments, Councilmember Piwonka introduced Boy Scout David Backer of Troop 301 and his dad, Steven Backer. David is working on earning a badge. Councilmember Jessup thanked the young scout for preparing to become a leader of our community.

Councilmember McCann then made a motion, seconded by Councilmember Henley to approve the minutes of the November 4, 2003 special meeting, the November 25, 2003 regular meeting and the December 16, 2003 workshop and Public Hearing meetings as presented. The motion carried unanimously.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION OF THE CITY OF MEADOWS PLACE
SUSPENDING THE EFFECTIVE DATE OF CENTERPOINT
ENERGY ENTEX'S REQUESTED RATE CHANGES TO
PERMIT THE CITY TIME TO STUDY THE REQUEST AND
TO ESTABLISH REASONABLE RATES; APPROVING
COOPERATION WITH OTHER CITIES WITHIN THE
HARRIS, MONTGOMERY AND FORT BEND COUNTY
AREA DISTRIBUTION SYSTEM TO CREATE A STEERING
COMMITTEE TO DIRECT THE EFFORTS OF LEGAL
COUNSEL AND CONSULTANTS NECESSARY FOR
RATEMAKING OR LITIGATION; AUTHORIZING THE
EMPLOYMENT OF COUNSEL; REQUIRING
REIMBURSEMENT OF CITIES' RATE CASE EXPENSES;
AUTHORIZING INTERVENTION IN ANY RATEMAKING
PROCEEDING AT THE RAILROAD COMMISSION AND
PURSUIT OF APPEALS THAT RELATES TO THE
COMPANY'S FILING; REQUIRING NOTICE OF THIS
RESOLUTION TO THE COMPANY.**

Mayor McGrath explained that, after 18 years, Entex is proposing to increase the rates they charge for gas to residential customers effective February 1st. Meadows Place has the opportunity to suspend the rate increase for 90 days and to join a coalition of other cities to examine the proposal. Councilmember Henley made a motion to adopt the resolution, numbered 2004-01, suspending the proposed increase in Centerpoint Energy Entex's rates for 90 days. Councilmember McCann seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE CALLING AN ELECTION FOR THE CITY OF MEADOWS PLACE, TEXAS, TO BE HELD ON SATURDAY, THE 15TH DAY OF MAY, 2004, FOR THE PURPOSE OF ELECTING CITY OFFICIALS, PROVIDING FOR EARLY VOTING AND PROVIDING FOR NOTICE OF SAID ELECTION.

Mayor McGrath explained that due to this year's redistricting, the State Legislature has changed the date for the May general election to the third Saturday. This is a change for this year only. Next year, and each preceding year, the date for the city's general election will again be on the first Saturday of May. Canvass dates are from May 23 through May 26. Since our regular May council meeting is scheduled for May 25th, we can canvass our election then. Councilmember Piwonka made a motion to adopt the ordinance, numbered **2004-02**, calling the city's general election for May 15th and inserting the date to canvass as May 25, 2004 at 7:30 p.m. Councilmember Zellers seconded this motion which was unanimously adopted.

Mayor McGrath then read the caption to the following ordinance:


AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO EXECUTE CHANGE ORDER NUMBER TWO (2) TO A CONTRACT WITH INSITUFORM TECHNOLOGIES FOR THE CITY'S PHASE TWO-A WASTEWATER COLLECTION SYSTEM IMPROVEMENTS PROJECT.

This change order decreases the cost of the project by \$32,274.50. The first change order decreased the cost by almost \$50,000. The city saved a total of \$80,000 on this project. Councilmember Henley made a motion, seconded by Councilmember Jessup, to adopt the ordinance, numbered **2004-03**, as presented. The motion carried unanimously.

Council then considered ratifying the following expenditures: \$7,322.00 to Houston Fence Co., Inc. for replacing the fence blown down at the sewer treatment plant during the November tornado; \$146,512.68 as the final payment to Insituform for Phase 2 of the city's sewer rehabilitation project; \$15,661.14 to Philpott Motors for a new Public Works truck; \$10,514.74 to Ross, Banks, May, Cron & Cavin, P.C. for legal work completed in December, 2003 on the case involving two residents who what to move 43 cats back into the city. Councilmember Piwonka made a motion to ratify the expenditures as presented. Councilmember Zellers seconded this motion which was unanimously approved.

There were no audience comments at this time.

There being no further business to consider, Councilmember McCann made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:17 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.

January 27, 2004

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MINUTES OF SPECIAL MEETING
OF FEBRUARY 17, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:30 p.m. by Mayor 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
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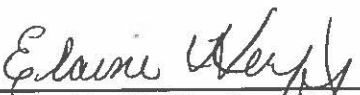
and the following absent:

David Piwonka

thus constituting a quorum.

Mayor McGrath read agenda item two, consideration of and action on authorization of the Mayor, City Secretary and City Attorney to advertise for sale by sealed bid the property located at the southeast corner of West Bellfort and Dairy Ashford being 4.554 acres (198,353 square feet) of land in the James Alston Survey, A-100 and A-101 in Fort Bend County and Harris County, City of the Meadows Place, Texas. Mayor McGrath said the city purchased the property in 1995 with no immediate plans. It has been determined that the best use of the land would be to sell it by a sealed bid process and use the proceeds for the best interest of the residents. The Notice of Sale lists the bid deadline at 2:00 p.m. on March 18, 2004. At this time all bids will be opened and council will have the option of selling the land to the highest bidder, or if they determine the highest bidder does not have the best interest of the city in mind, they can reject all bids and rebid the sale at a future date. The bids would be considered at the March 25, 2004 regular council meeting. Conditions of the bid require a \$50,000 certified cashiers check be included along with a site plan and a detailed summary of the proposed project including sales tax projections and a projected completion date. Mayor McGrath said the City Attorney is comfortable with the language in the Notice of Sale. To date, one bidder has expressed interest in the land. Councilmember Henley made a motion, seconded by Councilmember Zellers, to approve the authorization of the Mayor, City Secretary and City Attorney to advertise for sale by sealed bid the property located at the southeast corner of West Bellfort and Dairy Ashford. The motion carried unanimously.

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 7:45 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF FEBRUARY 24, 2004
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
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Leen Zellers

thus constituting a quorum.

Police Captain Jack Ashton gave the police report. He said that since the last regularly scheduled Council meeting, there were 12 vehicular accidents reported, most of them on West Airport between Meadow Valley and Mulholland. The total amount is up from a usual five or six accidents reported monthly. There were nine arrests and 287 calls for service, 307 citations issued, 48 incident reports and 47 warnings given. During the past month, a 74 year old male walked away from The Oasis about 6:00 p.m. one evening and was found the next morning at 10:30 a.m. The Police Department was awarded a Domestic Awareness Homeland Security Grant for over \$50,000 which was applied for with the help of the Stafford Volunteer Fire Department. It will be partially shared with them. Our Police Department will use its share to help pay for computers to be installed in patrol vehicles. Councilmembers asked what the increase in traffic accidents was due to and if there was any way to better control the traffic, perhaps with different traffic control devices. Captain Ashton said the biggest problem is the increase in traffic flow, especially during the business hours. Drivers simply do not allow themselves enough time to get to and from work and therefore travel at a higher rate of speed. He believes the high visibility of our police officers on this stretch of the road is doing its job slowing down the traffic. Councilmember Henley noted another Homeland Security Grant process was approved last week and we should be receiving those funds shortly. Captain Ashton said the Police Department received another grant reimbursing the department for up to 50% of the purchase price of bullet resistant vests. Captain Ashton also noted that under the best case scenario, the new ticket writers purchased with Municipal Court Technology Funds, should be in place in about eight weeks.

Dan McGraw gave the Public Works/Public Utilities report. He said that in December ECO Resources responded to 8 water related calls. Fifteen of them were resident's problems and 67 were the city's problem. They responded to seven sewer related service calls, all resident's problems. Mr. McGraw said the first phase of sidewalk rehabilitation for 2004 is basically completed with all the concrete having been poured. Forms will be removed Friday. Sand and grass will be added soon. The second phased is scheduled to begin on March 22nd. Public Works employees have completed the installation of the electrical wiring on the large entrance sign on West Airport near the Southwest Freeway. Hopefully, by mid March all the plants will be in.

Parks Co-Director Terry Modeland gave the Parks & Recreation Department report. She said Saturday is the opening day of baseball season. Mayor McGrath will throw out the first pitch. Due to inclement weather the lights are not yet installed. Hopefully they will be installed next week. No night games have been scheduled. The All-Play Baseball organization gave the city a \$4,000 check, their donation towards matching grant funds. Lights will be installed at Pender Park, hopefully by April 30th. These lights are not part of the grant package. Asked about

the timing for the jogging track replacement, Mrs. Modeland said this project's cost is included in the first grant funds. She is awaiting plan approval from the Texas Parks & Wildlife Department and hopes to complete the project this summer.

During audience comments, Richard Vogel, of the 12200 block of Meadowdale, noted he was a 24 year resident of Meadows Place. His handicapped wife tripped on the city's handicapped ramp when she came to vote at city hall. He said also that there is a serious health problem in his block due to standing water. About 60 feet of the street is sinking and residents were told in 1998 that the problem would be fixed in two years. Mayor McGrath noted the city was in the process of designing the next street repair project for an anticipated bond issue to be presented to voters the end of this year or the beginning of 2005. This section of street is on top of the list.

William Clark, co-director of the Stepping Stones School located at 11250 South Wilcrest, said his school was applying to become a Pre-School and Elementary School Charter School. He requested a letter of community support for the school be written to the Texas Educational Agency. He also said the school would like to form partnerships in the community. Mayor McGrath noted this item was not on the agenda so could not be discussed but Mr. Clark was welcome to leave his information.

Christina Stevens, also of the 12200 block of Meadowdale, said she and her husband chose to purchase a home in Meadows Place because of its location, the way it looked, the nice people who lived here and the safety provided its residents. It was a dry summer when she purchased her home. Since that time the road in front of her home is usually underwater and she is concerned about the health effects of this, particularly with the threat of mosquitoes carrying the West Nile virus. The water also lowers her property value. While the water is squeezed out at times after the Public Works Department is called, she would like the city to squeeze it without being called. She hopes a permanent solution can be arrived at soon.

During Mayor's comments, Mayor McGrath reported that Park Place was purchased by Al Fairfield of the Chaparral Corporation and is now The Oasis. The fourteen acres, half of which are in the City of Stafford, will be completely rebuilt with a new 250 unit Alzheimer's building to replace the current 149 unit one, a new hospital and two medical facilities along with a parking garage. The site must be rezoned. Tentative dates of March 9th for a zoning workshop, March 23rd for a joint public hearing before the City Council and Planning Commission, April 6th for Planning & Zoning to deliberate the matter and make a recommendation to city council with conditions, if any, and April 27th for Council to accept P&Z's recommendation and decide on an action. If approved, the new facility could add from \$60 million to \$75 million of taxable value to the city's tax base. Mayor McGrath also noted that on February 17th, Council met in a special meeting to authorize for sale by bid the property at the corner of West Belfort and Dairy Ashford. This property was acquired by the city in 1995. Since that time nothing has been done to improve the land. CVS Pharmacy would like to purchase the land. The deadline to accept sealed bids for the property is March 18th. At their regular March Council meeting on the 23rd, Council will review the bids and decide which, if any, they choose to accept.

During Council comments, Councilmember Henley noted the legislature will likely be called back into special session in April to address school financing. Cities and counties need to be aware that decisions made by the legislature can adversely affect their tax base. Also, if schools collect less taxes, cities and counties will probably be charged more as their proportionate share of Central Appraisal fees. It is important to meet with our legislatures in the months to come to discuss this issue in its regard to its effect on cities. Councilmember Henley also asked Council to put March 19th on their calendars for the annual HGAC meeting. This year's speaker will be Congressman Chris Bell.

Councilmember Jessup noted the items reported on by Mayor McGrath were the culmination of six to eight months of good luck and hard work and he urged residents to attend the public hearing and offer their input.

Councilmember Zellers then made a motion, seconded by Councilmember McCann to approve the minutes of the December 16, 2003 regular meeting; January 13, 2004 special meeting; January 20, 2004 special meeting; January 27, 2004 workshop and regular meetings and February 17, 2004 special meeting. The motion carried unanimously.

Mayor McGrath then read a proclamation naming March as Mental Retardation Awareness Month in Meadows Place, Texas. Councilmember Piwonka made a motion to authorize the Mayor to sign the proclamation. Councilmember Zellers seconded the motion which carried with unanimous approval.

Molly Levine of McCall, Gibson & Co. presented council with the yearly audit for the fiscal year ending September 30, 2003. She noted the audit was in conformity with generally accepted accounting standards. She called attention to page six which lists revenues and expenses by fund types. General Fund revenues totaled \$2,932,387 while expenses totaled \$3,255,999. Expenses included four new police vehicles and new computers. While the General Fund balance decreased by \$223,143, it still remains healthy at \$2,478,145. The rest of the audit consists of comparisons and foot notes as in past years. Mrs. Levine said she appreciated the cooperation of everyone involved in performing the audit. Councilmember Henley made a motion to approve the audit as submitted by Mrs. Levine of McCall, Gibson & Co. Councilmember 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, TEXAS, TO ENTER INTO A CONTRACT FOR ELECTION SERVICES BETWEEN THE CITY OF MEADOWS PLACE, AND FORT BEND COUNTY AND THE FORT BEND INDEPENDENT SCHOOL DISTRICT, CITY OF SUGAR LAND AND THE CITY OF MISSOURI CITY IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".

Mayor McGrath said the language in this contract was verbatim to past year's contracts. Councilmember Piwonka made a motion to adopt the ordinance, numbered 2004-04, as presented. Councilmember Zellers seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE APPOINTING REGULAR AND ALTERNATE MEMBERS OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS PLACE, TEXAS, (CITY PLANNING AND ZONING COMMISSION) FOR A TERM BEGINNING IMMEDIATELY UPON PASSAGE OF THIS ORDINANCE, AND ENDING ON THE 1ST DAY OF FEBRUARY, 2006, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.

Mayor McGrath noted that the terms of Steve Gardner, Jeff Grabert and Rick Staigle as regular Planning Commission members and Marti Pattinson as alternate Planning Commission member were expiring. All had expressed an interest in continuing as members and have done good jobs in their respective

positions. Councilmember Henley made a motion to adopt the ordinance, numbered **2004-05**, appointing members and an alternate member to the Planning Commission as presented. Councilmember Jessup seconded this motion which was unanimously adopted.

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 ON FEBRUARY 24, 2004, PURSUANT TO PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.


Mayor McGrath recommended Clyde Little be appointed to this position. Councilmember Piwonka made a motion, seconded by Councilmember McCann, to adopt the ordinance, numbered **2004-06**, as presented by the Mayor. The motion carried unanimously.

Council then considered ratifying the following expenditures: \$5,260.00 to Claunch & Miller for December work on our GIS system; and \$20,000.00 to Joe L. Salvade for Phase One, 2004 sidewalk repairs. Councilmember Henley made a motion to ratify the expenditures as presented. Councilmember McCann seconded this motion which was unanimously approved. Mayor McGrath said he expected the GIS System would be complete sometime this summer.

Invoice number two for the GIS System to Claunch & Miller was presented to Council for payment approval. Councilmember McCann made a motion to pay Claunch and Miller. Councilmember Jessup seconded the motion which carried unanimously.

There were no audience comments at this time.

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 8:39 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.

February 24, 2004

[illegible]

MINUTES OF REGULAR MEETING
OF MARCH 23, 2004
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
David Piwonka
Leen Zellers

thus constituting a quorum.

Police Captain Jack Ashton gave the police report. He said that since the last regularly scheduled Council meeting, there were a total of 1,109 activity calls. Accidents decreased from last month to seven, three being on West Airport. There were twelve bookings, two of which were felony arrests. There were a total of 390 calls for service and 567 citations were issued. Thirteen residential alarms were answered, a majority of which were false alarms. There were five reports of burglary of motor vehicles along with one residential and one business burglary. Criminal mischief reportings were up slightly and the Police Department responded to 187 house watches. Officer Larry Eissler has been rehired after spending two years in Kosovo making the department fully staffed. Captain Ashton again encouraged residents to call police whenever anything suspicious is seen. He also noted that although an increased police presence has been noted on West Airport, there are always one or two officers patrolling the rest of the city.

Dan McGraw gave the Public Works/Public Utilities report. He said that in the last month ECO Resources responded to 64 water related calls. Three of them were resident's problems and 61 were the city's problem. An average of 525,000 gallons of water was pumped per day. ECO responded to ten sewer related service calls, three were city related and seven were private line matters. Mr. McGraw said the second phase of sidewalk reconstruction for this year is progressing. Also he is being kept busy with many inspections at the Senior Village project. Street assessment, in anticipation of next year's bond issue, will start in the next few weeks. A proposal for the cost of this work from Claunch & Miller should be available for council's review at our next meeting. Landscaping of esplanades is continuing and dryer weather should help this effort.

Parks Co-Director Monya Keenen gave the Parks & Recreation Department report. She said poles are in place for the lighting of the major's baseball field and electricity should follow within the next few days. Lighting at the small park off Pender and Dorrance should be completed in time for the dedication and renaming of the park on April 30th. The tennis courts were shut down on March 11th and resurfacing should be completed by this Friday. Drainage problems around the jogging trail will be discussed with engineers on Friday. The city is accepting life guard applications until April 2nd. Councilmember Jessup noted that it was important to the city's image to "dress-up" Pender Park and he hoped quality lighting would be selected for the project. Mrs. Keenen assured him the lighting would be top quality and she thanked him and especially Councilmember McCann for their hard work on that project.

During audience comments, Dave Wilkins, who resides on Meadowglen Drive, said the homes that were torn up by the November tornado are still an eyesore. Many fences have still not been put back up and debris is still in sight.

Marti Pattinson, a Meadow Valley resident, said she noticed traffic counters on West Airport and "No Overnight" truck parking signs at Sam's Club, even though trucks still park there overnight. She was told the traffic counters were for the Oasis project and the no overnight parking signs were just recently installed and the city will enforce them.

During Mayor's comments, Mayor McGrath encouraged everyone to support the Meadows School Carnival on April 17th, from 11 – 4. He also noted that owners of the Oasis are still working on obtaining a legal description of that tract of land which the city needs before a public hearing on proposed improvements can be called.

During Council comments, Councilmember Henley said he recently returned from Washington D.C. where he represented Texas cities at the Nation League of Cities conference. He said the League addressed several issues including Hometown Security, the federal COPS programs, transportation, children, affordable housing and a balanced budget with no unfunded mandates. While there he met with Texas Senators Kay Bailey Hutchison and John Cornyn.

Councilmember Jessup thanked the audience for attending tonight's meeting and asked them to spread the news of what is going on in our city.

Councilmember Zellers then made a motion to approve the minutes of the February 24, 2004 regular council meeting as presented. Councilmember Piwonka seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE PROVIDING FOR THE SALE OF A CERTAIN LOT, TRACT AND PARCEL OF PROPERTY IN THE CITY OF MEADOWS PLACE, GENERALLY DESCRIBED AS THE 12600 BLOCK OF WEST BELLFORT (WEST BELLFORT AT DAIRY ASHFORD); AND CONFIRMING THE REGULARITY AND LEGALITY OF THE PROPOSAL AND BIDS HERETOFORE DULY NOTICED AND OPENED ON THE 18TH DAY OF MARCH, 2004; AND AUTHORIZING THE MAYOR AND CITY SECRETARY TO SIGN AND EXECUTE A DEED IN A FORM APPROVED BY THE CITY ATTORNEY FOR THE CONVEYANCE OF SAID PROPERTY.

Mayor McGrath noted that CVS Pharmacy approached the city with their interest in purchasing the 4.5 acres of land at the corner of West Bellfort and Dairy Ashford. In February council met and authorized the sale of the land by the sealed bid process. The notice of sale was advertised twice in the city's official newspaper as required by law. One sealed bid was received and opened on March 18th. This bid was from CVS Pharmacy for \$1,225,000 with the requirement the city pay the 6% brokerage fee and the title policy. This comes out to approximately \$5.80 per square foot. When the city's costs are paid, we will realize approximately \$1,100,000 on the sale. David Foor, representing CVS Pharmacy, was in the audience. He said CVS will look at the property to see how best to utilize it while planning for required utilities and drainage. Their store will be built on the far west end of the property. There will be enough space for one additional pad site to accommodate a restaurant of some sort. The balance of the property will be used for water detention or retention. The existing underground gas pipe line running through the property will need to be specially wrapped. The property with improvements should add approximately \$4 million to the city's tax base plus sales taxes based on \$8 - \$9 billion a year in sales. Councilmember Zellers made a motion, seconded by Councilmember Jessup to adopt the ordinance, numbered 2004-07, as presented. The motion carried unanimously.

Mayor McGrath then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS, OPPOSING ANY SCHOOL FINANCE OR TAX SYSTEM REFORMS THAT WOULD NEGATIVELY AFFECT CITY REVENUES AND ECONOMIC DEVELOPMENT EFFORTS.

Councilmember Henley explained that the Texas Municipal League has gone on record as opposing any school financing which would affect cities. They also suggest cities pass this resolution and notify their senators and representatives of their action. The intent of the resolution is to protect the revenue of cities. It is believed the Governor intends to put restriction on cities that would limit the amount by which taxes could be increased. Controls already exist which limit the amount of taxes that can be assessed without triggering the possibility of a roll back election. Mayor McGrath said the State of Texas provides next to nothing in revenues to cities and the city needs revenue to provide city services to its residents. Councilmember Piwonka said what is being proposed is similar to California's Proposition 13 which results in inequality in taxes. Councilmember Jessup said we must get educated and stay on top of the process as it unfolds as all methods of school refinancing are not necessarily bad. Councilmember Henley said while we are for reforming schools, we need to be careful the process does not limit revenues cities can collect for their own programs. Currently 80% of taxes collected go to schools, 15% to cities and 5% to counties. Councilmember Piwonka made a motion to adopt the resolution, numbered 2004-02, as presented. Councilmember Zellers seconded the motion which carried unanimously.

Mayor McGrath then read the caption to the following resolution:

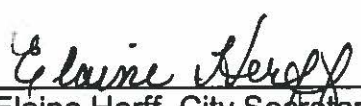
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS, TO JOIN A COALITION AND TO INTERVENE IN PROCEEDINGS RELATED TO THE APPLICATION OF CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, RELIANT ENERGY RETAIL SERVICES, LLC AND TEXAS GENCO, LP TO DETERMINE STRANDED COSTS AND OTHER TRUE-UP BALANCES PURSUANT TO PURA § 39.262; AUTHORIZING THE CITY ATTORNEY TO REPRESENT THE CITY AND TO TAKE APPROPRIATE ACTIONS RELATING TO SUCH PROCEEDINGS; MAKING CERTAIN FINDINGS RELATED THERETO.

Mayor McGrath said this was similar to what the city was doing with Centerpoint Energy Entex. Councilmember Jessup moved to pass the resolution, numbered 2004-03, as read. Councilmember McCann seconded this motion which carried unanimously.

A bill for \$6,707.22 to Ross, Banks, Cron & Cavin, P.C. for February 2004 legal services was presented to council for approval. Councilmember Piwonka made a motion, seconded by Councilmember Henley to pay the attorneys. The motion carried unanimously.

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 8:33 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF APRIL 13, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:30 p.m. by Mayor 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.

There were no audience comments.

During Mayor's comments, Mayor McGrath said he has authorized architect Jamie Knight to take a look at the site plan for a potential fire station at the Kirkwood location. In May a workshop session is being planned with Council and Stafford's Fire Chief to see what their needs are and why we need a new fire station on this side of US 59 and to discuss the proposed site plan which should have room for an ambulance. The new fire station should be similar to the one on Mula Road. Mayor McGrath also gave Council tentative dates for meetings necessary to approve The Oasis redevelopment project as May 13th for a P&Z workshop meeting; May 18th for a joint public hearing with City Council and P&Z; June 17th for a P&Z meeting to deliberate and prepare a recommendation on the project; June 22nd for Council to accept P&Z's recommendation and July 27th for Council to vote on a planned development ordinance for the project.

Councilmember McCann then gave an update on Pender Park improvements. He said the project was to have been started yesterday. The current park monument sign has been straightened and its foundation fortified. The brick & granite inscription should be completed next Tuesday. Gate enhancements will be complete soon. There is a problem with 240 volt power needing to be dropped to 120 volts with a transformer for lighting on the gates. The existing pots and plants in front of the entrance will be moved to the playing field site. Hawthorne bushes will be planted in their place. In addition to the two gate lights, the park will have four post lights as well as six lights installed in three trees. There will also be five 110 outlets that can be used for functions. Councilmember Jessup said he noted the new barbeque pit in this park is getting a lot of use and we may end up having to schedule its use in the future.

Councilmember Henley made Council aware that Governor Rick Perry has called a special session of the legislature for school finance reform. The HGAC and TML are working on a resolution cities can pass stating that if a cap is placed on increased local taxes, it should be no lower than 6 or 7% and there should be no unfunded mandates.

Council then considered setting the exemptions to be allowed and the amounts or percentages thereof to be in effect for tax year 2004 and future years until rescinded by council action. Mayor McGrath said any changes needed to be approved before April 15th. Proposition 13, passed by state voters last fall, allows cities and counties to

freeze taxes on property owned by disabled persons and those over the age of 65. Discussion of this proposition at previous meetings determined such a freeze would not be for the greater good of our City. Current exemptions however, have not changed since the inception of our city. They are \$15,000 for disabled or \$15,000 for those over 65. Based on last year's exemptions, raising the exemption from \$15,000 to \$30,000 would result in a loss of only \$30,000 in revenues to the city. Councilmember Jessup made a motion to increase the exemptions offered to disabled residents and those residents over the age of 65 (only one exemption allowed) from \$15,000 to \$30,000 and to continue with the current homestead exemption as it exists. 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 AN AGREEMENT WITH CLAUNCH & MILLER, INC., FOR SURVEYING AND ENGINEERING SERVICES ASSOCIATED WITH THE COMMUNITY PARK TRAIL DRAINAGE IMPROVEMENTS.

Reconstruction of the jogging trail will result in additional drainage problems at the park, particularly between the track and the homes on Valencia that back up to the park. The drainage in this area was last improved in 1985. It is expected that the cost of these repairs will be approximately \$50,000. Mayor McGrath believes current funds in the Capital Improvement Fund which are from the sale of old MUD bonds can be used for this project. The project will add new drainage outlets on the inside of the track and prevent the new jogging trail from washing away. Councilmember Henley moved to approve the ordinance, numbered 2004-08, authorizing the agreement with Claunch & Miller as presented. Councilmember McCann 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 AN AGREEMENT WITH CLAUNCH & MILLER, INC. FOR ENGINEERING AND CONSTRUCTION PHASE SERVICES ASSOCIATED WITH THE ROADWAY PONDING AREAS EVALUATION AND PREPARATION OF PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS.

This ordinance will allow Claunch & Miller to prepare a comprehensive, detailed assessment of all the internal streets and criteria for future repairs. Currently the City has \$1,250,000 in unsold bonds. Street repairs will need to be prioritized. Councilmember Zellers made a motion to adopt the ordinance, numbered 2004-09, authorizing the agreement with Claunch & Miller as presented. The motion was seconded by Councilmember Henley and carried unanimously.

Mayor McGrath then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS, DECLARING THE INTENT OF THE CITY OF MEADOWS PLACE TO REFUND TO THE CITY AND CERTAIN DESIGNATED ACCOUNT FUNDS OF THE CITY MONIES EXPENDED FOR ENGINEERING AND CONSTRUCTION PHASE SERVICES ASSOCIATED WITH THE


ROADWAY PONDING AREAS EVALUATION AND PREPARATION OF PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS FROM CERTAIN ANTICIPATED DEBT OBLIGATIONS OF THE CITY, TO-WIT, SERIES 2005 INFRASTRUCTURE IMPROVEMENT BONDS THAT ARE CONTEMPLATED TO BE ISSUED SUBSEQUENT TO THE ANTICIPATED EXPENDITURE, AND TO REFUND TO THE CITY CERTAIN OTHER RELATED EXPENDITURES ACTUALLY MADE IN ACCORDANCE WITH THE LIMITATIONS AND RESTRICTIONS OF LAW.

Adoption of this resolution will allow repayment to the general fund for bond related items, such as engineering fees, once the bonds are sold. Councilmember McCann made a motion to adopt the resolution, numbered **2004-04**, as read and explained by the Mayor. Councilmember Jessup seconded this motion which carried unanimously.

Council then discussed the preliminary report from Knudson & Associates regarding old Deauville Mall site. In summary, it was noted the City has a viable commercial strip fronting US 59. Beyond this strip, high density residential buildings such as town homes, patio homes or garden homes may be desirable. This would entail tearing up the existing building. Knudson & Associates suggest we prepare and put out a request for proposal on how to develop the old Deauville Mall site, including the property across the Dorrance Lane. The proposal should include incentives. Legal counsel agrees we can fund this proposal through the EDC. Star Wholesale has indicated in the past that they wanted to do something with their tract of land. They suggest a row of restaurants, perhaps. Their wholesale business is not doing well due to the fact that independent dollar stores are being replaced by larger national stores. Garden Ridge who still owns the lease on the balance of the property is in Chapter 11. Mayor McGrath suggested the city go through the RFP process with Knudson, allowing about 60 days for them to prepare a package, and expect an additional 60 days time frame for answers. At the same time the city should ask the Buxton Company for any suggestions they might have. Council should move cautiously as they will have to explain their results to the public at the end of 120 days. It will be necessary to go back to Star Wholesale to let them know we are going out for an RFP. The owners of the Garden Ridge Property, Helfman Ford and Sterling McCall Nissan should also be kept informed. It was Council's consensus for Mayor McGrath to move forward with this plan.

Council was then presented with expenses to ratify as follows: Courts-N-Stuff - \$12,821.00 for resurfacing the tennis courts; Joe L. Salvade - \$10,800.00 for sidewalk repairs and Sterling McCall Nissan - \$14,287.75 for a new police vehicle. Councilmember McCann made a motion to ratify the expenditures as presented. Councilmember Jessup seconded this motion which carried unanimously.

There being no further business to discuss, Councilmember Henley made a motion, seconded by Councilmember McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 9:04 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF APRIL 27, 2004
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
David Piwonka
Leen Zellers

thus constituting a quorum.

Police Captain Jack Ashton gave the police report. He said that since the last regularly scheduled Council meeting, there were six reportable accidents (three on West Airport) five arrests, 566 calls for service (an increasing amount of scooter complaints which DPS considers as bicycles that owners can ride anywhere but must obey all traffic laws, including signaling) 405 citations issued, 51 incident reports and 51 warnings (of which 21 were for big rig parking on the portion of the Sam's parking lot that is in our city and 16 for big rig parking on the Star Wholesale lot.) Mayor McGrath said he is considering authorizing officers to issue citations without warnings once he receives the go ahead from the City Attorney. Captain Ashton said the new traffic enforcement software has arrived and he hopes it will be operational within ten days.

Dan McGraw gave the Public Works/Public Utilities report. He said that in the last month ECO Resources responded to 62 water related calls. Twelve of them were resident's problems and 50 were the city's problem. ECO responded to 11 sewer related service calls, four were city related and seven were private line matters. Mr. McGraw said the second phase of sidewalk reconstruction for this year is completed and the third phase will begin the end of May. This phase will include replacing the handicapped ramp at City Hall with a new one. Mosquito spraying is being done weekly on Saturday evenings with the rain day being Monday. Color will be added to city landscaping soon. Baseball light installation on the Major's field has been completed and irrigation and drain lines at Pender Park were dug by Public Works employees. The street assessment will be completed by the end of May and areas will be prioritized with the worst at the top. Fort Bend County will be helping with patching about 15 pot holes on West Airport and Kirkwood. Alderman Jessup and Mayor McGrath noted the Public Works Department was working extremely hard getting ready for the new park dedication.

Parks Co-Director Monya Keenen gave the Parks & Recreation Department report. She said the Park dedication and City's 20th year celebration would take place this Friday beginning at 6:00 pm with the ceremony beginning at 7:00 pm. There will be free hot dogs, chips, cake and soft drinks. Swim Team will sell funnel cakes. Boy Scout Troop 301 will sell Barefoot 'n Friday tee shirts. This year the Parks Department is offering birthday parties at the pool. Life guard training will be held the weekend of May 11th. The pool will open weekends beginning May 22nd. Friday, June 4th is Splash Night at the pool beginning at 6:00 pm.

Parks Co-Director Terry Modeland updated Council on grants. She gave council two time frames (with two weeks difference in time) for grant number one projects to be completed. The jogging trail is scheduled for improvements from July 14th through October 30th. Grant number one funds were and are being spent as follows: \$50,000 for lighting the majors' baseball field. This project is completed. The jogging trail will cost \$47,000 and the balance of funds will be

spent on the construction of a small pavilion over the old basketball half court along with some small tables in that area. We hope to hear about the awarding of grant number two by the end of August.

During audience comments, James Minton, who resides on Kenzie Court said he was responding to the "Did You Know" article about a resident suggesting cluster mailboxes be placed throughout the city. He said that while they are efficient for postal service, they are not welcomed by residents who live where they are placed. Cluster mailboxes become bulletin boards for advertising as well as spots frequented by dogs and places to throw junk mail. Mayor McGrath said that based on emails received, cluster mailboxes will not be put throughout the city.

During Mayor's comments, Mayor McGrath complimented resident Charles Kulhanek on the work he did to update the city's web site.

During Council comments, Councilmember Zellers said it was quite informative to Council and residents to hear each department's report. Councilmember Jessup thanked the Mr. Minton for addressing the mail box issue. He said that was what the Newsletter was for – to inform residents of what was going on in the City and to share ideas.

Councilmember Henley then made a motion to approve the minutes of the March 23, 2004 regular council meeting as presented. Councilmember McCann seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE ADOPTED PURSUANT TO THE PROVISIONS OF SECTION 2.053 OF THE TEXAS ELECTION CODE DECLARING THE CANDIDATES NAMED HEREIN ELECTED FOR THE OFFICES STATED AS UNOPPOSED CANDIDATES.

Council called this election in January for May 15th. All incumbents on City Council filed for this election with no opponents. State Law allows cities to cancel their elections in this instance, thereby saving the City a considerable amount of money. Councilmember Henley made a motion to adopt the ordinance, numbered 2004-10, as read. Councilmember Jessup seconded this motion which carried unanimously. Mayor McGrath said he spoke for all the reelected council members in that they appreciate the chance to be of service to the City for two more years.

Mayor McGrath then read the caption to the following resolution:

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, 2006, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.

Mayor McGrath recommended to Council they appoint Charles Kulhanek to the position of Alternate Member of the Planning Commission of the City of Meadows Place. Councilmember Piwonka made the motion to adopt the ordinance, numbered 2004-11, appointing Charles Kulhanek as an Alternate Member of the City's Planning Commission. Councilmember Henley seconded this motion which was unanimously approved.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE CALLING A JOINT PUBLIC HEARING OF 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 18TH DAY OF MAY, 2004, AT 7:00 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 THE REPLAT OF THE PROPERTY LOCATED AT 11919 WEST AIRPORT BOULEVARD, MEADOWS PLACE, TEXAS; AND TO PROVIDE FOR NOTICE AS REQUIRED BY LAW.

Mayor McGrath said this public hearing would allow Council, Planning and Zoning and all city residents to view what is proposed in the redevelopment of The Oasis. The new owners would like to build a new three story Alheimers facility and then tear down the current building. They would then construct a campus of medical facilities, parking garages, etc. Tentatively, Planning and Zoning will meet in a workshop session to review the plans. On May 18th, at this proposed public hearing, the owners will give a power point presentation of the project and answer any questions. On May 24th, Planning and Zoning will meet to deliberate the issues brought up at the Public Hearing and make a recommendation to Council as to the replat and planned development. Council will accept the recommendation from P&Z at their regular meeting on May 25th. On June 8th, Council will hold a special meeting to act on the planned development ordinance if it is warranted. Councilmember Henley made a motion to call the public hearing for Tuesday, May 18, 2004 at 7:00 p.m. Councilmember McCann seconded the motion which carried unanimously. Councilmember Jessup noted that although the timeline seems pretty short, the owners of the project had hoped to make it even quicker. This timeline will allow council to study the project thoroughly.

Mayor McGrath then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS, CONCERNING STATE CAPS ON LOCAL GOVERNMENT REVENUES.

Councilmember Henley said the HGAC had passed this same resolution last week and that the TML was also very active in Austin promoting legislation that will not put restraints on potential city revenues. Currently Governor Perry would like to restrict the amount a local government can raise taxes to 3%, an amount that most local governments feel is too restrictive. It is important for Council to pass this resolution letting the legislature know that, while we want no state caps on local revenues, anything less than 6% with restrictions is unacceptable. Councilmember Henley made a motion to pass the resolution, numbered 2004-05, as presented. Councilmember McCann seconded the motion which carried unanimously. Councilmember Jessup said this issue is very important and he urged everyone to educate themselves on it. He said that, as a homeowner/property owner, he would like to see a 3% cap but he sees it as being detrimental to local governments. Passing this resolution gives our legislatures notice that they must come up with a better idea to fund schools. It is important to educate our children but not by hampering the ability of local cities and counties to perform their work due to lack of funds. Councilmember Zellers said everyone must educate themselves and let our legislatures know how we feel.

Mayor McGrath then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE DENYING RATE RELIEF REQUESTED BY CENTERPOINT ENERGY ENTEX EFFECTIVE MAY 1, 2004

UNLESS CENTERPOINT ENERGY ENTEX EXTENDS ITS EFFECTIVE DATE FOR NEW GAS RATES IN WHICH CASE THE EFFECTIVE DATE OF THE RESOLUTION WILL MATCH THE EXTENSION ANNOUNCED BY CENTERPOINT ENERGY ENTEX UNLESS SUPERCEDED BY PASSAGE OF A RATE ORDINANCE; CALLING FOR PROMPT PAYMENT OF CITIES' RATE CASE EXPENSES BY CENTERPOINT ENERGY ENTEX.

On December 19th, CenterPoint Energy Entex filed a rate increase with the PUC. We passed a resolution to suspend this rate for ninety days and joined a coalition of cities to study the proposal to see if the rate increase was justified. Steve Yarbrough, Regional Manager for CenterPoint Energy addressed Council. He said CenterPoint is asking for a \$1.52 per month increase, the first increase requested in 18 years. This request was proposed to Houston last summer. Houston spent a quarter million dollars on consultants who felt the increase was justified. While other cities have hired consultants that also found no problem with the increase, the consultant hired by this coalition was recommending rates be suspended for an additional time period for further study. This consultant filed only one request for information in the past three months, on March 15th. If the City approves this resolution, CenterPoint will proceed to the appeal process. If the PUC deems the increase is equitable, ratepayers will pay for the cost of the appeal. If it is not deemed equitable, CenterPoint will have to pay for the appeal cost. If the resolution is not passed, the rate increase will go into effect on May 1st. In the discussion that followed, it was determined that the increase was based on operational costs only. Growth in the Houston area has enabled Centerpoint to keep its rates low by spreading the costs among new development. Rising costs no longer make this possible. Mayor McGrath said when we joined the coalition, we were promised they would do the legwork for us. We did not hear from them until late last week. He is concerned if we continue with the coalition the process will go on for a long time. He is inclined to take no action. Councilmember Henley made a motion to table the resolution. Councilmember Piwonka seconded the motion. The motion was carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE AMENDING ORDINANCE NO. 2003-25, 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.

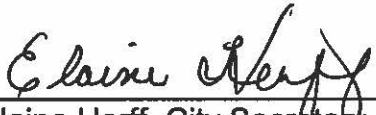
He said the Police Department would like to purchase tasers. The cost for 15 is approximately \$12,000. The city has no funds in its budget for this purchase and Mayor McGrath recommended declining the budget amendment for this purchase. Councilmember Henley made a motion, seconded by Councilmember Jessup, to table the amendment. The motion carried unanimously. It is hoped the funds for this purchase can be received from the 100 Club.

Two bills to Techline, one to ratify the expenditure of \$7,783.83 for lighting Pender Park and one to approve the payment of \$50,886.12 for lighting the Major's baseball field which includes an extended warranty, were presented to Council for approval. Councilmember McCann made a motion to approve the payments as presented. Councilmember Jessup seconded the motion which carried unanimously.

At this time audience member James Minton again asked to address Council. He asked if any revenues would be generated from The Oasis project. Mayor McGrath said currently it was a private development and a large increase in ad valorem taxes was expected by the City. A stipulation could be added to the planned development that if the project was ever sold to a non profit group, that group would need to continue to pay the same amount to the city it would realize if it were still a for profit project.

Councilmember Henley noted that the HGAC last week passed a resolution accepting new funds for homeland security in the amount of \$4 million. The deadline to apply for the funds is May 12th.

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 8:53 p.m.


Elaine Herff, City Secretary

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

April 27, 2004

[illegible]

MINUTES OF JOINT PUBLIC HEARING
OF MAY 18, 2004
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
OF THE CITY OF MEADOWS PLACE, TEXAS

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

Mayor:	Mark McGrath
Aldermen:	Charles Jessup Joe McCann David Piwonka Leen Zellers
Planning & Zoning Chair:	Steve Gardner
P&Z Commissioners:	Jeff Graebert EJ Messarra Theresa Bathe Marti Pattinson Charles Kulhanek

and the following absent:

Alderman:	Terry Henley
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thus constituting a quorum of both bodies.

Planning and Zoning member Rick Staigle was present but not acting as a member of the Commission due to his interest as an employee of Traffic Engineers, Inc. and was presenting an exhibit on behalf of The Oasis.

Mayor McGrath said the purpose of this meeting was to hold a joint public hearing before the City Council of the City of Meadows Place and the Planning and Zoning Commission of the City of Meadows Place to hear any and all persons desiring to be heard on or in connection with any matter or question involving a proposal to consider amending Chapter 24 of the Code of Ordinances of the City of Meadows Place, entitled "Planning and Zoning Regulations," Article VIII, entitled "Planned Development Amendments," by adding thereto a New Section 24-802, 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, "The Oasis." No action on the request will be taken tonight. The meeting is to provide Planning & Zoning members with information so that they can make a recommendation to Council at a later meeting whether to approve the request or not.

Chaparral Corporation showed a short video presentation of the planned project. Mr. Al Fairfield said that when complete, the entire complex will contain 31 acres and be called "The Oasis Senior Medical Complex". It will include the 182 independent senior residences at Meadows Place Senior Village on Kirkwood. Phase two will consist of 14 acres along Kirkwood and West Airport and plans are for it to contain a medical office building and clinic services.

Phase one, on 14 acres, will house two buildings, three stories each. The first will be a 249 bed assisted living center with residents needs ranging from short term personal care to Alzheimer's patients. The second building will house a critical care hospital (smaller than a full blown emergency care facility.) Two other buildings and two parking garages will sit on the Stafford side of the property. All buildings will face into a proposed city park and be heavily landscaped.

The buildings in the entire complex will not exceed nine stories and will have Mediterranean features with a residential rather than a commercial look. It is expected the entire complex will be built out within six years. Construction company E.E. Reed has been chosen as they have extensive medical construction experience. The finished value of the entire campus will be approximately \$200 million. Construction is expected to begin this summer. A landscape architect has prepared preliminary plans for a detention area in the park consisting of one to four ponds. The park will be a separate tract owned by a building owner's association and will be maintained by them. The project will have a looped, 28 foot street to service all four buildings. The office building is currently 80% leased and the owners are talking to several hospitals for management information. It is anticipated one building per year will be built. The facilities will be fully sprinkled and will have staff on duty 24 hours per day.

Rick Staigle with Traffic Engineers, Inc. presented the traffic study his company performed along West Airport Boulevard. He said currently 26,000 vehicles per day travel along this road. Capacity is considered to be 24,000. The first two buildings of this project will add approximately 400 vehicles in the morning and 700 at night. Phase two will add approximately 700 vehicles in the morning and 900 at night. This facility will not make an inordinately major impact on traffic. His recommendation is to build a new entrance to the project between Amblerwood and Meadow Valley with a left turn lane going west. Approximately 70% of the increase in traffic will be coming from U.S. 59. With the addition of the third building, a traffic signal should be installed at that entrance. With the addition of the fourth building a driveway to Kirkwood should be installed.

Audience questions and comments followed.

Myra McMillan asked why the recommendation was for a traffic light between Amblerwood and Meadow Valley and not at one of those intersections. The reason was that the proposed location sat between two sites, one twelve acres and one fourteen acres. The bridge at Amblerwood precludes the installation of a left turn lane and a traffic light at either of those two locations would act as an attraction to residents potentially making either of those two streets very congested.

Ron Reiger said he lives on Meadow Crest behind the sound wall. He asked what residents could expect during construction noise wise and what this construction would do to his home value. Mr. Fairfield said construction is not planned for the night, just during normal working hours. It is anticipated noisy generators will not be needed. The project should not harm home values and could raise them due to health care workers wanting close housing.

Mr. Fairfield said his company was planning to build the finest assisted living facility in the Houston Area at this location.

Jim Hussey who will manage the facility said he has seen an increasing need for geriatric/psychiatric services. The last three to five years have seen a need for increased home health care and with a large number of individuals reaching retirement age, there is a need for increased independent living facilities versus

convalescent nursing homes. A project that is 80% leased before construction is virtually unheard of. Forty percent of the 80,000 health care workers working in the Medical Center live in Fort Bend County.

Concerns about ambulance and/or emergency transfer services were discussed. Mr. Hussey said he was working to provide on site EMS services. Mayor McGrath said he was also concerned about the load this will place on our fire services.

There were no further questions or concerns raised and Councilmember Zellers made a motion, seconded by Councilmember McCann to close the public hearing. With unanimous approval the public hearing was closed at 8:15 p.m.

Mayor McGrath said this project is a proposed planned development. The Planning and Zoning Commission will meet next Monday, May 24th, to deliberate and come up with recommendations to present to City Council. Council will have an agenda item at their regular meeting on May 25th to consider accepting Planning and Zoning's recommendations. If P&Z recommends approval and Council agrees, Council will meet on June 8th to consider approving the Planned Development. Any change in these meetings will be posted on the city's web site. At a workshop meeting before the next council meeting, the Fire Chief from Stafford will be invited to speak to address questions.

Alderman Zellers made a motion, there being no further business to discuss, to adjourn the meeting. Alderman McCann seconded this motion and with unanimous approval the public hearing was adjourned at 8:20 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF MAY 25, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:15 p.m. by Mayor 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 Stafford Fire Chief Mike Melton, fireman Larry DiCamillo and architect Jamie Knight.

Mayor McGrath asked Chief Melton to give an overview of the changes to the fire department over the last few years and the reasons we need a new fire station in Meadows Place.

Chief Melton noted his department responds to fires in the cities of Stafford and Meadows Place as well as unincorporated Harris County and unincorporated Fort Bend County. In addition, they are the first response EMS team, being on call all of the time and providing advance life support.

Due to the efforts of the Stafford Fire Department and the cooperation of city departments, the ISO rate for Meadows Place and Stafford has decreased from 6 to 2. This is the rate insurance companies use when providing fire coverage. A two is the lowest residential rate that can be achieved. Commercial establishments have a rate of one.

Chief Melton was successful in changing the mutual aid agreement that is in place with all surrounding departments to an automatic aid agreement between the Stafford, Missouri City and Sugar Land departments. This means all three entities will respond to calls automatically.

On average, Stafford makes 225 calls to Meadows Place each year. Approximately 90 of them are fire calls, the rest are for EMS. About 40 to 42 EMS calls per year are made to The Oasis facility. With the increase in size, it is expected this number will increase to 100 or 150 per year within the next three years.

They would like Meadows Place to build a fire station that will accommodate a fire truck, a new EMS vehicle and a large rescue truck.

Jamie Knight, with Bailey Architects, said he met with members of the Stafford Fire Department on March 31st at the Mayor's request to see what type of building they needed. He came up with three possibilities. The building needs to be at least 75 to 80 square feet with parking space. Cost will be up to \$500,000. Council discussed vehicle access and the possibility of relocating 2 tanks on the water site.

Council also discussed the proposed budget calendar.

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


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF JUNE 8, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:30 p.m. by Mayor 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 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 24-802, ENTITLED "PLANNED DEVELOPMENT AMENDMENT – THE OASIS," 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 noted the Planning and Zoning Commission had made a unanimous recommendation that Council approve and accept this Planned Development with several conditions. The conditions are almost identical to those required in the Planned Development for Meadows Place Senior Village. Additional requirements include building the Assisted Living facility, Alzheimer's care facility and Hospital completely within the city limits of Meadows Place, parking to comply with the City of Meadows Place's Zoning Ordinance, provisions to preserve open space, lighting to comply with Fort Bend County regulations and signage to comply with city ordinances. After a short discussion, Councilmember Zellers made a motion to approve the ordinance, numbered 2004-15, as presented. Councilmember Jessup seconded this motion which was unanimously approved. Councilmember Zellers added she and the rest of council appreciated the efforts of the Planning Commission in this matter.

Terry Maher with Claunch & Miller, Inc. then presented the street assessment project as compiled by his company. He said there were 143 points on city streets that had some water ponding after rain. Of these, 84 are recommended to be repaired due to severe water retention. The next step is to determine actual costs. There is approximately \$1,022,000 left in approved bond funds that can be sold for these repairs. This amount should take care of the major complaints and streets should be good for the next three to five years. Repairs will include stabilizing the soil six inches under the cement and up to two feet away from the curb. Mayor McGrath noted repairs would start as soon as bonds are sold early next year.

Doug Wilson with Claunch & Miller, Inc. then gave a demonstration of the new GIS (Geographical Information System) prepared for Meadows Place. Every parcel in the city is depicted in the GIS with all information as provided by the Fort Bend Central Appraisal District. Also included are the drainage, sanitary sewer and water distribution systems. Linking this information allows the viewer to pinpoint exactly where problems

occur such as which properties would be affected should water need to be turned off, etc. The information should be updated annually with Ft. Bend CAD information as well as with any added water/sewer lines the city installs and any added subdivided parcels. An annual \$1,050 license would need to be purchased to view this information from one desk top computer. An additional \$2,200 publisher license is also available and would allow the viewer to make certain additions or changes to the GIS. This system would be extremely useful to our Public Works/Public Utilities Departments. It would also have the capability to provide needed ISO Fire Flow information for most areas of the city.

Mayor McGrath then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS FOR THE PURPOSE OF PARTICIPATING IN THE FORT BEND COUNTY MOBILITY PROGRAM.

This resolution will allow the county to participate with the city in repairing West Airport Boulevard and Kirkwood Road. The city will pay engineering costs estimated at \$585,000 and the county will pay the cost of construction estimated at \$3,830,000. This resolution must be presented to the county by June 18th for the city to be considered for receipt of any funds. Councilmember Piwonka made a motion, seconded by Councilmember Henley, to approve the resolution, numbered 2004-05, as presented. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

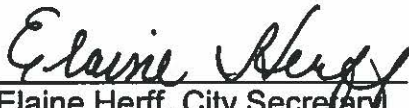
AN ORDINANCE AMENDING CHAPTER 30 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, TEXAS, ENTITLED "TRAFFIC," ARTICLE II, ENTITLED "TRAFFIC CONTROL REGULATIONS," DIVISION 2, ENTITLED "PARKING," TO DELETE SECTION 30-20 AND SECTION 30-21 AND SUBSTITUTE NEW SECTION 30-20 AND SECTION 20-21 AS HEREINAFTER SET OUT.

This ordinance adds (g) to Section 30-21 of the city's parking ordinance, prohibiting parking or storing of any vehicle in a commercial parking lot within the city limits of the City between the hours of twenty (20) minutes after sunset and twenty (20) minutes before sunrise, without the written authorization of the commercial parking lot owner. This will prevent eighteen wheeler trucks from parking overnight in Sam's or Garden Ridge/Star's lots. Councilmember Zellers made a motion, seconded by Councilmember Jessup, to approve the ordinance, numbered 2004-16, as presented. The motion carried with Councilmembers Jessup, McCann, Piwonka and Zellers voting "for" and Councilmember Henley abstaining.

Because the bill to Claunch & Miller, Inc. for Claunch & Miller, Inc. for \$18,140.17 was not immediately available, Councilmember Jessup made a motion, seconded by Councilmember Henley, to table its ratification. The motion carried unanimously.

Mayor McGrath reminded everyone that a joint public hearing with Planning and Zoning was scheduled for next Tuesday at 7:00 p.m. to hear from the representatives of CVS Pharmacy.

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


Elaine Herff, City Secretary

**MINUTES OF JOINT PUBLIC HEARING
OF JUNE 15, 2004
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
OF THE CITY OF MEADOWS PLACE, TEXAS**

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

Mayor:	Mark McGrath
Aldermen:	Terry Henley Charles Jessup Joe McCann Leen Zellers
Planning & Zoning Chair:	Steve Gardner
P&Z Commissioners:	Theresa Bathe Jeff Graebert EJ Messarra Rick Staigle Marti Pattinson Charles Kulhanek

and the following absent:

Alderman:	David Piwonka
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thus constituting a quorum of both bodies.

Mayor McGrath explained that the property in question had never been platted. Any property in excess of three acres must be platted. This property is to be platted as a planned development. Early this year, a representative of CVS Pharmacy approached the city expressing an interest to purchasing the property at the corner of Dairy Ashford and West Bellfort. On February 17th, City Council met in special session and authorized the sale of the property by the open bidding process. On March 18th, the sole bid, submitted by CVS was opened. Council accepted this bid and awarded CVS a sales contract in excess of \$1 million at their March 23rd Council meeting. Since that time, the contract has been at the title company. Tonight's meeting will be to listen to comments, both for and against, allowing CVS to build a pharmacy on the property. Planning and Zoning will meet in special session on July 12th to deliberate all comments heard this evening and to make a recommendation to City Council. If the Planning Commission recommends approval, it is possible that several conditions will be placed on the property. It is up to City Council to accept or reject the recommendations and conditions. A special meeting will be held on July 13th for this purpose. No decision will be made this evening.

Mr. Jeff Presnal, Director of Development for Cedarwood Development, Inc. , presented the plan proposed by CVS. He said his company handles development of CVS Pharmacies in Houston and surrounding areas. CVS is a big company and they are concerned about doing right by their neighbors. This is a 4.5 acre site, to be divided into 2 pieces. The first 1.7 acres will be for the CVS Pharmacy. The remainder will hold detention ponds as well as an out parcel which will be put up for

sale. There are no uses planned for this out parcel yet. The property will have three access points – one off Dairy Ashford, one off West Bellfort and another full service drive off of West Bellfort opposite Synott.

Typically, CVS stores have one large delivery truck bringing supplies once a week. During the rest of the week, a van type vehicle will bring deliveries. CVS proposes to place a ten foot fence along the residential property line to absorb noise. Substantial landscaping will be put in front of this fence. The building will be placed as far from the residential lots as possible. There will be a drive through window typical to those at other pharmacies – not like a fast food drive through window.

All light fixtures on the back of the building and in the parking lot will be shielded. The primary lighting will be on the front side of the building.

Architecturally, this will be a prototype of the brand new design for new CVS Pharmacies to be built in the future. It will be covered with light and dark red brick. It will be 13,013 square feet in size. The dumpster will be completely screened in a brick enclosure. A landscape hedge will screen the parking from Dairy Ashford and West Bellfort.

Hours of operation for the facility will be from 9:00 a.m. to 10:00 p.m. Operation of the dumpster will follow city ordinance.

Mayor McGrath opened the meeting to questions from the audience. E.J. Roscoe said he has lived on Cedar Form since 1973 in a two story house. His bedroom is about 60 feet from the proposed planned development. He believes his property values will go down if the pharmacy closes as witnessed by the many empty buildings from the Sharpstown area to West Bellfort. He does not want the property changed from residential to commercial. He is afraid rain run off will go into his back yard and create a health hazard with additional mosquitoes so he believes the city should compensate homeowners in the area by \$50,000. If not he will institute a class action law suit.

Charles Pless, also a Cedar Form resident, said he has some concerns of property devaluating, but he is not totally against the project. He too would like compensation. He believes a ten foot fence will deteriorate within five to ten years and would like to see a sound wall, similar to what is on Dairy Ashford, along the fence line instead – one that is built of concrete and not wood. He believes cable and electrical high voltage lines will be moved into his back yard. Mr. Presnal said power lines will be relocated down the fence line and over to West Bellfort. Poles and cable lines will be on the CVS side of the property line. Some other lines (possibly sewer lines) in the area will also need to be relocated. There is a huge gas line owned by TETCO running through the property. CVS will need to pay to uncover the line and rewrap it securely before a concrete drive way can be poured.

Joe Malik, also a Cedar Form resident, said he realizes the Planned Development will mean increased revenues to the city but he asked Planning Commission members how they would feel if the development were in their back yards? He, too, is concerned about lights and the drive through and wondered if Planning and Zoning would address the "squawk box" if the out parcel was sold to a fast food restaurant. He was told that item could be looked at when addressing the requirements for the planned development.

Mary Rowell, also of Cedar Form, said she can already hear a lot of noise from the two gas stations on West Bellfort and wondered if alcohol would be sold at this facility. She was told yes, but it could not be drunk on the premises. She asked what days delivery would be made to the store and was told they would be made

mostly Monday through Friday during the day, occasionally on a Saturday, rarely on Sunday and rarely at night. Construction on the project will take about 20 weeks, or five months. No piles will be driven into the ground. Construction will be mostly during the day with an exception made for pouring concrete. The slab will be poured all in one day and the parking lot will take two more days.

Mr. Malik asked about the retention ponds. He was told it will follow engineering requirements and be designed to drain and not hold water. It will be all grassed without a fence. It will not hold water for any length of time. CVS will build and maintain the retention ponds at their costs and will follow the city's requirements. It will be about five feet deep with over an eighty foot slope.

Peggy Roscoe said she was very concerned about the dumpster and delivery trucks. She was assured there would be only one big truck delivery truck per week and no delivery when the store was not opened. Planning and Zoning could require the store never be allowed to be a 24 hour store. Planned Development requirements supersede the C-1 zoning restrictions. They can be more or less restrictive than C-1 restrictions.

Landscaping was discussed. While a plan has not yet been developed, CVS wants the area to look good. They like to put trees in where they will grow. The property will be cleared and if something is in the way on the fence line, CVS will work with residents on the matter. If residents want CVS to leave up the current fence, they will. If residents want CVS to take down their fence and haul it away, they will. Landscaping will also be put in along Dairy Ashford.

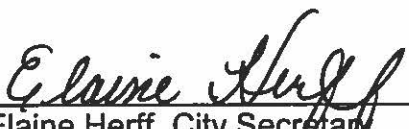
Councilmember Zellers noted there were similar concerns with the Shell/Burger King restaurant when it was built several years ago and Planning and Zoning were careful about what was allowed.

Mayor McGrath noted the property was acquired from the previous owner for payment of delinquent taxes and was accepted without conditions in 1995. At one time a park was discussed but it was decided this was not the best place for a park due in part to the inconvenient access for city residents.

Councilmember Jessup thanked everyone for their really good comments and questions. He said he has faith in the Planning and Zoning Commission that they will make quality recommendations which the developer and/or council can either accept or reject.

Councilmember Henley said this looks like a good Planned Development. Good issues were raised tonight and they will all be looked into.

There were no further questions or concerns raised and Councilmember Zellers made a motion, seconded by Councilmember McCann to close the public hearing and the meeting. With unanimous approval, the both meetings were closed at 8:27 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF JUNE 22, 2004
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.

Revenue estimates for fiscal year 2004-2005 were discussed by Council. Mayor McGrath said preliminary values from the Fort Bend Central Appraisal District were up only 2.3 to 2.4%. This is due in part to the fact that there are more rental homes, which tends not to raise property values, as well as to the city increasing the exemption amount on residents owned by those over 65 or disabled. Debt service expenses are expected to be \$608,250. This includes an interest payment on the new 2005 bonds expected to be sold in early 2005. This will require a debt service tax rate or \$0.27/\$100. If the tax rate is left at \$0.73, the rate for maintenance and operations would be \$0.46. These values do not include Senior Meadows, which had no significant improvements on Jan. 1, 2004, or any improvements to The Oasis or CVS Pharmacy land. Year to date, income from sales taxes are a little ahead of last year.

Council then discussed code enforcement issues. Our procedure is to pursue ten homes at a time. Our Code Enforcement Officer is now working full time. She, along with Assistant Building Official Dan McGraw are targeting rental homes at this time. A requirement is that an occupancy inspection must be made and the home must be fixed up before water to a tenant is turned on. They will move on to owner occupied homes soon.

There being no further business to consider, Councilmember Henley made a motion, seconded by Councilmember Zellers to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:15 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF JUNE 22, 2004
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
David Piwonka
Leen Zellers

thus constituting a quorum.

During Mayor's comments, Mayor McGrath noted the city's budget process began this evening with a workshop that discussed revenue estimates for the 2004-2005 fiscal year. Property values are up approximately 3% and revenues are expected to remain fairly flat. More budget workshops will be held in the ensuing weeks. Mayor McGrath also noted that the Planning Commission is scheduled to meet on July 12th at 7:00 p.m. to consider comments that were raised during the June 15th public hearing on CVS Pharmacy. At this meeting it is expected the P&Z Commission will make a recommendation to City Council concerning a Planned Development Ordinance for CVS. If a positive recommendation is made, City Council will meet the evening of July 13th to consider the Planned Development.

There were no audience comments at this time.

During Council comments, Councilmember Henley reported on the TML Board meeting held recently at the Marriott Hotel in Sugar Land along with the dinner TML hosted at The Aquarium restaurant in Houston.

Chief G. Michael Pickett then reported on police activities during the past month. He said there were six accidents (with one injury); four individuals booked on five separate charges, 862 calls for services, 363 citations and 26 warnings issued during that time period. He noted that June was a very slow month and that he and Captain Ashton and Captain Stewart were privileged to attend a very good training seminar in Tennessee. Chief Pickett said his department is moving forward on filling out forms to obtain a second Homeland Security Grant. Chief Pickett answered Council's questions on where the six accidents occurred, as well as noting that the patrol motorcycle was back in service and a software problem is being worked on to get the new handheld citation writers to interface with the Court's computer.

Public Works/Public Utility Director Dan McGraw then reported on activities in his department during the past month. He said ECO Resources responded to sixty water related calls (56 being City owned problems and four problems belonging to residents.) They also responded to six sewer related calls – 2 were city problems and 4 were private line problems. 18.8 million gallons of water were pumped during the last month. Phase three sidewalk repair is nearing completion. Approximately 100 areas have been identified as possible problem areas in the street assessment study. Three summer helpers have been hired to help with maintenance projects. The large monument sign landscape preparations are nearing completion. Irrigation will be installed down West Airport from Water Well #2 to Dairy Ashford. Responding to Council's questions, Mr. McGraw said the light green paint being added to the new handicap ramps should last approximately twenty years.

Parks Director Terry Modeland gave a Parks Department update. On Grant No. 1, baseball lighting is completed and work will begin soon on the softball field backstop, jogging trail and covered pavilion. Plans and specs have been submitted to Texas Parks & Wildlife for approval. As soon as this is received, we will solicit bids for the work. News on Grant No. 2 is not expected until the end of August.

Mrs. Modeland reminded everyone about the Fourth of July Parade to begin at 1:00 p.m. that Sunday. Judges and entries are slow to commit being as this is in the middle of a three day weekend. An AH64 fly by is scheduled and Joel Claussen has committed to being Parade Marshal.

Eagle Scout John Sealy has submitted a proposal for a 12x16 foot wood with shingle roof pavilion to be built in the small park in Meadowglen I.

Councilmember Piwonka then made a motion, seconded by Councilmember McCann, to approve the minutes of the May 18, 2004 public hearing and the May 25, 2004 workshop meeting and regular meeting as presented. The motion carried unanimously.

Bills were presented for ratification of payment. Councilmember Henley made a motion to approve the bills to Claunch & Miller, Inc for \$18,140.17 for engineering work on the street assessment, drainage around the jogging trail and completion and submittal of paperwork to Fort Bend County; to Joe L. Salvade for Phase III sidewalk work for \$11,250.00 and to Ross, Banks, May, Cron & Cavin, P.C. for May legal services. Councilmember McCann seconded this motion which carried unanimously.

There were no audience comments at this time.

There being no further business to consider, Councilmember Zellers made a motion, seconded by Councilmember Piwonka to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:13 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF JULY 13, 2004
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:15 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor: Mark McGrath

Aldermen: Charles Jessup
Joe McCann
David Piwonka
Leen Zellers

and the following absent:

Alderman: Terry Henley

thus constituting a quorum.

Council discussed the Public Works/Public Utilities fiscal year 2004-2005 budget with Director Dan McGraw.

Mayor McGrath noted this year there would only be a 2% across the board employee raise given with some special circumstances. There will be no increase in medical insurance rates. Costs for retirement benefits, however, are increasing from 10.5% this year to 11.39% next year. This is a "no frills" budget.

At the water plant, the lift station needs to be replaced at a cost of \$17,000 and the electrical panel needs to be moved. Maintenance and repair costs for water service are increasing due in part to the need of an emergency pump and motor repairs as well as motion lighting to be installed.

At the sewer treatment plant, the traveling bridge needs to be repaired at a cost of \$23,000 - \$25,000 and approximately \$15,000 needs to be spent on the storage tanks. Also, the whole building needs to be painted.

In summary, the water and sewer department expenses will increase by about \$50,000 while revenues will be down by about \$98,000.

Council then discussed the Public Works budget. Projects remaining in this year's budget include extending the sprinkler system down West Airport and completing the landscaping around the monument entrance sign on West Airport at U.S 59. Next year's budget will include the street project along with additional sidewalk, curb and ramp repairs/installations. The lobby area of city hall needs to be painted and tree trimming will be needed throughout the city. No new truck is budgeted for.

Mayor McGrath said he expected to discuss fire protection with Stafford within the next several weeks and would like a committee of himself, along with Councilmembers Piwonka and Henley to work out details with a committee from Stafford.

There were no further questions or concerns raised and Councilmember Zellers made a motion, seconded by Councilmember Piwonka to close the public hearing and the meeting. With unanimous approval, the both meetings were closed at 7:28 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF JULY 13, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:33 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor: Mark McGrath

Aldermen: Charles Jessup
Joe McCann
David Piwonka
Leen Zellers

and the following absent:

Alderman: Terry Henley

thus constituting a quorum.

Council received from the Planning and Zoning Commission their recommendations on the CVS Planned Development. Planning and Zoning unanimously voted to approve the zoning request subject to 13 conditions. The conditions are as follows:

- a. CVS shall construct an 8-foot (if allowed) tall wood fence with brick columns and light blocking slats on the back of the fence. This fence shall be constructed on CVS property. CVS shall coordinate the fence construction with the adjacent landowners with assistance from the City of Meadows Place. The landowners will be given the option of retaining their existing fence or having it removed and having their perpendicular fencing tied into the new fence at CVS's expense. The fence shall extend the entire southern and eastern boundaries of the property. CVS shall coordinate with the pipeline owner to determine whether the fencing will be allowed across the pipeline easement. In the event that an 8-foot fence is not allowed by other City requirements, a 10-foot tall fence shall be provided. The 10-foot tall fence should taper down to the existing 8-foot tall fences at the property edges.
- b. The hours of operation shall be restricted to 7 AM to 10 PM, including deliveries.
- c. Garbage pick-up shall be restricted to 7 AM to 10 PM.
- d. Planning and Zoning concurs with the Development Agreement Article 3 (Obligations of the Developer) dated July 6, 2004.
- e. The developer shall provide an additional 5-foot landscape buffer along the Dairy Ashford property line. No parking lot paving or other structures shall be built within the setback. The developer will have the option of creating berms or landscaping or using a combination of berms and landscaping in the area between the streets and the parking lot subject to review and approval by the City of a landscaping plan submitted by the developer.
- f. The development shall be allowed to have drive-thru facilities with speaker boxes.
- g. The parking lot shall be constructed of concrete pavement. Point repairs to the concrete surface shall all be of concrete pavement.
- h. The garbage dumpsters shall be completely enclosed with a wood fence consistent with the property boundary fences.
- i. Meters and utilities shall be screened as much as possible.
- j. All exterior walls shall be brick. Stucco or EIFS may only be used for decorative trim or architectural details.
- k. The City of Meadows Place shall have the right to enforce the deed restrictions of the property.

- l. Lighting shall be designed as to cause the least amount of flooding into residential areas and shall comply with the new Fort Bend County regulations for outdoor lighting. Further, such lighting shall be in conformance with the current version of the National Electrical Code.
- m. Signage for the property and businesses shall comply with the then current regulations and ordinances of the city.

A representative from CVS has agreed in concept with all the recommendations. CVS will work with property owners on the fence issue. Our existing ordinance requires a ten foot fence but P&Z felt that was too high in relation to the sound wall along Dairy Ashford and residents' side fences which are normally six foot. Also a ten foot fence would be too costly to maintain. After a short discussion, Councilmember Jessup made a motion to accept the recommend of the Planning and Zoning Commission concerning CVS. Councilmember McCann seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE APPOINTING A REGULAR MEMBER OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS PLACE, TEXAS, (CITY PLANNING AND ZONING COMMISSION) FOR A TERM BEGINNING IMMEDIATELY UPON PASSAGE OF THIS ORDINANCE, AND ENDING ON THE 1ST DAY OF FEBRUARY, 2006, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.

Mayor McGrath announced that a member of the Planning Commission, Jeff Grabert had submitted his resignation due to his moving out of the city. Marti Pattinson has been an alternate member of the commission for the past three years and has attended all meetings. He recommended Council appoint Ms. Pattinson to the regular member position. Councilmember Zellers made a motion, seconded by Councilmember Piwonka to adopt the ordinance, numbered 2004-17, appointing Marti Pattinson as a regular member of the Planning Commission. The motion carried unanimously.

Bills were presented for ratification of payment. Councilmember Piwonka made a motion to approve the bills to Claunch & Miller, Inc for \$6,495.71 for engineering work and to Ross, Banks, May, Cron & Cavin, P.C. for \$5,361.29 for their legal services. Councilmember Zellers seconded this motion which carried unanimously.

Mayor McGrath said that based on Council's acceptance of P&Z's recommendation, he will instruct our City attorney to draw up a Planned Development agreement for Council to approve on July 27th. CVS hopes to close the deal on the land sale by the middle to end of August and to start construction the next day.

During audience comments one resident expressed concern that our children would play in the detention ponds and she is also concerned with their appearance and with the gas line that runs across the property.

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 8:08 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF JULY 27, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:15 p.m. by Mayor 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 the following absent:

Alderman: Charles Jessup

thus constituting a quorum.

Council discussed the Police Department budget for 2004-2005 with Police Chief G. Michael Pickett. Personnel costs will include a 2% raise. Personnel changes in this past year include the addition of Officer Larry Eissler and the removal of Officer Richard Dyches. It was determined that most warrant fees come from people trying to renew their driver's license through DPS and that the \$12,000 difference being paid for Officer Flannigan over Officer Dyches gave the department another full time officer. They are working on a number of grants and Chief Pickett has recently found information on many federal government grants that the department will be looking into. They discussed grants in progress and the fact that Officer Lang is a good value for the department, with her knowledge of DARE and community service. The Mayor stated that the proposed budget is right in line with what has happened in previous years. Chief Pickett stated that the department always shops around for items such as computers and that Officer Ashton saves the department with his skills. The department is very cohesive and everyone gets along very well.

Discussing the remaining budget, Chief Pickett explained what each line item covered and talked about some of the new upcoming things contained in the budget including a Kid ID package that can also be used for making employee ID's and magnetic cards. Storage problems were discussed and Councilmembers Piwonka and Henley brought up digitalizing records.

Mayor McGrath stated the entire city budget was coming in about \$150,000 short. Grants will help defray costs and he is looking at expenses and possible tax and water/sewer increases.

The lot on Brighton is going up for tax sale on August 3rd. The Mayor received permission to offer up to \$20,000 for the lot.

Mayor McGrath will be in a class on the second Tuesday of each month for the next 4 months and he received Council's consensus to change the regular meeting date to the 4th Wednesday beginning in August.

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 7:30 p.m.


Deborah Wood, Assistant City Secretary

MINUTES OF REGULAR MEETING
OF JULY 27, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:37 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 the following absent:

Alderman: Charles Jessup

thus constituting a quorum.

Captain Jack Ashton gave the police report noting a booking was a documented arrest. Activity level increased since the last council meeting with several drug related arrests. There were 829 house watches, some criminal mischief with paint and slashed tires on Dorrance. Also Wing Zone had been robbed at gunpoint taking the day's receipts. Officer Soto has now completed training and Officer Flannigan will be finished in 10-12 weeks. He also reminded everyone about National Night Out to be held on Tuesday, August 3rd.

Dan McGraw gave the Public Works/Public Utilities Department report. They are waiting on Reliant Energy to activate the lights on the entrance sign at West Airport and the freeway. Next week they will begin repainting the school cross walks. Twenty seven yellow sign posts for stop signs will be installed around the school area. At the Senior Village project, the third phase of framing should be up in about 3 weeks. The completion date for the extended day addition to the elementary school should be completed in December.

Terry Modeland gave the Parks Department report saying that Phase 2 had been approved by Texas Parks and Wildlife. Funding from this year's budget will address the drainage issue along the jogging trail as this was not a grant item. The trail should be completed in January, 2005. Work continues on obtaining sponsors for the golf tournament. An application is on the city website. It was mentioned that it would be helpful to include the city's website on the masthead of the newsletter. It was also noted that it is already included in several places in the newsletter.

Councilmember Zellers thanked all the city workers from each department for all the hard work on the Fourth of July parade.

During audience comments, resident Susan Wade spoke about the problem of solicitors taping notices to front doors that pull paint off the door when the notice is removed. She also commented on the problem of lawn maintenance people blowing grass in front of neighboring houses.

During comments from the Mayor, Mayor McGrath noted that due to a conflict with his schedule, he has requested that Council change the date of their regular meeting from August through November from the 4th Tuesday to the 4th Wednesday of each month. Council agreed with this request.

During Council comments, Councilmember Henley noted that he will be attending the TML regional meeting on August 6-7 in Galveston and invited the rest of Council to attend. Mayor McGrath thanked Councilmember Henley for all his time spent with TML.

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 24-803, ENTITLED "PLANNED DEVELOPMENT AMENDMENT – CVS PHARMACY," FOR THE CONSTRUCTION OF A SINGLE-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.

This is a proposed zoning change to the 4.5 acres that the city owns, and is in the process of selling, at the corner of Dairy Ashford and West Bellfort. Council had decided to sell the property to the highest bidder. An offer for \$5.80 per square foot was received which will net the city approximately \$1,000,000. The proposed new owner had to go through Planning and Zoning to develop the area as a planned development since it is more than 3 acres. Based on the public hearing and Planning & Zoning's recommendations Council has approved the sale with 12 conditions. On July 13th Council approved the planned development subject to the 12 conditions. The Planned Development Ordinance is being presented tonight. Mayor McGrath gave an explanation of the twelve conditions.

Mayor McGrath noted that this is the third planned development for the city since he has been mayor and they are getting better. Planning and Zoning is doing better all the time.

Mayor McGrath then asked for comments from the audience. Charles Pless commented on the fence that is going to stretch the length of the CVS property. Mayor McGrath said since the sound wall is 8' and a 10' fence in the back yards of the neighboring homes would be confining, it was decided to go with an 8' uniform fence along the property. CVS will help resident's removing old fences should they want to use the new fencing.

Mrs. Roscoe commented on several of the 12 conditions including garbage pick up, the hours the store would be open, and noise level. Mayor McGrath noted that the 55db is the accepted standard and is the same as Burger King and the car wash. She asked about deed restrictions. Mayor McGrath explained that when the land is platted the developer can add restrictions that would be enforced by the city if the developer does not enforce them. They will have to abide by City Ordinances regardless of deed restrictions. The exterior lighting is the accepted standard made to keep light out of the back yards. Mayor McGrath said the lighting must be approved with the building or a building permit would not be issued. Repeated violation of hours would be considered as separate violations. The detention pond is still being developed with CVS. Building construction will probably start in September.

Mr. Pless then addressed Council concerning planting in the resident's back yards. Mayor McGrath said he would tell CVS of Mr. Pless' interest.

After a short discussion, Councilmember Henley made a motion to adopt the ordinance, numbered **2004-18**, as read. The motion was seconded by Councilmember Zellers and unanimously approved.

Councilmember Piwonka said he knows people are concerned with this area, but putting a park there was not practical. He hopes the inconvenience to the neighbors is not too great as he feels CVS will be an asset to the city.

Councilmember Henley stated the Council's interest is to protect all interests with minimal inconvenience. Less lights are used because they are directional and in the best interest of the entire city.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE CALLING A PUBLIC HEARING ON THE
BUDGET FOR FISCAL YEAR 2004-2005.**

Mayor McGrath noted there has been a series of budget workshops held since the beginning of June and suggested the required public hearing should be held on Wednesday, September 15 at 7:00 p.m. Councilmember Piwonka made a motion to approve the ordinance, numbered **2004-19**, for Wednesday, September 15th at 7:00 p.m. Council member Zellers seconded this motion which carried with unanimous approval.

During audience comments, resident Susan Wade commented on the robbery at Wing Zone. She stated that the owners are original Meadows Place residents who grew up here. She would like to see this business promoted.

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 8:31 p.m.



Deborah Wood, Assistant City Secretary

MINUTES OF SPECIAL MEETING
OF AUGUST 25, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

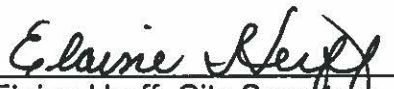
The workshop meeting of the Meadows Place City Council was called to order at 6:20 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, 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 2004-2005 budget. Mayor McGrath said the revenues are based on final appraisal values of \$221million. This is less than a 2% increase in values city wide. The balance of revenues, including sales taxes, are expected to remain the same as last year. Expenses are going up. They include a two percent raise for employees as opposed to annual 3% cost of living raises given in the past. They also include an increase in the employee pension rate, purchase of two police vehicles (none were budgeted for last year), major repairs needed to the sewage treatment plant and a new copier for city hall. Council's consensus was not to delay needed maintenance or cut any city services. The budget was figured on a three cent tax increase, from .73 to .76 per \$100 valuation, a raise in water/sewer rates and one less employee. Revenues expected from future commercial development were not included.

There being no further business to consider, Councilmember McCann made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:28 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF AUGUST 25, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular 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.

Captain Jack Ashton then reported on police activity since the last regular city council meeting. He noted there were a total of five accidents – none with major injuries; six arrests – which included possession of marijuana and public intoxication arrests; 705 calls for service – 478 of which were house watches; 269 citations issued; 38 incident reports and 41 warnings issued – most for city ordinance violations. He noted the new automatic ticket writers have been operational since August 12 and save officers approximately 30 minutes of office time, freeing them to spend more time on the street. He hopes to increase that time as officers become more familiar with the ticket writers. Captain Ashton again asked residents to call the Police Department any time they see anything that might be suspicious. He also noted the Department has received word they have been approved for a grant which will fund mobile data terminals in our police vehicles. Councilmember Jessup said he was pleased with the attitude and outlook of the Police officers, especially Officer Nix who is at the school each morning getting to know the teachers and the children. Captain Ashton noted the school zone is of high priority to the Police Department.

Dan McGraw, Public Works Director, then gave his department's update. He noted ECO Resources personnel responded to 127 water related service calls in the city during the month of July. Of those, 116 were city related and 11 were on the private side of the meter. During the month of July, 19.82 million gallons of water were pumped, averaging .640 million gallons being pumped per day. During the same time period, ECO responded to two sewer calls, both being private line problems. This year's sidewalk repairs are nearing completion. A new phase will start in October. Twenty-four yellow sign posts have been installed in the school area with eight more yet to be installed. An irrigation system is being installed on West Airport from Dairy Ashford east to the water plant. Inspections are continuing on the Senior Meadows project, where owners hope to move residents in beginning in November and Meadows Extended Day project where the underground improvements are nearing completion. Council discussed with Mr. McGraw the average amount of water pumped in past years and months and installation of additional yellow traffic poles.

Mayor McGrath then announced that the Parks Directors were in Austin awaiting the award of their second \$50,000 matching grant. Much needed repairs to the jogging trail, to be paid for with funds from the first grant, will begin soon. A mandatory pre bid conference has been held with seven contractors in attendance. Bids will be opened and evaluated and a recommended contract should be on the September 29th Council meeting agenda. Once the contract is awarded, work should commence immediately and take about 90 days for completion. Mayor McGrath also reminded everyone about the annual golf tournament being held this year on September 27th at Sienna Plantation.

During comments from the audience, Mr. Dan Papetti, a twelve year resident of the 12100 block of Alston, said he hired another Meadows Place resident, Robert Tweebloom, to replace the siding on his home. The contractor worked three days, took his \$3,000, and left stating he had completed all the work he was going to do. Mr. Papetti said the work was only one half finished and what had been completed was not done correctly and now has to be redone.

During Mayor's comments, Mayor McGrath said 1: CVS hopes to close on the Dairy Ashford/West Bellfort property with the City in September. Construction on the new pharmacy should begin immediately with an opening date anticipated for late February. 2: Mr. Al Fairfield has notified the Mayor that he hopes to close on the property bordering West Airport and Kirkwood next Monday. And 3: The City of Meadows Place purchased at auction the vacant lot on Brighton for \$20,000. The lot can be developed by the city into a small park or can be sold to a home builder. He thanked Councilmembers Piwonka and Zellers for their work on this project.

During Council comments, Councilmember Piwonka introduced audience member Josh Taylor, a 1st Class Scout with Troop 731, meeting at Highlands Elementary, who is working on his Constitutional Rights badge.

Councilmember Jessup thanked Councilmembers Piwonka and Zellers for the work in acquiring the Brighton lot and he hopes the city will develop it as a pocket park. He commended the Parks Department Directors for their hard work, noting they have accomplished much and they hope to accomplish more in the future. He also applauded Mayor McGrath for the amount of pro active effort he has put in on behalf of the city.

Mayor McGrath then read the items listed on the consent agenda. He noted any one of these items could be pulled for discussion should any member of council request to do so. Councilmember Zellers made a motion, seconded by Councilmember Piwonka to approve items on the consent agenda as presented. This motion carried unanimously. Items were as follows:

AN ORDINANCE RESCINDING ORDINANCE NO. 2004-19, CALLING A PUBLIC HEARING ON THE BUDGET FOR FISCAL YEAR 2004-2005 FOR SEPTEMBER 15, 2004 AND SETTING SEPTEMBER 22, 2004 AS A NEW DATE.

This ordinance is adopted as Ordinance No. 2004-20.

AN ORDINANCE CALLING A PUBLIC HEARING ON A PROPOSAL TO INCREASE TOTAL TAX REVENUES FROM PROPERTIES ON THE TAX ROLL FOR 2004 FOR SEPTEMBER 22, 2004.

This ordinance is adopted as Ordinance No. 2004-21.

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO ENTER INTO A DISPATCH AGREEMENT BETWEEN THE COUNTY OF FORT BEND AND THE CITY OF MEADOWS PLACE FOR A TWO YEAR TERM BEGINNING OCTOBER 1, 2004 AND ENDING ON SEPTEMBER 30, 2006.

This ordinance is adopted as Ordinance No. 2004-22.

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.

This ordinance is adopted as Ordinance No. 2004-23.

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS TO ENTER INTO AN INTERLOCAL AGREEMENT BETWEEN FORT BEND COUNTY AND THE CITY OF MEADOWS PLACE FOR USE OF THE COUNTY'S RADIO SYSTEM.

This ordinance is adopted as Ordinance No. 2004-24.

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS TO ENTER INTO AN INTERLOCAL AGREEMENT WITH TML INTERGOVERNMENTAL EMPLOYEE BENEFITS POOL FOR EMPLOYEE MEDICAL INSURANCE.

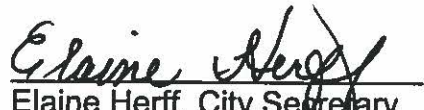
This ordinance is adopted as Ordinance No. 2004-25.

Ratification of expenditures:

CenterPoint Energy	\$12,075.00
Ft. Bend County, Precinct 3	20,000.00
<u>Joe Salvide</u>	<u>11,750.00</u>

There were no comments from the audience at this time.

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 8:04 p.m.


Elaine Herff, City Secretary

MINUTES OF PUBLIC HEARING
OF SEPTEMBER 22, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

Mayor: Mark McGrath

Aldermen: Charles Jessup
Joe McCann
David Piwonka

and the following absent:

Aldermen: Terry Henley
Leen Zellers

thus constituting a quorum.

There were no audience comments however, Mayor McGrath noted that Councilmember Henley was attending another meeting this evening related to his position with the Texas Municipal League.

Mayor McGrath received Council's consensus to address both agenda items four and five together. He then declared the Public Hearing on proposed Budget for fiscal year 2004-2005 and the Public Hearing on a proposal to increase total tax revenues from properties on the tax roll for calendar year 2004 officially open.

Mayor McGrath noted council has met in many workshop sessions since June. On the overall basis, the value of taxable properties in Meadows Place for the tax year 2004 remained flat. Also, this spring Council doubled the exemption for residents over 65 and disabled. The budget projects sales taxes to remain at this year's level too.

The budget does not take into consideration anticipated sales taxes from approximately 6,000 square feet of retail space planned for Meadows Place Senior Village. The first building in this project is scheduled to open this November. Nor does it take into consideration sales taxes to be realized when CVS Pharmacy opens, possibly in February of 2005.

On the expense side, the city has historically given employees an annual 3% raise. This year only a 2% raise is budgeted for. Employee pension costs are increasing 10%. Two new police vehicles and \$50,000 in extraordinary repairs to mechanical equipment at the sewage treatment plant are also budgeted for. One Public Works employee will also be laid off. Even so, the budget was still about \$150,000 in the negative. Mayor McGrath said he was therefore proposing a three cent increase in the tax rate (from \$0.73 to \$0.76) as well as a 7% increase in water and sewer rates. The 3 cent tax rate will increase the tax bill on the average residence by about \$52.68. The 7% water/sewer increase will raise a minimum bill by \$1.82.

In the General Fund, revenues total \$3,245,000 – a 3.1% increase over last year. Expenses total \$3,238,000 – a 5.2% increase over last year. On the Debt Service side, revenues are budgeted at \$608,000 and expenses at \$615,000. This is basically a break even budget.

Mayor McGrath asked for any comments from the audience. Mr. Ralph Allen questioned why Mayor McGrath said the increase in property values was

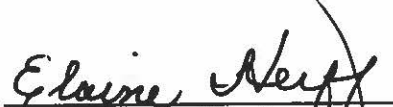
stagnant when his property value increased by 10%. Mayor McGrath said while average property values increased by about 3%, over all the total taxable value of properties in Meadows Place increased by less than 2%. Part of this is due to the increased over 65 and disabled exemptions given this spring.

Councilmember Jessup asked if the purchase of two new police vehicles this year puts us back on track with the purchase and retiring of police vehicles. Mayor McGrath said yes. Councilmember Jessup also asked if the laid off employee would be replaced once the financial situation recovered. Mayor McGrath said the situation would be monitored. The city is entering into a slow time for lawn maintenance and we believe we can do without that person in the short term.

Councilmember Piwonka thanked Mayor McGrath for all the work on the budget noting he appreciated the effort put forth putting together a budget when times are tough. Mayor McGrath said it was a tough budget to put together but, on the positive side, there are several good commercial projects planned for the immediate future that should help out next year. The city's goal in the long term is to continue to build our commercial base and help relieve the burden on our tax payers.

Councilmember Piwonka then made a motion, seconded by Councilmember McCann to adjourn the public hearings. The motion carried unanimously.

There being no further business to consider, Councilmember McCann made a motion, seconded by Councilmember Jessup to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:21 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF OCTOBER 25, 2004
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 David Piwonka Leen Zellers

thus constituting a quorum.

Captain Jack Ashton then reported on police activity since the last regular city council meeting. He noted there were a total of ten reportable accidents – three on West Airport and two on Kirkwood (none were serious); 10 arrests – including three possession of marijuana, two auto thefts, one bicycle theft and theft of Halloween decorations; 613 calls for service; 430 citations issued; 53 reports of criminal activity; and 117 warnings given. Captain Ashton also displayed the new Drug Free/Gun Free signs.

Dan McGraw, Public Works Director, then gave his department's update. He noted ECO Resources personnel responded to 158 water related service calls in the city during the month of July. Of those, 147 were city related and 11 were on the private side of the meter. During the month of August, 24.5 million gallons of water were pumped, averaging .817 million gallons being pumped per day. There were eight water main breaks in August. During the same time period, ECO responded to four sewer calls, two were city related and two were private line problems. CVS Pharmacy broke ground for their new building. All underground plumbing has been inspected and approved and the foundation is built up. Senior Village has a new superintendent and building two is ahead of schedule. Brick work on the extended day project at Meadows Elementary will begin soon. Permits have been issued for four residential additions. Work to install street lights on Kirkwood has begun. The esplanade sprinkler system is 100% complete. Tree planting is 75% complete and work on the monument signs is 80% complete. Mayor McGrath thanked Councilmember McCann for the time and effort he has expended on the monument signs and their landscaping.

Parks Director Monya Keenen reported that attendance at the September 25th golf tournament was down a bit, probably due to the fact it was held on a Monday. She thanked volunteers Dan and Deborah McGraw, Tracey Spiller, Ray Modeland and Charles Kulhanek who helped with the work. Mrs. Keenen then reported that the annual Halloween event will be held on Sunday night, October 31st. Boy Scout Troop 301 will hold their Haunted House at the Community Center on October 30th and 31st from six to nine in the evenings. Pack 301 will hold their carnival Sunday night. The annual car bash will also be held at the Community Center.

Parks Director Terry Modeland said work being funded by Grant #1 has begun and will hopefully be completed by January 15th. The biggest project is the jogging trail. We will start seeing a lot of action in the area soon. It appears the old jogging trail can be used as fill on the new parking lot. The new trail will have no metal curbing. Work on Grant #2 will start soon with tennis court lights. Decking at the pool should be completed in June. The extended day program at Meadows Elementary will provide most of the city's matching funds for proposed Grant #3. Those funds will be for playground equipment.

There were no comments from the audience at this time.

During Mayor's comments, Mayor McGrath said the next two regular council meetings would be on the following dates: Monday, November 22nd, and Tuesday, December 21st. In January the meetings will go back to being held on the 4th Tuesday of each month. Mayor McGrath also said the major pot holes on West Airport will be repaired by the city. We are still working on requesting the County to take over a majority of repairs to West Airport and he and Councilmember Henley will attend a Commissioner's Court meeting with the request.

During Council comments, Councilmember Jessup said he was very disappointed in the lack of a response to date from the County regarding West Airport. He also commented on the exemplary job the Parks Department is doing in doubling city funds with grants for our parks projects.

Councilmember Henley said that while a response was received from Commissioner's Court regarding West Airport, it was totally inadequate. On a personal note, he thanked his friends and the community for their phenomenal support during his family's recent tragedy. Mayor McGrath assured him the city's thoughts and prayers were with Terry and his family.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 30 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, ENTITLED "TRAFFIC, "ARTICLE II, ENTITLED "TRAFFIC-CONTROL REGULATIONS," BY INSERTING A NEW DIVISION 3, ENTITLED "SPEED ZONES."

Mayor McGrath explained that in previous years the elementary school dismissed students on a staggered basis from 2:00 p.m. to 4:00 p.m. This year they have instituted a new program where all students are dismissed at 3:00 p.m. It seems reasonable therefore, that the school zone hours should reflect this change. If this ordinance is approved, the new time for the school zone will be 2:45 p.m. to 4:00 p.m. Councilmember Henley moved to adopt the ordinance, numbered 2004-31, as presented. Councilmember Zellers seconded this motion which carried unanimously.

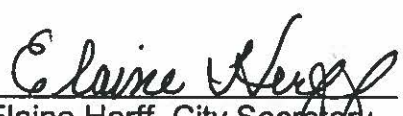
The city's investment portfolio was presented to council for their review. Councilmember McCann made a motion to accept the portfolio as presented. Councilmember Jessup seconded this motion which carried unanimously.

Council then conducted their annual review of the city's investment policy and investment strategies. It was agreed the same cautious investment strategies adopted in the past should be continued. Councilmember McCann made a motion to keep the investment policy and investment strategies as they currently are. Councilmember Zellers seconded this motion which carried unanimously.

A bill to Claunch & Miller, Inc. totaling \$15,947.48 for consulting engineer work was presented to Council for ratification. This was for street design and other projects.

At this time resident Vicki Cerna asked if improvements to the Brighton lot in Section I would be included in the Parks Grant #3 application. It will not be

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 8:36 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF SEPTEMBER 29, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:13 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.

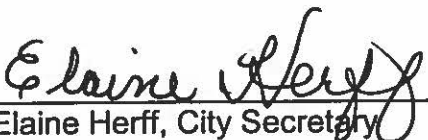
Council discussed A PROPOSED Capital Improvement Program for 2005. Included were a new fire station for \$550,000; additional park drainage improvements for \$50,000; one hundred twenty parking spaces on the HL&P easement near the jogging trail for \$149,000; street lights on Kirkwood; wrought iron fencing along West Airport at the Brighton Park to replace the chain link fence for \$15,000; additional wrought iron fencing and gates and four additional lights for \$40,000 at McDonald park; and a new lighted marquee sign at the community center for \$7,000. These improvements are to be paid for with proceeds from the sale of the West Bellfort/Dairy Ashford land to CVS Pharmacy. The balance of approximately \$333,500 will be put into reserve savings.

Mayor McGrath said he has scheduled a meeting with Stafford Mayor Scarcella regarding the fire station and renewal of the city's fire protection contract.

City Council meetings for the next three months are to be held on Monday, October 25th; Monday, November 22nd; and Tuesday, December 21st.

Mayor McGrath told Council he attended a meeting on Thursday with land owners regarding the future of the old Deauville Mall site, including the adjoining property. The current owner would like to sell the properties in whole or in part. The city is willing to work with all owners to arrive at a suitable solution.

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 7:22 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF SEPTEMBER 29, 2004
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 David Piwonka Leen Zellers

thus constituting a quorum.

Captain Jack Ashton then reported on police activity since the last regular city council meeting. He noted there were a total of six accidents – only one on West Airport, 12 arrests – half of which were for warrants; 64 reports of criminal activity; and 24 warnings given. One resident reported the burglary of a weed eater from his garage. There were three disorderly conduct arrests, one on the C&H parking lot where burglar tools were found in the arrestee's vehicle. Captain Ashton said the first bullet proof vest reimbursement grant funds have been received. He also explained the drug free/weapon free map that has been generated with GIS equipment. He said the law states there can be a 300 foot weapon free zone around schools and a 1000 foot drug free zone around parks. Captain Ashton answered questions from several residents including why the whole city could not be labeled as "drug free;" when a resident should call 9-1-1 or the police non-emergency number; and a problem with the sheriff's department not knowing some of the city street addresses that has hopefully been corrected.

Dan McGraw, Public Works Director, then gave his department's update. He noted ECO Resources personnel responded to 124 water related service calls in the city during the month of July. Of those, 116 were city related and 8 were on the private side of the meter. During the month of August, 22.9 million gallons of water were pumped, averaging .739 million gallons being pumped per day. There were six water main breaks in August. During the same time period, ECO responded to two sewer calls, both being private line problems. A pre-construction meeting for CVS Pharmacy was held last week. Ground breaking will take place in one to two weeks. Construction at Senior Village and Meadows Elementary is on schedule. The sprinkler system on the West Airport esplanades is nearing completion and just a few more plants need to be added to the monument sign landscaping for this project to be completed.

Parks Director Terry Modeland then announced that the City of Meadows Place was just awarded their second grant. On tonight's agenda is the awarding of a contract for the final part (not including drainage) of Grant #1. This will include a new ball field backstop, jogging trail renovations, a new pavilion and picnic tables. The application for Grant #2 was rated the third best in the state. Decking at the pool will be the first project undertaken with this second grant with completion scheduled for mid April. Also in Grant #2 are new tennis court lights. The timing for Grant #3 couldn't be better as the extended day program at Meadows Elementary is prepared to donate \$50,000 toward new playground equipment at the school. These funds can be used as matching funds towards Grant #3. Parks Director Monya Keenen gave Council an update on the Halloween Carnival.

During comments from the audience, Mr. Tommy Fabregas of Meadow Hollow Drive said he is having a problem with a young neighbor of his who has been seen on the roof at 4:00 a.m. and leaves his skate board ramp in the street where it has already been run over at 11:00 p.m. at night among other things. While the police have been called and are very professional about the situation, the boy and his friends watch out for the police to arrive and are therefore difficult to catch doing anything wrong. Mayor McGrath noted the city can use its criminal trespass authority to correct the situation.

Sylvia Romano, a Bloomington Lane resident, wondered if there was any news about what would happen to the old Garden Ridge location and if we couldn't force the property owners to connect the parking lot lights. Mayor McGrath noted that almost a year ago Meadows Place EDC authorized the hiring of a consultant to see what would be the best way to redevelop this property. It was the consensus at that time that retail was no longer a viable solution however town homes, garden homes and/or offices might work. In August the owner walked out on the mortgage so the property reverted back to the lender who now would like to sell it. The property does not include the Star Wholesale area which was purchased by Star Wholesale from Sam's Corporation. Since this is private property, the city cannot force the owners to activate the parking lot lights.

During Mayor's comments, Mayor McGrath said the next three regular council meetings would be on the following dates: Monday, October 25th, Monday, November 22nd, and Tuesday, December 21st. In January the meetings will go back to being held on the 4th Tuesday of each month.

During Council comments, Councilmember Piwonka introduced audience members John Rowell, Shea Braund and Clayton Powell, members of Boy Scout Troop 301, along with their parents and scout leaders.

Mayor McGrath then received Council's consensus to address agenda item 14 and 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 NUWEST GOLF COURSE CONSTRUCTION TO PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND INCIDENTALS RELATED TO MEADOWS PLACE COMMUNITY PARK IMPROVEMENTS PHASE I.

Terry Maher gave Council an update on what NuWest would do and on the extra drainage work that would need to be done that is not included in the contract. Councilmember Henley made a motion to adopt the ordinance, numbered **2004-26**, authorizing the agreement with NuWest Golf Course Construction to provide labor, material, equipment and incidentals related to Meadows Place Community Park Improvements Phase I. Councilmember Jessup seconded this ordinance which carried unanimously.

Returning to agenda item six, minutes of the June 8, 2004 special meeting, the June 15, 2004 joint public hearing, the June 22, 2004 workshop and regular meetings, the July 13, 2004 workshop and special meetings, the July 27, 2004 workshop and regular meetings, the August 10, 2004 workshop meeting, the August 25, 2004 workshop and regular meetings and the September 22, 2004 public hearing meeting were presented to council for their approval. Councilmember McCann made a motion to approve the minutes as presented. Councilmember Piwonka seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION OF THE CITY OF MEADOWS PLACE,
TEXAS APPROVING A MAP AS THE OFFICIAL RECORD
OF THE LOCATION AND BOUNDARIES OF DRUG FREE
ZONES IN ORDER TO IMPLEMENT ENHANCED
PENALTIES FOR UNLAWFUL DRUG ACTIVITIES IN
THOSE AREAS.**

This resolution will provide for enhanced penalties for violations within 300 feet of all schools in the city. Councilmember Jessup made a motion to adopt the resolution, numbered **2004-06**, approving the drug free zones in Meadows Place. Councilmember McCann seconded the motion which carried unanimously.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION DESIGNATING A REPRESENTATIVE
AND OFFICIAL ALTERNATE TO THE GENERAL
ASSEMBLY OF THE HOUSTON-GALVESTON AREA
COUNCIL FOR THE YEAR 2005.**

Mayor McGrath said Mayor Pro Tem Terry Henley and Councilmember David Piwonka have respectively agreed to serve as the city's Representative and Official Alternate to the HGAC Area Council for the year 2005. Councilmember McCann made a motion, seconded by Councilmember Zellers to adopt the resolution, numbered **2004-07**, naming Mayor Pro Tem Henley as the City's representative and Councilmember Piwonka as the Official Alternate to the H-GAC Area Council for the year 2005. The motion carried unanimously. Mayor Pro Tem Henley thanked Council for their continued support in electing him to this position and said he would do all he could to help our city through this organization.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE ADOPTING THE FISCAL 2004-2005
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 was a culmination of several workshop meetings held during the previous few months. To arrive at this budget, Council had to consider the fact that total property taxes expected to be collected will only increase by 2%. Sales taxes are not budgeted to increase in this next fiscal year by a significant amount. Expenses have increased – in particular due to a raise in pension costs, purchase of two new police cars (putting us back to where we were two years ago with replacing two police cars each year), and several major improvements needed at the sewer treatment plant. Employee raises traditionally given at a 3% level will only be 2% this year. The total budget is approximately \$3.8 million with revenues projected to increase by 3.1% and expenses projected to increase by 5%. A public hearing on the budget was held last week. Councilmember Piwonka made a motion to adopt the ordinance, numbered **2004-27**, as presented and arrived at during council workshop sessions. Councilmember Zellers seconded the motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE APPROVING THE FISCAL 2004-2005
BUDGET FOR THE CITY OF MEADOWS PLACE
ECONOMIC DEVELOPMENT CORPORATION AS
ADOPTED BY THE ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS AT THEIR**

**SEPTEMBER 13, 2004, REGULAR MEETING AND
APPROPRIATING THE SEVERAL SUMS SET UP
THEREIN TO THE OBJECTS AND PURPOSES THEREIN
NAMED.**

Funding for EDC projects comes from a one half cent sales tax. Some projects funded by the EDC to date include paying the principal and interest on bonds sold for the construction of Well #3 and the City's 20% cost to widen West Airport from two to four lanes from Kirkwood to Dairy Ashford and install sound walls down West Airport and Dairy Ashford. Councilmember Henley made a motion to adopt the ordinance, numbered **2004-28**, approving the EDC budget as adopted by the EDC Board of Directors on September 13, 2004. Councilmember McCann seconded this motion which was unanimously approved.

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
2004.**

Mayor McGrath said he is proposing a tax rate of \$0.76 per \$100 valuation, broken down to \$0.4875 for maintenance and operations and \$0.2725 for bond debt service. He noted this rate is three cents higher than last year but this is the first tax increase since 1994 which was after the city annexed the Municipal Utility District. He said that when revenues do not increase the city has a choice of cutting back on city services or laying off one or more employees to lower costs. Councilmember McCann made a motion, seconded by Councilmember Piwonka, to approve the ordinance, numbered **2004-29**, adopting the tax rate for tax year 2004 at \$0.76 per \$100 valuation. The motion carried unanimously. Councilmember Jessup said he was not happy about having to raise the tax rate, however after attending many meetings, he is convinced this was the only thing to do. He said Mayor McGrath did a great job on the budget and he hopes Council will be able to re-look at the situation next year. Mayor McGrath said he hopes to see the commercial side of the city expand soon to allow for some residential tax relief.

Council then discussed appointing a Council Committee for purposes of reviewing existing fire protection services with the City of Stafford. Besides reviewing the contract, this committee will discuss other fire protection issues in the city including a proposed new fire station. Mayor McGrath proposed the committee be composed of himself, Mayor Pro Tem Henley and Alderman Piwonka. Councilmember Jessup made a motion to approve this committee. Councilmember McCann seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

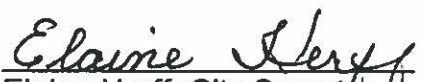
**AN ORDINANCE AMENDING THE CODE OF
ORDINANCES OF THE CITY OF MEADOWS PLACE,
CHAPTER 29, ENTITLED "UTILITIES," ARTICLE 1,
ENTITLED "IN GENERAL," DIVISION 2 ENTITLED
"BILLING AND CHARGES FOR WATER SERVICE AND
SANITARY SEWER SERVICE," SECTION 29-11,
ENTITLED "BILLING AND CHARGES FOR WATER
SERVICE AND SANITARY SEWER SERVICE."**

Mayor McGrath said that raising the water and sewer rates 7% was a budget balancing procedure. A typical monthly utility bill will go from \$40.00 to \$42.80. The cost of garbage pick up service will not increase. Councilmember Piwonka made a motion, seconded by councilmember Henley, to approve the ordinance, numbered **2004-30**, as discussed. The motion carried unanimously.

Bills were presented to Council for ratification. They included: \$117,000 to the City of Stafford for 2003-2004 fire protection and Fire Marshal services; \$7,344.38 (August bill) and \$10,026.51 (September bill) to Claunch & Miller, Inc., consulting city engineers; and \$15,919.00 to Industrial Electrical Services, Inc. to install a control panel at the Sewer Treatment Plant. Councilmember Henley made a motion to ratify the expenditures as presented. Councilmember McCann seconded this motion which carried unanimously.

At this time Councilmember Henley reminded everyone that all taxes have gone up significantly in recent years due to increased property values. At the same time the proportion of taxes collected by school districts is 60% of total property taxes while counties and cities collect only 15% of total property taxes each. The remainder of taxes are collected by special districts.

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 9:02 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF OCTOBER 25, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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Mayor:	Mark McGrath
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Captain Jack Ashton then reported on police activity since the last regular city council meeting. He noted there were a total of ten reportable accidents – three on West Airport and two on Kirkwood (none were serious); 10 arrests – including three possession of marijuana, two auto thefts, one bicycle theft and theft of Halloween decorations; 613 calls for service; 430 citations issued; 53 reports of criminal activity; and 117 warnings given. Captain Ashton also displayed the new Drug Free/Gun Free signs.

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Parks Director Monya Keenen reported that attendance at the September 25th golf tournament was down a bit, probably due to the fact it was held on a Monday. She thanked volunteers Dan and Deborah McGraw, Tracey Spiller, Ray Modeland and Charles Kulhanek who helped with the work. Mrs. Keenen then reported that the annual Halloween event will be held on Sunday night, October 31st. Boy Scout Troop 301 will hold their Haunted House at the Community Center on October 30th and 31st from six to nine in the evenings. Pack 301 will hold their carnival Sunday night. The annual car bash will also be held at the Community Center.

Parks Director Terry Modeland said work being funded by Grant #1 has begun and will hopefully be completed by January 15th. The biggest project is the jogging trail. We will start seeing a lot of action in the area soon. It appears the old jogging trail can be used as fill on the new parking lot. The new trail will have no metal curbing. Work on Grant #2 will start soon with tennis court lights. Decking at the pool should be completed in June. The extended day program at Meadows Elementary will provide most of the city's matching funds for proposed Grant #3. Those funds will be for playground equipment.

There were no comments from the audience at this time.

During Mayor's comments, Mayor McGrath said the next two regular council meetings would be on the following dates: Monday, November 22nd, and Tuesday, December 21st. In January the meetings will go back to being held on the 4th Tuesday of each month. Mayor McGrath also said the major pot holes on West Airport will be repaired by the city. We are still working on requesting the County to take over a majority of repairs to West Airport and he and Councilmember Henley will attend a Commissioner's Court meeting with the request.

During Council comments, Councilmember Jessup said he was very disappointed in the lack of a response to date from the County regarding West Airport. He also commented on the exemplary job the Parks Department is doing in doubling city funds with grants for our parks projects.

Councilmember Henley said that while a response was received from Commissioner's Court regarding West Airport, it was totally inadequate. On a personal note, he thanked his friends and the community for their phenomenal support during his family's recent tragedy. Mayor McGrath assured him the city's thoughts and prayers were with Terry and his family.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 30 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, ENTITLED "TRAFFIC, "ARTICLE II, ENTITLED "TRAFFIC-CONTROL REGULATIONS," BY INSERTING A NEW DIVISION 3, ENTITLED "SPEED ZONES."

Mayor McGrath explained that in previous years the elementary school dismissed students on a staggered basis from 2:00 p.m. to 4:00 p.m. This year they have instituted a new program where all students are dismissed at 3:00 p.m. It seems reasonable therefore, that the school zone hours should reflect this change. If this ordinance is approved, the new time for the school zone will be 2:45 p.m. to 4:00 p.m. Councilmember Henley moved to adopt the ordinance, numbered 2004-31, as presented. Councilmember Zellers seconded this motion which carried unanimously.

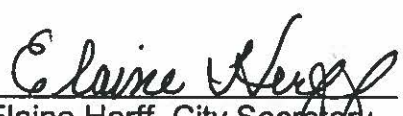
The city's investment portfolio was presented to council for their review. Councilmember McCann made a motion to accept the portfolio as presented. Councilmember Jessup seconded this motion which carried unanimously.

Council then conducted their annual review of the city's investment policy and investment strategies. It was agreed the same cautious investment strategies adopted in the past should be continued. Councilmember McCann made a motion to keep the investment policy and investment strategies as they currently are. Councilmember Zellers seconded this motion which carried unanimously.

A bill to Claunch & Miller, Inc. totaling \$15,947.48 for consulting engineer work was presented to Council for ratification. This was for street design and other projects.

At this time resident Vicki Cerna asked if improvements to the Brighton lot in Section I would be included in the Parks Grant #3 application. It will not be

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 8:36 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF NOVEMBER 22, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:35 p.m. by Mayor 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

and the following absent:

Aldermen Charles Jessup
Leen Zellers

thus constituting a quorum.

Mayor McGrath then noted he had received a letter from Councilmember Zellers stating she would like to resign from Council to spend more time with her children and grandchildren. Mayor McGrath noted Mrs. Zellers has served on city council since February 2001 and on the Planning and Zoning Commission for about ten years before that time. Mayor McGrath said he has learned much from Mrs. Zellers and it was with deep regret that he asked Council to accept her resignation. Councilmember Piwonka made a motion, seconded by Councilmember Henley to accept the resignation of Leen Zellers as Alderman, Place No. 5, as requested. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**ON AN ORDINANCE CONFIRMING THE APPOINTMENT OF
RICHARD STAIGLE AS ALDERMAN, PLACE NO. 5 OF THE
CITY OF MEADOWS PLACE, TEXAS, TO FILL A VACANCY
ON THE CITY COUNCIL OF SAID CITY UNTIL THE DATE
OF THE NEXT REGULAR ELECTION OF OFFICIALS FOR
THE CITY IN MAY, 2005, AND THE SUBSEQUENT
QUALIFICATION AND INDUCTION INTO OFFICE OF THE
CANDIDATE THUS ELECTED TO THE OFFICE OF
ALDERMAN PLACE NO. 5.**

Mayor McGrath said Mr. Staigle has been a member of the city's Planning and Zoning Commission for several years. He is a traffic engineer by profession and has offered his invaluable experience to the city both as a member of the Planning Commission as well as on several city projects. Mrs. Zellers has recommended Mr. Staigle be appointed as her replacement in her letter of resignation. Councilmember Henley made a motion to adopt the ordinance, numbered **2004-31**, confirming the appointment of Rick Staigle as Alderman, Place 5, until the next city election. Councilmember Piwonka seconded this motion which was unanimously approved.

Mayor McGrath then administered the Oath of Office to Mr. Staigle who then took his position at the Council table.

Police Captain Jack Ashton then gave Council his report on police activity in the city since the last regular Council meeting. He said there were 11 accidents reported, six actual arrests – most being warrants for other agencies; 626 calls for service – most were house watches which will increase during the upcoming holidays; and 49 incident activity calls such as an accident which destroyed a tree on West Airport and residents calling to report vandals who have driven through their yards. He said there were seven motor vehicle break-ins, four in one night. Usually there is at least one report of a stolen vehicle or one taken without the owner's authorization each month.

Public Works Director Dan McGraw said ECO responded to 99 water service calls during October. Of these, 87 were city related and 12 were private line leaks. During October 19 million gallons of water were pumped. ECO Resources also responded to four sewer related calls – all on private lines. Mr. McGraw said final inspections on the first Senior Village Building will take place in about three weeks. Building on the CVS pharmacy is on schedule. The drainage projects at the big park will take 60 to 90 days to complete. Landscaping on the medians is being fine tuned. Phase 1 sidewalk repairs for 2005 will begin on January 3rd.

Parks Co-Director Terry Modeland reported that it still looks like the jogging trail improvements will be completed by mid January. The new pavilion roof has been ordered. Grant 2 improvements – tennis court lights, upgrades to McDonald Park and exercise signage upgrades are scheduled to be put out for bids in early March with bid opening in mid April. New decking construction at the pool is scheduled to start in May. Swim team plans to schedule their home meets toward the end of the season so as not to conflict with the deck construction. The deadline to submit requests for Grant 3 is January 31, 2005. Mrs. Modeland, together with her Parks Co-Director Monya Keenen welcomed Mr. Staigle to Council.

Parks Director Monya Keenen reported that Christmas Memories will take place on December 10th. An alternate arrangement for the tent and booths has been planned due to construction. Hay rides and pre-paid carriage rides will take place between the hours of 6 and 9. Santa will arrive at 7:00 p.m. Donations to the Fort Bend Food Pantry will again be requested from residents. Council is being asked to help distribute free glow necklaces.

During audience comments, Stuart Barrowman, a resident in the 11900 block of Brook Meadows said he and his neighbors are very concerned about the amount of burglaries of autos on his block and the relatively long police response time (20 minutes.) He also said he has been calling for two year for years repairs after the city fixed a broken utility line. Mayor McGrath said he would look into the yard repairs and Captain Ashton apologized for the response time, noting various reasons which have since been taken care of.

During Mayor's comments, Mayor McGrath noted that on tonight's consent agenda (numbers 9 – 20 on the regular agenda) three public hearings were being called for Tuesday night, December 21st (the next regular City Council meeting night.) The first two were to consider requests from the Planning Commission to restrict window air conditioning units in the city and to ban LED type signs in the city. The third was to consider a Parks Department request for support for Grant #3. Mayor McGrath also noted that last month he appointed a council committee made up of himself and Councilmembers Piwonka and Henley, to study fire protection issues. They first met a few weeks ago and will have another meeting on December 6th.

During Council comments, Councilmember Staigle said it was a privilege for him to serve on Council and he thanked Mrs. Zellers for recommending him. The rest of Council welcomed Mr. Staigle aboard. Councilmember Henley then informed Council that while he just finished his term as TML President with the recent conference in Corpus Christi, he would still be on TML's Board of Directors for several more years. He also attended the General Law City Caucus meeting of the H-GAC and was reelected to the H-GAC Board of Directors. Councilmember Piwonka reminded Council that the State Legislature would be convening in a few months and several city related issues would probably be discussed.

Mayor McGrath then read the caption to the following resolution.

**A RESOLUTION AUTHORIZING SIGNATORY AUTHORITY
TO EXECUTE A CONTRACT THROUGH THE H-GAC
ENERGY PURCHASING CORPORATION.**

Mayor McGrath asked Councilmember Henley to explain the ordinance. Councilmember Henley said that a number of years ago, with the advent of electricity deregulation, the H-GAC did a study on electricity pricing and formed an aggregate of cities that wished to participate. Meadows Place, along with about 122 other entities, did participate and since that time the city has saved

approximately \$25,000 to \$30,000 per year in electricity costs. H-GAC will negotiate with electrical provides for the best cost available at the time our contract expired at the end of December. Someone with the city needs to be designated as an authorized signatory on the contract when that best cost is determined. Mayor McGrath recommended City Secretary Elaine Herff be the designated signer since she is most available on a daily basis. Councilmember Henley made a motion, seconded by Councilmember McCann to adopt the resolution authorizing City Secretary Elaine Herff as the designated signer on the electricity contract. The motion carried unanimously.

Mayor McGrath then asked Council if there were any items on the consent agenda they would like to pull for further discussion. Councilmember Piwonka requested item 17 be pulled for discussion. Councilmember Henley made a motion to approve **Consent agenda items 9 through 16 and 18 through 20** as presented. Councilmember McCann seconded this motion which carried unanimously. The approved items are as follows:

Item #9, approval of minutes of September 29, 2004 workshop and regular meetings and October 25, 2004 regular meeting.

Item #10, approval of Ordinance Numbered 2004-33, **AN ORDINANCE APPOINTING REGULAR MEMBERS(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, 2006, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.** (Charles Kulhanek was appointed.)

Item #11, approval of Ordinance Numbered 2004-34, **AN ORDINANCE APPOINTING A REGULAR MEMBER(S) AND ALTERNATE MEMBER(S) OF THE BOARD OF ADJUSTMENT OF THE CITY OF MEADOWS PLACE, TEXAS, FOR A TERM OF TWO (2) YEARS COMMENCING ON NOVEMBER 22, 2004, PURSUANT TO PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.** (Garry Franks was reappointed.)

Item #12, approval of Ordinance Numbered 2004-35, **AN ORDINANCE APPOINTING AN ASSOCIATE JUDGE TO SERVE IN THE MUNICIPAL COURT OF THE CITY OF MEADOWS PLACE, TEXAS.** (Beverly McMinn was appointed.)

Item #13, approval of Ordinance Numbered 2004-36, **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 21ST DAY OF DECEMBER 2004, AT 7:00 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 AMEND CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE X, ENTITLED "SIGNS," SECTION 24-1009 ENTITLED "SIGNS – COMMERCIAL/OFFICE" TO REGULATE THE USE OF LED DISPLAY SIGNS; AND TO PROVIDE FOR NOTICE AS REQUIRED BY LAW.**

Item #14, approval of Ordinance Numbered, 2004-37, **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 21ST DAY OF DECEMBER 2004, AT 7:00 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 V, ENTITLED "ZONING REGULATIONS," DIVISION 1, ENTITLED "ZONING**

DISTRICTS AND REGULATIONS OF GENERAL APPLICABILITY," BY ADDING THERETO A NEW SECTION 24-522, ENTITLED "WINDOW INSTALLED ELECTRICAL MECHANICAL DEVICES PROHIBITED," ESTABLISHING REGULATIONS AND PROHIBITIONS AND TO PROVIDE FOR NOTICE AS REQUIRED BY LAW AS HEREINAFTER SET OUT.

Item #15, approval of Ordinance Numbered 2004-38, **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.**

Item #16, approval of Ordinance Numbered 2004-39, **AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE BY AMENDING CHAPTER 9, ENTITLED "BUILDINGS," ARTICLE I, ENTITLED "IN GENERAL," SPECIFICALLY SECTION 9-2, ENTITLED "ADOPTION OF CODES," BY REPEALING THE PRESENT PROVISIONS AND INSERTING A NEW SECTION 9-2, ENTITLED "ADOPTION OF CODES."** (The newest editions of the International Building, Mechanical etc. codes were adopted.)

Item #18, approval of Ordinance Numbered 2004-40, **AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY TO ENTER INTO AN INTERJURISDICTIONAL MUTUAL AID AGREEMENT BETWEEN THE CITY OF MEADOWS PLACE, TEXAS AND THOSE OTHER MUNICIPAL CORPORATIONS, POLITICAL SUBDIVISIONS, AND PUBLIC ENTITIES LOCATED WITHIN OR PARTIALLY WITHIN FORT BEND COUNTY, TEXAS THAT PARTICIPATE AS A JOINT RESOLUTION JURISDICTION TO THE COUNTY'S EMERGENCY MANAGEMENT PLAN OR THAT MAINTAIN THEIR OWN EMERGENCY MANAGEMENT PLAN APPROVED BY THE STATE OF TEXAS DIVISION OF EMERGENCY MANAGEMENT.**

Item #19, approval of Ordinance Numbered 2004-41, **AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE BY AMENDING CHAPTER 9, ENTITLED "BUILDINGS," ARTICLE I, ENTITLED "IN GENERAL," BY ADDING A NEW SECTION 9-6A ENTITLED "REGISTRATION OF CONTRACTORS".**

AND

Item #20, ratification of expenditures.


Mayor McGrath then read (agenda item #17) the caption to the following ordinance:

AN ORDINANCE AMENDING CHAPTER 16 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, ENTITLED "GARBAGE, TRASH AND WEEDS, "ARTICLE III, ENTITLED "WEEDS AND OFFENSIVE CONDITIONS ON PRIVATE PROPERTY," BY DELETING SECTION 16-45 ENTITLED "LIMITATION OF HEIGHT OF GRASS AND WEEDS" AND INSERTING A NEW SECTION 16-45 ENTITLED "LIMITATION OF HEIGHT OF GRASS AND WEEDS".

Councilmember Piwonka wanted residents to understand that Section 16-45 requires residents to edge their sidewalks and curbs when grass and weeds reach a measurement of nine (9) inches or more. A penalty of not less than \$50.00 can be imposed for noncompliance. Councilmember Piwonka made a motion to adopt the ordinance, numbered **2004-41**, as presented. Councilmember McCann seconded this motion which carried unanimously.

There were no comments from the audience at this time.

There being no further business to consider, Councilmember Piwonka made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:29 p.m.


Elaine Herff, City Secretary

MINUTES OF PUBLIC HEARINGS
OF DECEMBER 21, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

Three public hearings of the Meadows Place City Council were called to order at 7:00 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meetings 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 Rick Staigle
P&Z Chairman:	Steve Gardner
Commissioners:	Theresa Bathe Charles Kulhanek E.J. Messarra Marti Pattinson

thus constituting a quorum.

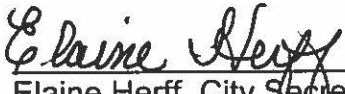
Mayor McGrath called to order the first public hearing as follows: A Joint public hearing before the City Council of the City of Meadows Place and the Planning and Zoning Commission of the City of Meadows Place to hear any and all persons desiring to be heard on or in connection with any matter or question involving a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows Place, entitled "Planning and Zoning Regulations," Article X, entitled "Signs," Section 24-1009 entitled "Signs – Commercial/Office" to regulate the use of LED display signs. He explained that there is quite a bit of development in the city and the Planning Commission is discussing what, if anything, to do about our sign ordinance, in particular lighted neon LED signs. Councilmember asked if prohibiting these signs would prohibit the city from installing one if it so chooses to do so. Councilmember Henley said that while the city is exempt from following its own ordinances, in good faith the city shouldn't install one if they are prohibited. He also said such a message display, if done correctly, is a good form of advertising and being able to change the sign from a remote location adds to its usefulness. He suggested not making the sign illegal but regulating them by detailing the rules. Sherri Carlson said she is all for new business in our city and if LED signs are "the future", and they are tastefully done, they should be allowed. Mayor McGrath said the question was whether the signs were aesthetically pleasing or too distracting. He also noted that the manager from Sterling McCall Nissan indicated he felt the businesses along the freeway should be treated differently than those within the interior of the city. Councilmember McCann said this was an issue of limens or brightness. Councilmember Jessup felt we should not over regulate businesses as they would not want to locate here if we did. Planning Commission member Theresa Bathe said the Commission looked at other cities. Missouri City allows these signs but they are not getting many commercial businesses to locate there. The cities of Sugar Land and Bellaire do not allow these signs and they are both well organized and well planned cities. At a previous P&Z meeting, Consulting Building Official Joe Edwards said a city does not have to lower its standards to get businesses. The question is: How do we want our city to look? P&Z would like to increase our standards rather than lower them. There being no further comments about LED signs, Councilmember Piwonka made a motion, seconded by Councilmember McCann to close the public hearing on LED signs. The motion carried unanimously.

Mayor McGrath then called to order the second public hearing as follows: A joint public hearing before the City Council of the City of Meadows Place and the Planning and Zoning Commission of the City of Meadows Place to hear any and all persons desiring to be heard on or in connection with any matter or question involving a proposal to consider amending Chapter 24 of the Code of Ordinances of the City of

Meadows Place, entitled "Planning and Zoning Regulations," Article V, entitled "Zoning Regulations," Division 1, entitled "Zoning Districts and Regulations of General Applicability," by adding thereto a new Section 24-522, entitled "Window Installed Electrical Mechanical Devices Prohibited," establishing regulations and prohibitions. Mayor McGrath said the Meadows Community Improvement Association (MCIA) would like the city to consider regulating window air conditioning units on residential homes. The deed restrictions do not address this concern. Our city attorney has assured us that this ordinance is enforceable, even though it may be a touchy issue. Mike Schofield, MCIA Chairman said the Board had wrestled with the problem of window a/c units for the past 18 months. Several units, some on the front or sides of homes and some on the back are installed on city homes. The Board feels this lowers the aesthetic value of homes. About 75% of the units have been removed after residents receive a letter from the MCIA. There are currently about 10 units installed right now. Some of them have been here for 15 years and are covered by vegetation, making them almost invisible from the street. The Board would like the city to address only those units that are visible from the street, either in front or side windows and not back windows at this time. Theresa Bathe noted many of the homes in our city are old and it is difficult to heat and cool them without installing a completely new a/c unit at a high cost. Mayor McGrath noted that if it is determined window units detract from property values, the owners need to find another solution. Councilmember Jessup said even with a new roof, insulation and a new a/c unit the room on the south side of his home is very hot during the summertime. He does not see a problem with a window unit if it is not visible from the street. Councilmember Henley said he agreed totally on the detrimental aesthetics and appearances of window units but feels the majority of a/c units are not properly sized for homes in the city. He also wondered if we wanted to regulate a/c units in businesses. Mayor McGrath said not at this time. There were no further comments concerning window a/c units and Councilmember McCann made a motion, seconded by Councilmember Henley to close the public hearing on the issue. The motion carried unanimously. Mayor McGrath requested the Planning and Zoning Commission to meet in January to discuss the LED and window a/c unit issues and make a recommendation to council. City council will receive the recommendation at their January 25, 2005 council meeting and, with a favorable recommendation, will place it on their February 22nd agenda.

Mayor McGrath then called the next public hearing to order as follows: A public hearing on a proposed resolution to hear any and all persons desiring to be heard on or in connection with any matter or question involving a proposal authorizing Meadows Place Parks and Recreation Department to apply for Texas Parks and Wildlife Department Grant Funds through the Small Communities Grant Program. Parks and Recreation Co-Director Terry Modeland thanked Councilmember Jessup for his help in going to Austin to speak on behalf of the City for this grant. Mrs. Modeland told Council she is seeking Council's support for a new grant. Most of the \$50,000 matching funds for this grant are to come from the Extended Day Program at Meadows Elementary. This program is prepared to donate playground equipment worth almost this amount to the school. The city can use this donation for its matching funds, contingent on a partnership with the school. There will not be a confirmed commitment on this until after school starts back again on January 3rd. If approved, an outdoor classroom will also be built. January 31, 2005 is the deadline to apply for this grant. Mayor McGrath said the city is looking at some legal issues regarding ownership and maintenance of the playground equipment. He is very excited with the synergy present between the school and the city. Councilmember Henley noted that about 10 or 12 years ago, the property in the back of the school was leased by the city from FBISD for 99 years. Councilmember Jessup said he was pleased with the work our Parks Department is doing in working with the school. He considers the school as the heartbeat of the city. There being no further comments on this issue, Councilmember Staigle made a motion, seconded by Councilmember Henley to adjourn the meeting.

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


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF DECEMBER 21, 2004
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:45 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
Rick Staigle

thus constituting a quorum.

Sergeant Larry Eissler then reported on police activity since the last regular city council meeting. He noted there were a total of eight reportable accidents – most on the feeder road of US 59, and on West Airport between US 59 and Kirkwood; 8 arrests; 661 calls for service; 166 citations issued; 53 reports of criminal activity; and 47 warnings given. He noted the department was contacted by the FBI regarding their October crime statistics which were far below the average for the month. Mayor McGrath said that Jim Hussey, director of The Oasis, was extremely complementary about our officers who attended to a death report at The Oasis.

Dan McGraw then gave the public works report for November. He noted that during that month ECO Resources responded to 112 water related services calls, 98 on city lines and 14 on private lines. 14.7 million gallons of water were pumped during November, averaging 492 gallons per day. ECO Resources responded to one city related and five private line sewer calls in November. Mr. McGraw noted final building inspections will take place at Senior Village Building 1 on December 29th, the extended day addition at the elementary school is nearly complete, drainage improvements at the big park are complete, CVS will begin their steel structure installation next Tuesday, the building final for Prestige Furniture Gallery is scheduled for early next week and most of the esplanade landscaping is complete. He said installation on street lights along Kirkwood should start in about 2½ weeks. He said the drug free/gun free signs have been installed. Mayor McGrath said he has begun talking with representatives at the City of Sugar Land to see if they had any interest in landscape improvements along Dairy Ashford. Councilmember Piwonka inquired about the furniture store signage, hoping it would not be the same type as the previous furniture store that was in the old Deauville Mall. Councilmember Henley inquired if the live oaks along West Airport weren't being planted too close to each other. Councilmember McCann complimented Mr. McGraw on the work his crew did on the left turn lane on West Airport at the Freeway. He also asked about trimming the vines that have grown up along the sound walls. Councilmember Henley suggested the city send out letters to the residents living behind the sound walls requesting that they keep vegetation from growing on them.

Parks Co-Director Terry Modeland commented on the current grants. She said Grant #1 had a slight delay because of all the recent rain and hopes it will be complete by February 15th. Another hold up has been the roof change at the field house. She commended NuWest for their outstanding work to date. She said all the drainage work is complete and about 60% of the crushed granite is in. Maintenance on the jogging trail will only require it be sprayed with Round-Up to keep the weeds from growing around it. Also, the width of the trail should increase over the years as the crushed granite spreads out (as well as new granite is added.) NuWest also donated a generator and lights for Christmas Memories.

Parks Co-Director Monya Keenen said this was the 15th year for Christmas Memories. She thanked NuWest for their contributions, Charles Kulhanek for his pictures (now on the city's web site), Council for their help distributing the glow necklaces and the Public Works Department for their help setting up and tearing down the event. The weather was perfect, just a bit nippy which added to the

atmosphere. Most of the t-shirts have been sold. Volunteer help is what makes the Parks Department a whole lot easier. Councilmember Jessup thought placing the tent in the street was a great idea with the other events set up behind it. Everything flowed together and the lights on the baseball field helped.

Mayor McGrath received Council's consensus to address agenda item 14 next. He read the caption to the following resolution:

A RESOLUTION RECOMMENDING THAT THE FEASIBILITY STUDY PROCEED FOR THE ESTABLISHMENT OF A BIO-SOLIDS FACILITY AND THE H-GAC GRANT SHOULD BE USED TO FUND THIS STUDY.

Ron Drachenberg with Fort Bend County explained why he was requesting Council approve this resolution. He said grant funds are available through the H-GAC and TCEQ for solid waste issues. Three vendors are being looked at to complete the study and a centrally located facility in Arcola is available. The study will help to determine what materials can go to the facility and what can be done with the metals from the processing. They hope to obtain support from all area cities and school districts within a 50 mile radius for the pilot project. Councilmember Henley made a motion to adopt the resolution, numbered **2004-08**, as presented. Councilmember McCann seconded this motion which carried unanimously.

Returning to agenda item 3, there were no comments from the audience at this time.

During Mayor's comments, Mayor McGrath said he was scheduling a special meeting for Tuesday, January 11, 2005, to review and approve the preliminary statement for the sale of \$1,250,000 in bonds for street improvements. He also noted that the audit was not quite complete but should be ready for approval at January's special council meeting.

During Council Comments, Councilmember Henley noted that applications for the new H-GAC Homeland Security Grant must be in by the end of the year. Sergeant Eissler said the Police Department is endeavoring to get their grant application in on time.

Councilmember Henley then made a motion, seconded by Councilmember Piwonka to table agenda 6, receipt of the audit. The motion carried unanimously.

Council then considered a request received from Marsha P. Gaines, Fort Bend County Tax Assess/Collector for "Authorization for Waiver of Penalty and Interest Processing" as allowed by Section 33.001 of the State Property Code. Councilmember Piwonka said this was a routine request which allows Commissioner's Court to act on behalf of the City. He made a motion to grant the request as discussed. Councilmember Jessup seconded the motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

ON ORDINANCE APPOINTING FIVE (5) MEMBERS OF THE MEADOWS ECONOMIC DEVELOPMENT COUNCIL AND DIRECTORS OF THE MEADOWS ECONOMIC DEVELOPMENT CORPORATION FOR A TERM COMMENCING IMMEDIATELY UPON PASSAGE OF THIS ORDINANCE, AND ENDING ON THE 31ST DAY OF DECEMBER, 2006.

Mayor McGrath said he was recommending reappointment of the entire Board as follows: Councilmember Terry Henley as Chairman and members Bob Graf, Harry Hamilton, Ed Peeler and Margaret Sandlin. Councilmember McCann made a motion to adopt the ordinance, numbered **2004-43**, as presented. Councilmember Piwonka thanked Terry Henley and the rest of the EDC for their hard work. Councilmember Henley said TML will try to get the Legislature to relax some of the restriction currently placed on EDC projects.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE APPOINTING ALTERNATE MEMBERS(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, 2006, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.

Mayor McGrath explained that since Rick Staigle was appointed to Council, a vacant position exists on the Planning Commission. He recommended David Wilkens who, he noted, has been a consistent attendee at City Council meetings. Mr. Wilkens is a commercial real estate agent. Councilmember Jessup made a motion to adopt the ordinance, numbered **2004-44**, appointing David Wilkens as an alternate member of the Planning Commission of the City of Meadows Place. Councilmember McCann seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinances:

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

and

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

The second ordinance is listed twice on the agenda for a reason. Mayor McGrath explained that Rose Mary Galvan-Schulze turned in her resignation as Presiding Judge of the city's Municipal Court. He recommended Council appoint Gene Frohbieter, our acting Associate Judge as the city's Presiding Judge. Bret Kilsuk has substituted for both Judge Galvan-Schulze and Judge Frohbieter when neither has been available to act in court. He recommended Mr. Kilsuk be appointed as an Associate Judge. And Judge Galvan-Schulze has agreed to act as a substitute judge when necessary. Mayor McGrath therefore asked Council to consider the three ordinances, appointing a Presiding Judge and two Associate Judges to serve in the Municipal Court of the City of Meadows Place. Councilmember Henley made a motion, seconded by Councilmember McCann to adopt the three ordinances, number **2004-45**, appointing Gene Frohbieter as Presiding Judge, number **2004-46**, appointing Bret Kilsuk as Associate Judge, and number **2004-47**, appointing Rose Mary Galvan-Schulze as Associate Judge in the Municipal Court of the City of Meadows Place as presented. The motion 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 EXECUTE AN INTERLOCAL AGREEMENT WITH FORT BEND COUNTY FOR ENFORCEMENT OF ANIMAL CONTROL IN THE CITY OF MEADOWS PLACE.

For years, Fort Bend Animal Control has been providing the city their services, without a contract, for \$6.00 per call. Most of the surrounding cities have their own animal control facilities and the county feels this is really too far for their trucks to travel to pick up stray animals. We are too small, and it would be too costly, for Meadows Place to start their own animal control facility. We have asked surrounding cities for their help but none are interested. The county has agreed to provide the services, but at an increased cost. The new cost will be \$27.50 per call. Because of the necessity of providing animal control to our citizens, Councilmember Piwonka made a motion to approve the ordinance, numbered **2004-48**, authorizing the interlocal animal control agreement with Fort Bend County as presented. Councilmember Henley seconded this motion which carried unanimously.

A bill for \$45,658.00 to Helfman Ford for the purchase of two new police vehicles was presented to Council for approval. Councilmember McCann made a motion to approve this purchase as presented. Councilmember Henley seconded this motion which was unanimously approved. Council briefly discussed the new logos that have been put on the police vehicles. Mayor McGrath said they are still experimental, or a work in progress. They really stand out and many believe they look good. Councilmember McCann will get with Captain Ashton to craft something that looks authoritative as well as projecting the image of our city.

Expenses were presented to council for ratification as follows: Floor Works Unlimited - \$5,000.00 for installation of new carpet and repainting the Community Center; McCall, Gibson & Co. - \$12,000.00 for interim audit expenses; McCannix, Inc. - \$5,000.00 for reimbursement for final payment of fencing at McDonald Park; SOG Armory, Inc. - \$6,240.00 for police vests; and Texas Commission on Environmental Quality - \$9,088.97 for annual water/sewer permits. Councilmember Henley made a motion, seconded by Councilmember McCann to approve the expenditures as presented.

During audience comments, Councilmember Henley mentioned he has purchased appreciation gifts for Council to thank them for their support during his tenure as TML President. Councilmember Piwonka asked when the two holes on West Airport, in the right hand lane, would be fixed.

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


Elaine Herff, City Secretary