

MINUTES OF SPECIAL MEETING  
OF JANUARY 11, 2005  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special 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: Charles Jessup  
Joe McCann  
Rick Staigle

and the following absent:

Aldermen: Terry Henley  
David Piwonka

thus constituting a quorum.

There were no audience comments at this time.

There were no comments from the Mayor.

Councilmember Jessup wished everyone a Happy New Year.

Molly Levine with McCall, Gibson & Company presented Council with a draft of the city's audit report for fiscal year ending September 30, 2004, recently completed by her company. She noted this was the first year for implementing the newly required GASB information. Pages one and two consist of the auditor's opinion letter. The audit shows an ending balance of \$3.5 million, due in large part to the one time sale of land. Most of these funds are marked for park improvements and a new fire station. Councilmember Staigle made a motion to approve the audit draft as presented. This motion was seconded by Councilmember McCann and unanimously approved. Mayor McGrath thanked Mrs. Levine for pushing ahead with the audit in light of the city's upcoming bond sale.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION APPROVING THE DRAFT OF THE  
\$1,295,000 GENERAL OBLIGATION BONDS, SERIES 2005  
PRELIMINARY OFFICIAL STATEMENT.**

Mr. Joe Morrow with First Southwest Company, the city's financial advisors, and Mrs. Terrie Sechrist with McDonald & Sechrist, LLP, the city's bond attorney, explained the resolution. Mr. Morrow noted his company would be distributing the proposal to potential bidders next Monday. Tomorrow the time and conditions of sale will be published in the *Texas Bond Reporter*. Mrs. Sechrist then explained that the roll of bond council was basically to make sure that the bonds are approved by the Attorney General of the State of Texas, to make sure that they are tax exempt and that the official statement is accurate and gives a correct overview of the last five years of the city. Mayor McGrath asked what the market looked like. He was told that this is an excellent time to be in the market and because \$1.3 million is a relatively small amount of bonds to sell, a AAA rating may not be possible. The rates should be comparable to the city's 2000 bond sale. Councilmember Staigle asked why the statement listed over 100% of taxes were collected in one year. The answer is that some of the taxes collected were delinquent taxes. Mr. Morrow asked permission for his company to bid on the bonds. Mayor said it was a very standard procedure for the financial advisor's company to bid on the bonds. It provides another bidder and he recommended Council allow this. Councilmember Jessup made a motion to adopt



the resolution, numbered 2005-01, approving the draft of the \$1,265,000 General Obligation Bonds, Series 2005 Preliminary Official Statement. Councilmember McCann 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 TO ENTER INTO AN AGREEMENT WITH NUWEST GOLF COURSE CONSTRUCTION FOR CHANGE ORDER #1, 1) TO PROVIDE FOR A POLIGON HEX 16' PAVILION STRUCTURE INSTEAD OF A POLIGON SQUARE 16' PAVILION STRUCTURE; 2) TO INSTALL AN ADDITIONAL 412 LINEAR FEET OF CRUSHED GRANITE TRAIL; AND 3) TO REPLACE A BACKGAMMON GAME TOP TABLE WITH A CHESS/CHECKER GAME TOP TABLE IN MEADOWS PLACE COMMUNITY PARK IMPROVEMENTS PHASE 1.**

Bob Duke, grant consultant, explained the first change is due to Council's request to upgrade from a square to a hexagon pavilion. The second change is due to the city's original figures given to the contractor on the jogging trail length which has been remeasured and verified. The third change is due to the difficulty experienced in trying to find a backgammon table top. Councilmember Jessup made a motion to adopt the ordinance, numbered 2005-01, approving Change Order #1 as read. Councilmember McCann seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

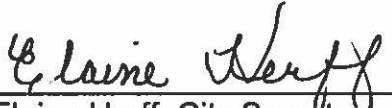
**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE TO ENTER INTO AN AGREEMENT WITH NUWEST GOLF COURSE CONSTRUCTION FOR CHANGE ORDER #2, 1) TO ADD REVISIONS TO THE PICNIC PAVILION FOUNDATIONS; 2) TO ADD AN ADDITIONAL PICNIC TABLE PAD; 3) TO ALLOW FOR SAWCUTTING AND FOOTINGS AT SIDEWALKS, HOPSCOTCH PAD AND SHUFFLEBOARD PAD; AND 4) TO PROVIDE FOR EXTENDED CONSTRUCTION TIME COSTS IN MEADOWS PLACE COMMUNITY PARK IMPROVEMENTS PHASE 1.**

Mr. Duke explained that after the decision was made to go with a hexagon pavilion, and after working with soil engineers on the tennis court soil problems, a boring was done at the picnic pavilion and it was determined that it will be necessary to install a drilled pier under each pole with a bell footing at the bottom and adding three feet of select soil fill to build up the foundation. The new design will require an additional foundation for the fourth picnic table which will not fit in the pavilion. These studies held up the contractor, requiring additional funds for his equipment rental and labor costs. The new foundation design, recommended by Tournay, Wong Engineers, has been reviewed by the city's consulting engineers and compared with other similar pavilions being built. Costs are in line. Mayor McGrath reminded Council that funds were recently spent rehabilitating the tennis court. The ground there is already shifting and dangerous. If we don't spend the funds now stabilizing the pavilion with piers, we can reasonably expect to have to redo the project in the near future. Councilmember Staigle likened the increase cost to a long term investment. \$50,000 of the money for these park improvements (Grant #1) is coming from grant funds, with the balance being paid from city reserve funds. Councilmember Staigle made a motion, seconded by Councilmember McCann to adopt the ordinance, numbered 2005-2, authorizing change order #2 to NuWest Construction. The motion carried unanimously.

Council then ratified the first two expenditures to NuWest Construction as listed on the agenda.

There were no comments from the audience.

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 8:49.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF JANUARY 25, 2005  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

Mayor: Mark McGrath

Aldermen: Terry Henley  
Charles Jessup  
Joe McCann  
David Piwonka  
Rick Staigle

thus constituting a quorum.

Mayor McGrath read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF  
\$1,295,000 CITY OF MEADOWS PLACE, TEXAS, GENERAL  
OBLIGATION BONDS, SERIES 2005.**

Joe Morrow, representing our financial advisors - First Southwest Company, said the city received an 'A-' rating (up from 'BBB+') from Standard & Poor's and a 'Baa1' rating (up from 'Baa2') from Moody's for the sale of the bonds. The increased ratings are due to the favorable way the city has followed prudent and sound financial policies with the loss of two major sales tax revenue providers - Sam's Club and Garden Ridge Pottery in recent years. Mr. Morrow said the city's administration has done a fine job of managing the City's finances. Due to this credit rating, an excellent rate was received from those who bid on the bonds today. The low bidder was A.G. Edwards & Sons, Inc. with a true interest cost of 4.222656%. The bonds can be prepaid after 10 years. Mr. Morrow recommended the city accept the bid of A.G. Edwards & Sons. Councilmember McCann asked Mr. Morrow to explain the fluctuation in coupon rates which start out high then dip then go up a bit before dipping again. Mr. Morrow explained the coupons include the cost to sell the bonds. Short term bonds sell easier than long term bonds. Councilmember Staigle made a motion to approve the ordinance, numbered **2005-03**, authorizing the issuance of \$1,295,000 City of Meadows Place, Texas, General Obligation Bonds, Series 2005 to A. G. Edwards & Sons, Inc. Councilmember McCann seconded this motion which was adopted with unanimous approval.

Terry Maher of Claunch & Miller presented a proposal on street and bird bath repairs to be paid for with the just sold bond funds. He said a careful study showed approximately 160 birdbaths in the city. It is hoped the bond funds will be sufficient to repair 95 of them. The specs are scheduled to be advertised next week with the bidding scheduled for February 23<sup>rd</sup>. If the bid is awarded in early March construction can begin in mid to late April. Construction costs are expected to be approximately \$1,220,000. The specs will be fashioned in such a way that 80% of the repairs will be in the base bid with an additional 20% in an add-alternate bid. Mr. Maher explained the birdbaths are a result of a variety of reasons. In some places the pavement has sunk, in some cases the pavement has heaved and in other cases the pavement is very flat allowing for no water run off. Mayor McGrath asked if repairing 95 birdbaths would take care of a significant number of the worst birdbaths. Public Works Director Dan McGraw said it would take care of the worst plus quite a bit more.

Discussing the Community Park parking lot, Mr. Maher said the specs should be available next week. If the bid is awarded in early March the parking lot could



conceivably be completed by the end of April. He estimates the cost of the parking lot to be \$80,000.00. Total square footage of the parking lot will be 3000 square yards with room for about 45 vehicles.

Captain Jack Ashton then reported on police department activity since the last City Council meeting. He said there have been seven accidents, five arrests, 1284 calls for service, 273 citations and 155 warning issued and 51 incident reports. The majority of the accidents were on the US 59 feeder road and on West Airport near the freeway. An individual with an extensive drug and violent history was arrested after making an illegal right turn at C&H Steak House. He was found to have had cocaine hidden on him and should be tried as a habitual violator since this was his third arrest for this type of incident. It is noted he was picked up in a drug free zone. Citation activity was down due to the holiday season. The Police Department was awarded a \$32,000 grant for bullet proof vests. Vehicle computers are currently being programmed at Fort Bend County. Later in the meeting Council will be presented with the 2004 annual Racial Profiling Report. The next Neighborhood Watch Program meeting will take place on Tuesday, February 15<sup>th</sup> at 7:00 p.m.

Public Works Director Dan McGraw said that in the last month ECO Resources responded to 67 water service calls. Of these 62 were city related and five were on private lines. They also responded to four sewer related calls, two being on city lines and two on private lines. He said Meadows Place Senior's Village Building One will be ready in one week and Building Two has two months before being finished. Cabinets are being installed in the Extended Day Building at Meadows Elementary and a final building inspection is scheduled for the second week in February. Cover and framing inspections at CVS have been completed. Roof, brick, insulation and sheet rock work is in progress. The building should be complete in six to eight weeks. Fence work will start soon. Dead grass under the sound walls has been picked up. Installation of street lights along Kirkwood will begin soon. The Public Works storage tank and building have been painted. Sidewalk repairs are scheduled to start January 26<sup>th</sup>. Councilmember Jessup thought it might be a good idea to remind residents not to plug up the city storm drains with leaves.

Parks Director Terry Modeland reported on the progress of construction projects in her department. She said construction work being paid for with Grant One is on schedule to be completed by February 25<sup>th</sup>. Pool decking (Grant Two) is in the design phase. A meeting with school staff indicated they are excited to work with the city on the new Grant Three project. Council is expected to pass a resolution this evening approving the expenditure of funds for Grant Three. Councilmember Jessup said Meadows Place is fortunate to have employees who keep abreast of the rules for these grants which have changed since we were awarded Grant Two. The Parks Department hopes the parking lot will be completed before the scheduled April 22<sup>nd</sup> Fun Run. The field house has been painted and lighting at McDonald Park has been extended along the new fence.

There were no audience comments at this time.

During Mayor's comments, Mayor McGrath said he appreciated the interest residents were showing in the new Crime Watch Program; a new Rural Transit District was being formed in Fort Bend County; and that a meeting was held on January 10<sup>th</sup> with representatives from Stafford and Meadows Place to discuss a new fire service contract as well as the new fire station to be built in our city.

During Council comments, Councilmember Henley noted that Rural Transit District funds were currently available through the H-GAC. He also said he recently visited the new Prestige Furniture Gallery in Meadows Place and was truly impressed with its looks and the top quality furniture being sold. He said the owner indicated the city was not perceived as being business friendly. Councilmember Jessup said he was pleased with the diversity of our city's businesses.



Council then received the recommendation from the Planning and Zoning Commission regarding a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows Place, entitled "Planning and Zoning Regulations," by specifically amending Article V, entitled "Zoning Regulations," Division 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. They recommended the units not be allowed to be visible from the street. Councilmember Piwonka made a motion to accept the recommendation and Councilmember Jessup seconded the motion. The motion carried with Councilmember Henley noting he was concerned about how businesses would feel about the ordinance.

Council then received the recommendation from the Planning and Zoning Commission regarding a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows Place, entitled "Planning and Zoning Regulations," by specifically amending Article X, entitled "Signs," by amending section 24-1009, entitled "Signs – Commercial/Office" to regulate the use of electronic display signs. Councilmember Staigle made a motion to accept the recommendation and Councilmember Jessup seconded the motion. The motion carried with Councilmember Henley noting that other cities allow such signs and he is opposed to accepting this recommendation.

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, ENTITLED "PLANNING AND ZONING REGULATIONS," BY SPECIFICALLY AMENDING 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.**

During the discussion that followed, it was noted that Planning & Zoning's intent to make these illegal only if they could be seen from the street was not addressed. Mayor McGrath said with Council's approval he would add wording to that effect to the ordinance. Council's consensus was that the wording should be "It shall be unlawful for any person to keep, maintain or operate within any window or window opening, including holes or openings cut in walls electrical devices of any kind *that can be viewed from the street.*" Councilmember Henley then made a motion to adopt the ordinance, numbered **2005-04**, as amended. Councilmember Staigle seconded this motion which carried unanimously.

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 ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE X, ENTITLED "SIGNS," SECTION 24-1009, ENTITLED "SIGNS – COMMERCIAL/OFFICE" BY ADDING THERETO A NEW SECTION 24-1009(14) TO REGULATE THE USE OF DISPLAY SIGNS; AND TO PROVIDE FOR NOTICE AS REQUIRED BY LAW.**

Councilmember Jessup said this was a big step for the City to take. It was noted business owners could apply for a variance to the Board of Adjustment. Councilmember Henley said the City needs restrictions but they should not be too controlling. Councilmember Staigle said Sugar Land and Missouri City both have many restrictions and that developers often cry and complain about them but the restrictions are all adhered to by quality developers. Mayor McGrath said it easy to



see the difference from West Bellfort to Dairy Ashford and West Airport to Dairy Ashford. The Planning Commission has put in much time developing this ordinance and he is prone to accept their recommendation. Councilmember Jessup made a motion to adopt the ordinance, numbered **2005-05**, as written. Councilmember McCann seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE AMENDING ORDINANCE NO. 2004-27, 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 said we are training our Police Officers how to react in an active shooter situation. Equipment at a cost of approximately \$5,000 per officer for ten officers is needed. Council felt this amount was too costly for our budget and suggested making a request to the 100 Club for the funds. Councilmember Jessup made a motion, seconded by Councilmember McCann, not to amend the budget for this purpose. The motion carried unanimously.

Police Captain Jack Ashton then presented Council with the Department's Annual Racial Profile report. He noted the Police Department is mandated to provide this report to council each year. The report includes information on the race, sex, and action taken on each officer initiated contact as well as information on whether a citation or warning was issued, if a search was conducted, if an arrest was made and if contraband was involved. This information is collected through the police and court system. Councilmember Henley made a motion to accept the annual Racial Profile Report as presented to City Council. Councilmember Jessup 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 BY AMENDING CHAPTER 9, ENTITLED "BUILDINGS," ARTICLE III, ENTITLED "SUBSTANDARD BUILDINGS," BY REPEALING THE PRESENT ARTICLE III AND INSERTING A NEW ARTICLE III IN PLACE THEREOF.**

The city has some structures that are currently vacant and should not be occupied without extensive repairs. The Building Standards Commission has not met for several years and several of the members have moved from the city. A sense of urgency exists. Our City Attorney has recommended we abolish the Building Standards Commission and have City Council assume their duties. Council would act as a judicial body after receiving a recommendation from the Building Official. The property owner will be allowed to speak on his/her own behalf. Council will then act as they see fit. Councilmember Piwonka made a motion to adopt the ordinance, numbered **2005-06**, as presented. Councilmember Henley seconded the motion which carried unanimously. Councilmember Jessup felt Council needs to be careful and prudent when handling these matters as it would be easy to be heavy handed.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS (HEREINAFTER CALLED THE APPLICANT), DESIGNATING OFFICIALS AS BEING RESPONSIBLE FOR THE APPLICANT IN DEALING WITH TEXAS PARKS & WILDLIFE (TPW), FOR THE PURPOSE OF PARTICIPATING IN THE TEXAS RECREATION AND PARKS ACCOUNT SMALL COMMUNITY GRANTS PROGRAM**



(HEREINAFTER CALLED THE PROGRAM); CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE APPLICANT'S MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED SITE FOR PERMANENT (OR FOR THE TERM OF THE LEASE FOR LEASED PROPERTY) PUBLIC PARK AND RECREATIONAL USES.

This resolution would show Council's support for the Parks Department to seek Grant Number Three from the Texas Department of Parks and Wildlife. Councilmember Jessup made a motion, seconded by Councilmember Piwonka to approve the resolution, numbered 2005-02, as presented. 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. There were none. Councilmember Piwonka made a motion to approve **Consent agenda items 16 through 20** as presented. Councilmember Henley seconded this motion which carried unanimously. The approved items are as follows:

Item #16, approval of minutes of November 22, 2004 regular meeting; December 21, 2004 public hearings and regular meeting.

Item #17, approval of Ordinance numbered 2005-07, **AN ORDINANCE APPOINTING J. GRADY RANDLE, P.C. AS CITY ATTORNEY FOR THE CITY OF MEADOWS PLACE, TEXAS, (CITY) AND PROVIDING FOR COMPENSATION AND PROVIDING THAT SAID APPOINTMENT SHALL CONTINUE FOR ADDITIONAL TIME THEREAFTER UNLESS OTHER APPOINTMENTS SHALL BE MADE BY ORDINANCE DULY ADOPTED BY THE CITY COUNCIL WHICH SHALL BE IN CONFLICT HERewith AND PROVIDING FOR THE POWERS, DUTIES AND AUTHORITY OF THE SAID CITY ATTORNEY.**

Item #18, approval of Ordinance numbered 2005-08, **AN ORDINANCE CALLING AN ELECTION FOR THE CITY OF MEADOWS PLACE, TEXAS, TO BE HELD ON SATURDAY, THE 7<sup>TH</sup> DAY OF MAY, 2005, FOR THE PURPOSE OF ELECTING CITY OFFICIALS, PROVIDING FOR EARLY VOTING AND PROVIDING FOR NOTICE OF SAID ELECTION.**

Item #19, approval of Ordinance numbered 2005-09, **AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO EXECUTE A CONTRACT FOR MOSQUITO ABATEMENT IN THE CITY OF MEADOWS PLACE WITH EXCALIBUR PEST CONTROL, INC.**

Item #20, ratification of expenditures as presented.

There were no comments from the audience at this time.

There being no further business to discuss, Councilmember McCann made a motion to adjourn the meeting. Councilmember Piwonka seconded this motion and with unanimous approval the Council meeting was adjourned at 9:26 p.m.

  
Elaine Herff, City Secretary



MINUTES OF SPECIAL MEETING  
OF FEBRUARY 08, 2005  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:36 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 Rick Staigle

thus constituting a quorum.

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 AGREEMENT WITH BAILEY  
ARCHITECTS TO DESIGN A PROPOSED FIRE STATION.**

Due to increases in the cost of steel and concrete, the estimated cost of building this fire station has increased. Mayor McGrath noted that architect Jamie Knight with Bailey Architects has established a working relationship with the Stafford Volunteer Fire Department and they make a good team. Councilmember Piwonka made a motion to adopt the ordinance, numbered **2005-10**, as presented. Councilmember Henley seconded this 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, DESIGNATING AN  
APPOINTEE TO ATTEND THE RURAL PUBLIC  
TRANSPORTATION CONFERENCE TO EVALUATE  
WHETHER A RURAL TRANSIT DISTRICT TO PROVIDE  
PUBLIC TRANSPORTATION SERVICES IN THE AREA  
SHOULD BE CREATED IN FORT BEND COUNTY.**

Mayor McGrath said representatives from every city in the county need to combine their efforts on this project. Mayor McGrath said he would be willing to serve as the representative from Meadows Place to this conference. Councilmember Henley made a motion to adopt this resolution, numbered **2005-03**, and naming Mayor McGrath as the city's representative to this conference. Councilmember McCann seconded the motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND  
THE CITY SECRETARY OF THE CITY OF MEADOWS  
PLACE, TEXAS TO ENTER INTO AN AGREEMENT  
WITH NUWEST GOLF COURSE CONSTRUCTION  
FOR CHANGE ORDER #3 TO REBUILD THE  
EXISTING SOFTBALL FIELD AT THE CITY OF  
MEADOWS PLACE COMMUNITY PARK.**

Mayor McGrath noted that the softball field was moved due to the reconfiguration of the new jogging trail. In the past, a Meadows Place coached team playing in the Sugar Land Girl's Softball Association had done some work to the field. Currently, some interest has been shown to revive the city sponsored adult soft

ball league. The cost for the change order amounts to \$8,632.00 and the work can coincide with the new fence that is being installed along West Airport, thereby keeping construction costs down. City funds will pay for the change order as it is not part of any grant. Councilmember Henley made a motion, seconded by Councilmember Piwonka to approve the ordinance, numbered 2005-11, 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, ADOPTING A  
LEGISLATIVE AGENDA FOR THE 79<sup>TH</sup> SESSION OF  
THE TEXAS LEGISLATURE.**

Mayor McGrath explained this resolution is the result of a discussion held at the most recent Fort Bend Mayor & Council Association meeting. Each city has its priorities and if all the Mayors and City Councils in Fort Bend County join forces to endorse all the priorities, it is hoped the State Legislature will take better notice. The Legislative Agenda for Meadows Place includes support to increase the number of hours volunteer fire fighters can work as well as the city's position on caps to property appraisal rates. Our agenda will be forwarded to Missouri City Mayor Allen Owen who will compile the agendas from all cities and sift out the common items. Councilmember Henley made a motion to adopt the resolution, numbered 2005-04, as discussed. Councilmember Jessup seconded the motion which carried unanimously.

Mayor McGrath asked Councilmember Henley who has experience in advertising and marketing to begin the discussion of perception of the business climate in the City of Meadows Place. Councilmember Henley said that Advertising 101 is comprised of four absolutely must haves. They are attention, interest, desire and action. A long discussion followed regarding business friendly and the need to be consistent along with the desire to assist businesses in every way that we can. Councilmember Henley urged Council to be cognizant of what they are doing. Mayor McGrath noted a good example of the city being business friendly can be seen in how we have worked to meet the needs of the Senior's Village, Oasis and CVS Pharmacy projects. Councilman McCann stated that keeping your customers coming back is more important than signage. Council discussed pass-by vs. destination businesses.

There being no further business to discuss, Councilmember Jessup made a motion, seconded by Councilmember McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:51 p.m.

  
Deborah Wood, Assistant City Secretary



MINUTES OF REGULAR MEETING  
OF FEBRUARY 22, 2005  
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  
Rick Staigle

and the following absent:

Alderman: David Piwonka

thus constituting a quorum.

Captain Jack Ashton gave the police report on incidents that occurred since the last regular council meeting. He noted there were seven reportable accidents, nine arrests made, 585 calls for service, 344 citations and 199 warnings written along with 50 incident reports. He noted one of our police officers was no longer with us when he was found to have committed a policy violation. The department is in the final stages of submitting a grant request for \$36,000 for radio equipment. The ten year old grandson of Officer Tracy Hudspeth has been diagnosed with inoperable brain cancer and has been named a junior officer of Meadows Place. There is a link to Christopher's progress on the city's website. A Neighborhood Watch Meeting will be held on March 8, 2005 in City Hall at 7:00 p.m. The Police Department is working on data comparing our City's crime statistics to those of surrounding cities. The Police Department will participate in a "Kid Print" project this Saturday at Denny's Restaurant.

Public Works Director Dan McGraw said that in the past month ECO Resources responded to 89 water related service calls. Of these, 77 were the city's responsibility and 12 were on private lines. They also responded to three sewer service calls, all of which were on private lines. Meadows Place Senior's Village should receive their building final in about two weeks. The Extended Day building at Meadows Elementary is nearly complete. CVS Pharmacy would like to open on March 7<sup>th</sup>. They are in the process of installing the brick and wooden fence between their property and adjoining residences. Major potholes on West Airport and Kirkwood are scheduled to be repaired in the next nine days. While we have received some help from the County on asphalt patching, their response is not rapid in coming. Phase One sidewalk repairs are complete. Phase Two will begin next Wednesday and Phase Three is scheduled for late April. Plans for the street repair project should arrive at City Hall tomorrow or Thursday.

Parks Director Monya Keenen then reported on parks projects. She said Grant One was close to being completed. Some drainage problems still need to be addressed and security lights will need to be adjusted. The shuffle board and hop scotch pads are to be painted by March 4<sup>th</sup>. Measurements for the pool decking, to be paid for out of Grant 2, will be made tomorrow. A Fun Run, to kick off the opening of the new jogging trail is scheduled for Friday, April 22. The run will begin at 7:00 and a Fun Walk will begin at 7:15. The school is scheduling a 100 yard dash for the children. Baseball and Swim Team will be selling concessions and a DJ will be on hand for music. The YMCA will be there to promote the summer camp they will hold in our city.

There were no audience comments at this time.



During Mayor's comments, Mayor McGrath noted:

- 1) Opening day for Baseball will be this Saturday with a parade starting at 9:00 a.m.
- 2) A meeting with those involved in the new fire station, on Kirkwood behind the Community Annex Building, was held this week. The architect hopes to have specifications ready to bid the project in June. It will take approximately four months to build. More information will be available at our March workshop meeting.
- 3) As of last week, the property adjacent to the Oasis Alzheimer's building has not yet closed. Their Planned Development Permit is valid only through the end of this year.
- 4) The new street repair project has been advertised. Council may need to hold a special meeting in March to award the contract.
- 5) It is hoped that a contract can also be awarded in March to build the parking lot on the HL&P power easement between the jogging trail and the Community Center.

During Council comments, Councilmember Henley said the city's Legislative Agenda would be presented to other county officials this Thursday. He is sure that legislatively, there will be some sort of appraisal cap placed on properties. It is hoped whatever is put in will have only a minimal effect on city finances. The Legislature is also looking at some sort of broad based business tax and/or some sort of sales tax to help with school financing.

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 EXECUTE A PARKING LICENSE AGREEMENT WITH CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC.**

This Parking License Agreement, to build a parking lot on HL&P (Center Point Energy) property reflects the same cost per square foot as what the City of Stafford is paying for their license on the same easement. Originally the cost was three times as high but it was negotiated down by our Parks Directors. Councilmember Jessup made a motion, seconded by Councilmember McCann to adopt the ordinance, numbered **2005-13**, to authorize the agreement as written. The motion carried unanimously.

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 EXECUTE AN INTERLOCAL COOPERATION CONTRACT FOR FIRE FIGHTING, FIRE PROTECTION AND FIRE INVESTIGATION SERVICES.**

Mayor McGrath explained the new contract is retroactive to October 1, 2004 and runs through September 30, 2007. The first year's cost, for fire fighting services, dispatch assistance and Fire Marshal Services will be \$118,000.00. Future payments will be tied to the City of Stafford's costs with a possible 3% increase in 2006. Councilmember McCann made a motion, seconded by Councilmember Henley to adopt the ordinance, numbered **2005-14**, as discussed. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance;

**AN ORDINANCE ESTABLISHING A PROGRAM OF COMPREHENSIVE EMERGENCY MANAGEMENT; ACKNOWLEDGING THE OFFICE OF EMERGENCY MANAGEMENT DIRECTOR; AUTHORIZING THE APPOINTMENT OF AN EMERGENCY MANAGEMENT COORDINATOR; AND PROVIDING FOR THE DUTIES**



**AND RESPONSIBILITIES OF THOSE OFFICES;  
IDENTIFYING AN OPERATIONAL ORGANIZATION;  
GRANTING NECESSARY POWERS TO COPE WITH ALL  
PHASES OF EMERGENCY MANAGEMENT WHICH  
THREATEN LIFE AND PROPERTY IN THE CITY OF  
MEADOWS PLACE; AUTHORIZING COOPERATIVE AND  
MUTUAL AID AGREEMENTS FOR RELIEF WORK  
BETWEEN THIS AND OTHER CITIES AND COUNTIES  
AND FOR RELATED PURPOSES.**

The county has informed us that we needed to update our old Emergency Management agreement with them. Councilmember Henley made a motion to adopt this ordinance, numbered **2005-15**, as presented. Councilmember Staigle seconded the motion which carried with unanimous approval.

Mayor McGrath then read the caption to the following ordinance:

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

This is the ordinance that council traditionally adopts allowing the city to join FBISD as well as Missouri City and Sugar Land in a joint election, administered by Fort Bend County's Election Administrator. If only incumbents file, the state allows us to cancel our election and there will be no charge to the city. If any of the incumbents draw an opponent, we will pay our pro-rated share of the costs to run the election. Councilmember Henley made a motion to adopt the ordinance, numbered **2005-16**, as presented. His motion was seconded by Councilmember Jessup and unanimously approved.

Expenditures to the following vendors were presented for ratification: Claunch & Miller, Inc. for December, January and February engineering services; InStar Services for painting the old tanks at the sewer plant; Joe Salvide for Phase One sidewalk work; Medtronic Emergency Response Systems for a Police Department defibrillator; Motorola for on board computers for our patrol vehicles (grant funds were received to pay for the defibrillator and computers) and NuWest for work to date on the jogging trail and drainage contracts. Councilmember Henley made a motion to ratify the expenditures as presented. Councilmember McCann seconded this motion which carried unanimously.

During audience comments, Marti Pattenson asked about the new fire station. She was told it would be manned by volunteers, and would resemble Stafford's Fire Station #2 but built on a slightly smaller scale.

There being no further business to discuss, Councilmember McCann made a motion, seconded by Councilmember Staigle to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:28 p.m.

  
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Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF FEBRUARY 28, 2005  
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 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 Rick Staigle

thus constituting a quorum.

Mrs. Molly Levin, with McCall Gibson and Company, discussed the draft audit for fiscal year 2004-2005 with Council. She said it included comparative data from last year as well as fund summaries. We had \$90,294 more in expenses than in revenues. This was due to funds realized from the sale of land to CVS Pharmacy being transferred to the Capital fund to use for capital projects. Our new bond issue was added to the audit. The budget comparison shows that while we received more in revenues, our expenses also increased slightly. Councilmember McCann made a motion to accept the presentation of the audit in draft form and move on to finalize it. The motion was seconded by Councilmember Staigle and approved by unanimous consent.

Captain Jack Ashton reported on police activity since the last regular council meeting. He said there were four reportable accidents, 15 arrests, 1085 calls for service, two city ordinance citations, 569 traffic citations and 136 traffic warnings issued. Captain Ashton said that last night a new waiter at Pappas Grill was leaving work and was attacked and robbed of his tip money. Although he was in a dark area, he was able to get a good description of the vehicle the perpetrator was driving as well as the license plate number. Also, two motor vehicles were broken into during the previous month. In both cases items were visible from the window that the robbers wanted. Meadows Place Police made 291 business checks in the last month. They are continuing to be pro active in the community. They made 209 close patrols during the month (where there was concern about the properties) and 217 house watches were made. There was some criminal mischief that took place that involved spray painting at the park as well as the bridge near the sewer treatment plant. It is believed gangs from other areas were involved. Three residents reported slashed tires in one night. Five incidents of fraud were reported. There were no narcotic related arrests.

The Public Works Department is continuing to do preliminary work for the new sign to be installed at the Community Center. The warm weather is requiring more mowing which is putting tree trimming and plantings at the monument signs to run behind schedule. Phase 3 street improvements are in the final stage.

The Parks and Recreation Department saw bids for Phase 2 grant improvements come in at double the expected cost. As a result they will formalize new plans for the project.

During audience comments, Leslie Smith, a city resident in the Kirkwood Town Homes noted that the sidewalk along the west side of Kirkwood, over the bayou, appeared to be in dangerous condition. Mayor McGrath said he would have the situation looked into.



During Mayor's comments, Mayor McGrath reminded everyone that Meadows Elementary PTO was holding the first "Old Towne Meadows" this Friday from 5:30 to 9:00 p.m. at the school.

During Council comments, Councilmember Henley said he will be attending the Association of Mayors, Council and Commissioner's meeting in Corpus Christi. School finance will be one of the topics discussed.

Councilmember Piwonka said he recently was invited to a Boy Scout event where Meadows Place received a Charter Partner Award. Meadows Place, and before them the Meadows Community Improvement Association, has held the Charter for Troop 301 since it was formed. Over 40 boys became Eagle Scouts during this time. A recent ruling prohibits any governmental entities from chartering Scout Troops. Sugar Creek Baptist Church holds the new charter for this group. Mayor McGrath and Council expressed their appreciation to Alderman Piwonka for all the work he has done for Scouting.

Councilmember Henley then made a motion, seconded by Councilmember McCann, to approve the minutes of the January 24, 2006 Public Hearing and the January 24, 2006 regular meeting as presented. The motion carried unanimously.

Council then acknowledged receipt of a recommendation from the Planning and Zoning Commission concerning a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows Place, entitled "Planning and Zoning Regulations," Article V, entitled "Zoning Regulations," Division 1, entitled "Zoning Districts and Regulations of General Applicability," by adding thereto a new Sub-section (3), to section 24-514, entitled "Off street Parking and Loading," to subsection (b) entitled Required parking". The Commission recommended approval of the proposal which will require garages on all newly constructed residences. Councilmember Jessup made a motion to accept the Planning and Zoning's recommendation as read. Councilmember Staigle seconded this motion which carried unanimously.

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, ENTITLED "PLANNING AND ZONING REGULATIONS", ARTICLE V, ENTITLED "ZONING REGULATIONS", DIVISION 1, ENTITLED "ZONING DISTRICTS AND REGULATIONS OF GENERAL APPLICABILITY", SECTION 24-514, ENTITLED "OFF-STREET PARKING AND LOADING", SUBSECTION 24-514(B), ENTITLED "REQUIRED PARKING" BY ADDING THERETO A NEW SUBSECTION (3) TO SECTION 24-514(B): "EVERY BUILDING SITE WITHIN ANY RESIDENTIAL DISTRICT MUST HAVE A GARAGE AS DEFINED IN SECTION 24-202(60)".**

Councilmember Piwonka made a motion to adopt the ordinance, numbered 2006-03, making it mandatory for garages to be built with newly constructed residences as presented. Councilmember Henley 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 13<sup>TH</sup> DAY OF MAY, 2006, FOR THE PURPOSE OF ELECTING CITY OFFICIALS, PROVIDING FOR EARLY VOTING AND PROVIDING FOR NOTICE OF SAID ELECTION.**

Mayor McGrath explained that this year the Mayor and three Aldermen, Positions One, Two and Three are up for election. The election will be held on May 13<sup>th</sup> and a special meeting will be held on May 16<sup>th</sup> at 7:00 p.m. to canvass the results. The City will enter into a joint election agreement with Fort Bend County, Fort Bend



Independent School District, the City of Missouri City and the City of Sugar Land. Councilmember Henley made a motion, seconded by Councilmember Staigle to adopt the ordinance, numbered **2006-04**, 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 A CONTRACT FOR MOSQUITO ABATEMENT IN THE CITY OF MEADOWS PLACE WITH EXCALIBUR PEST CONTROL, INC.**

This ordinance is the same as the one passed last year except there is a 7.2% increase in cost due to the rising cost of gasoline. Councilmember McCann made a motion, seconded by Councilmember Jessup to adopt the ordinance, numbered **2006-05**, awarding the mosquito abatement contract to Excalibur Pest Control, Inc. as read. The motion carried unanimously.

There were no audience comments at this time.

There being no further business to consider, Councilmember Piwonka made a motion, seconded by Councilmember Staigle to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:24 p.m.

  
Elaine Herff, City Secretary



MINUTES OF SPECIAL MEETING  
OF MARCH 22, 2005  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:12 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 Rick Staigle

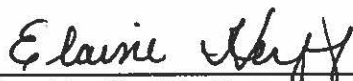
thus constituting a quorum.

Also present was Jamie Knight representing Bailey Architects.

Mr. Knight gave an update on the new fire station. He noted approximately 50% of the preliminary work has been completed. There will be a new parking area with spaces for 21 vehicles. The Fire Station will carry the name of Fire Station – City of Meadows Place. The apparatus area will accommodate two large fire trucks and a rescue vehicle with some additional room. The air conditioned area will include a small office area, men and women restrooms with showers, a training/meeting room, a storage area, a locker room, an EMS supply closet, a technology rack closet and a laundry niche.

Council then discussed city logo and image issues for landscaping, vehicles and buildings. Their consensus was that City Council, as a body, should have final approval on any signs or logos or colors that are placed on all city property. Mayor McGrath appointed a sub-committee consisting of Councilmembers McCann and Piwonka and asked them to establish guidelines from which to operate with goals and objectives, one of which should be ease of maintenance. A preliminary report should be ready for Council's next workshop meeting.

There being no further business to consider, Councilmember Piwonka made a motion, seconded by Councilmember McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:24 p.m.

  
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Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF MARCH 22, 2005  
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  
Rick Staigle

thus constituting a quorum.

Captain Jack Ashton gave the police report on incidents that occurred since the last regular council meeting. He noted there were six reportable accidents, two arrests made, 509 calls for service and 23 warnings written along with 29 incident reports. He explained another report given to Council that compares Meadows Place 2004 area crime statistics with those of surrounding areas. He noted one of the reportable accidents occurred at 6:45 a.m. in the school zone on Pender Lane. If this had occurred just a little while later there would have been a possibility of students or teachers being hurt. This is one of the reasons for "Zero Tolerance" in school zones. A collaborative effort between Code Enforcement and the Police Department led to the discovery of a stolen 18 wheeler trailer full of stolen air conditioning equipment in the old theater/Garden Ridge parking lot last week. A Neighborhood Watch Meeting will be held on April 19, 2005 in City Hall at 7:00 p.m. The May Neighborhood Watch Meeting will feature a discussion on home security.

Public Works Director Dan McGraw said that in the past month ECO Resources responded to 99 water related service calls. Of these, 94 were the city's responsibility and 5 were on private lines. 12.3 million gallons of water were pumped in February compared to 13.8 million gallons pumped in January. They also responded to four sewer service calls, three of which were on private lines and one city line. No final inspections were issued to Meadows Place Senior's Village, the Extended Day building at Meadows Elementary or CVS Pharmacy. There are some problems with ingress and egress at the apartments, the day care is still waiting on cabinets and CVS hopes to open by April 7<sup>th</sup>. They still have some minor fence issues with residents. Phase 3 sidewalk repairs have been delayed until March 30 due to rain. Responding to Council's questions, Mr. McGraw said there is no news yet on businesses going into the ground floor spaces of Senior Village and he will check into the screening of the garbage receptacles at this location.

Parks Director Monya Keenen then reported on park events. The Fun Run, scheduled for April 22, currently has about 20 registrations and forms can be downloaded from the city's web site. Volunteers are still needed for this event and she hopes everyone at the meeting will spread the news about the Fun Run. A barbeque cook off is being planned for Splash Night.

Parks Director Terry Modeland said all was in place to award the bid this evening for the new parking lot. Grant One construction is complete and the new jogging trail will be dedicated during the Fun Run. Grant Two pool decking is to be completed in time for swim team usage. There is some concern that funds for Grant Three may not be available due to state budget cuts.



During audience comments resident Marti Pattinson said the Neighborhood Watch Program was organizing an email campaign to inform residents about the program and she suggest the same be done for the Fun Run.

During Mayor's comments, Mayor McGrath noted:

1) During tonight's workshop session Council discussed city image issues on landscaping, logos/signs and buildings and a sub committee consisting of Councilmembers Piwonka and McCann was appointed to draft a recommendation for Council's review for next month.

2) Meadows Elementary School Carnival will be held on Saturday, April 9<sup>th</sup> from 11 – 4.

3) A special meeting may be held in April to discuss tennis court problems and substandard buildings – in particular the residence at 12018 Pender Lane.

During Council comments, Councilmember Henley reported on his recent trip to Washington D.C. to attend the National League of Cities meeting. He is on that organization's Transportation Policy Committee and their goal is to increase the amount of Federal Transportation Funds currently being paid to states to make them more equitable to what each state sends to the US Government in fuel taxes. Recently the allocation to Texas was raised from 83% to 90% and it is hoped this amount can be increased to 95%. During his time there, Councilmember Henley was able to meet with Congressmen Delay, Culbertson and Poe to discuss transportation issues. He also noted that Senator Kay Bailey Hutchison is a supporter of Homeland Security and would like to double or triple funding for boarder control issues.

Councilmember McCann then made a motion to approve the minutes of the January 11, 2005 special meeting; January 25, 2005 regular meeting; February 8, 2005 workshop meting; and February 8, 2005 regular meting as presented. The motion was seconded by Councilmember Henley and unanimously approved.

Mayor McGrath 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 7<sup>th</sup>. Both incumbents on City Council, Councilmember Henley in Position 4 and Councilmember Staigle in Position 5, filed for this election with no opponents. State Law allows cities to cancel their election in this instance, thereby saving the City a considerable amount of money. Councilmember Piwonka made a motion to adopt the ordinance, numbered **2005-17**, as read. Councilmember McCann seconded this motion which carried unanimously

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 EXECUTE A CONTRACT WITH A-TEC ENGINEERS AND CONTRACTORS, L.P., FOR PHASE THREE PAVEMENT IMPROVEMENTS.**

Mayor McGrath invited Terry Maher representing consulting engineers Claunch and Miller to explain. Mr. Maher said seven bids, ranging from the low bid of \$832,535 to a high bid of \$1,103,460.09, were received. The low bidder, A-Tec Engineers & Contractors, L.P., submitted all its requirements and its references



were checked. Based on this, Mr. Maher said he was recommending that Council award the bid to A-Tec for \$832,535. Councilmember Henley made a motion to adopt the ordinance, numbered, **2005-18**, awarding the contract to A-Tec Engineers and Contractors, L.P. for \$832,535 for Phase Three Pavement Improvements. Councilmember Piwonka 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 EXECUTE A CONTRACT WITH NUWEST GOLF COURSE CONSTRUCTION TO BUILD A PARKING LOT.**

Mr. Maher said that four bids, ranging from \$55,902 for a base bid up to \$148,656 were received. NuWest Golf Course Construction was the low bidder. They have just completed work on the new jogging trail and are very familiar with what the city wants on this parking lot and believe they can complete the job at this cost. The base bid would provide 45 parking spaces. An Alternate Bid One would provide for up to 30 additional spaces and an Alternate Bid Two would provide for cement protection over an existing pipe line. After examining the situation, it was decided the pipe line could be protected with curb stops less expensively. Due to the low cost of the bid, it was decided that Alternate Bid One should also be accepted for a total construction cost of \$59,085. NuWest has done a good job with our park project and they are very cooperative. The new parking lot will go from the drainage ditch to a new driveway entering the project immediately adjacent to the jogging trail on Dorrance Lane. It will have a crushed gravel base. During discussion, Councilmember Jessup suggested steps be put in place to guarantee owners of big rigs did not park in the new lot. Councilmember Jessup made a motion to adopt the ordinance, numbered **2005-19**, as written, awarding the contract to build a parking lot to NuWest Golf Course Construction. Councilmember Henley seconded this motion which carried unanimously.

The city's investment portfolio as of December 31, 2004 was presented to Council for approval. It shows the city had approximately \$4.9 million invested in checking, savings and pooled funds. Councilmember Piwonka made a motion, seconded by Councilmember McCann to accept the portfolio as presented. The motion carried unanimously.

Expenses were presented to Council for approval. They were as follows: \$5,016 for our annual mosquito control contract, \$24,541.88 for bond sale related expenses, \$11,178.20 for bond legal counsel, and 11,589.50 for down payment on the new wrought iron fence to be installed along West Airport by the city park. Councilmember Henley made a motion, seconded by Councilmember McCann to ratify the expenditures as presented. The motion carried unanimously.

A bill to Claunch & Miller, consulting engineers, for \$15,600.96 for work completed in February was presented for Council's approval. Councilmember McCann made a motion to pay Claunch & Miller the money. Councilmember Staigle seconded the motion which carried unanimously.

During audience comments, resident Marti Pattinson said she agreed with Councilmember Jessup's concerns about big rigs being parked on the city's new parking lot. She also noted she was asked to and has approached the management company at Meadows Place Senior's Village to see about holding the Neighborhood Watch meetings at their facility but has not received a response as yet. She inquired if there was any news yet on the property at the southwest corner of West Airport and Kirkwood. Mayor McGrath said he heard that it may close as soon as this Friday.



There being no further business to discuss, Councilmember McCann made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:58 p.m.

  
Elaine Herff, City Secretary



MINUTES OF WORKSHOP MEETING  
OF APRIL 12, 2005  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

Mayor: Mark McGrath

Aldermen: Terry Henley  
Charles Jessup  
Joe McCann

and the following absent:

Aldermen: David Piwonka  
Rick Staigle

thus constituting a quorum.

Also present was Terry Maher representing Claunch & Miller and reporting on possible repair options for the city's tennis courts.

Mr. Maher said he received reports from three different contractors and a soil engineer. Four options are proposed. The first option would be to replace the base on all four courts with three inches of sand and five inches of post tension concrete. This option, including fence & lights would cost approximately \$120,000.

The second option would be to remove and replace the retention wall around the cracking base and replace 18 to 24 inches of subgrade with select material and replace two inches of HMAC (hot mix asphalt concrete.) This option would cost approximately \$60,000.

The third option would be to remove the asphalt, stockpile the existing crushed shell base, proof roll the subgrade, install geotextile fabric underlay, install and compact the salvaged base and place two inches of HMAC over the court. This option would cost approximately \$30,000.

The last option would be to saw cut, remove and dispose of the retention wall, asphalt and base along Court 4 and replace the retaining wall and fence next to Court 3 and place topsoil where Court 4 was, grade the area to drain and sod it. The option would cost approximately \$25,000.

After a lengthy discussion, Council's was leaning towards going with option 3. Engineering costs will run approximately 15% of the bid price.

There being no further business to consider, Councilmember Jessup made a motion, seconded by Councilmember McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:19 p.m.

  
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Elaine Herff, City Secretary



MINUTES OF SPECIAL MEETING  
OF APRIL 12, 2005  
COUNCIL OF THE OF MEADOWS PLACE, TEXAS

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

and the following absent:

Aldermen: David Piwonka  
Rick Staigle

thus constituting a quorum.

Also present were J. Grady Randle, City Attorney, Joe Edwards, Consulting Building Official and Code Enforcement Officer Tracey Spiller.

Council received the recommendation from Consulting Building Official Joseph Edwards, on property located at 12018 Pender Lane in the City of Meadows Place, Texas.

Council then reviewed the recommendation and discussed their options with the City Attorney, the Consulting Building Official and the Code Enforcement Officer.

City Attorney Grady Randle provided Council with a Substandard Buildings Checklist. He noted, if enough evidence was presented by the Building Official to provide a reasonable basis upon which to investigate preliminary allegations and findings were justified, then Council could, upon motion, set a hearing date and request that notice be sent out.

The notice of hearing would be sent to the owner of the property and the lien holder or mortgagee and would include a statement that the owner, lien holder or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to bring the property up to code and the time it will take to reasonably perform the work. After the public hearing is held, if the building is found to be in violation of code standards, the City may order that the building be vacated, secured, repaired, removed or demolished by the owner within a reasonable time period. The notice must contain an identification of the building and the property on which it is located; a description of the violation of the municipal standards that are present at the building; and a statement that the municipality will vacate, secure, move or demolish the building or relocate the occupants of the building if the ordered action is not taken within a reasonable time. The notice must be filed and published. After the hearing, the municipality shall promptly mail by certified mail, return receipt requested a copy of the Order to the owner of the building and to any lien holder or mortgagee.

At the hearing, the municipality shall require the owner, lien holder or mortgagee of the building, within thirty (30) days, to secure the building or repair, remove or demolish the building, unless the owner or lien holder establishes at the time of the hearing that the work cannot reasonably be performed within 30 days. If more than 30 days is allowed, the time schedule for the commencement and performance of the work shall be specified. A 90 day maximum to fully perform all work required to comply with the order is allowed unless the owner submits a detailed plan and establishes the work cannot reasonably be completed within 90 days. If more than 90 days is allowed to complete any part of the required work, the municipality shall require the owner to submit interim progress reports. If the total value exceeds \$100,000, the municipality may



require the owner to post a cash or surety bond in an amount adequate to cover the cost of repairing, removing or demolishing the building.

The burden of proof is on the owner to demonstrate the scope of the work that may be required to comply with the order and the time it will take to reasonably perform the work. If the building is not vacated, secured, repaired, removed, or demolished, or the occupants are not relocated within the allotted time, the may vacate, secure, move or demolish the building or relocate the occupants at the City's expense and assess expenses and put a lien on the property (unless it is a homestead.)

The City may then repair the building and assess the expense on the land; access a civil penalty against the property owner for failure to repair, remove or demolish the building; or impose a lien against the land on which the building stands or stood (unless it is a homestead.) Attorney's fees may be recovered through the judicial process. The civil penalty cannot exceed \$1000.00 per day. The City may foreclose with a lien in a judicial proceeding.

Mr. Edwards noted there are numerous ways for the City to resolve building issues. Council, acting as the Building Standards Commission can file a civil suit against the owner and a new fine can be issued against the property owner every 24 hours. The owners of the property at 12018 Pender are in California and cannot be brought across state lines to Texas to answer to Class C misdemeanors in municipal court.

In January, the City notified an agent for Asset Management who was representing the new owner of 12018 Pender Lane of numerous repairs that need to be done to the property before occupancy could take place. A list of needed corrections was developed. A teleconference with people representing the California owners was held in early March. The owners did send an electrician and a plumber to look at the house. Neither the under ground plumbing nor the foundation were checked. A roofing consultant was not used either. The electrician said the house was an electrical fire hazard. Evidence of termite damage also exists. The owners have since found a new buyer for the residence. Mr. Edwards asked council if they wanted to proceed with a hearing, or did they want to work with the new owner.

Mr. Randle said the Statute gives the City the right to put a lien on the property and file notice in county deed records. The structure is obviously in bad shape and poses a hazard to other residents of the City. Council discussed their options and felt they needed to act on the Building Official's recommendation. Councilmember Jessup made a motion to set a hearing date for May 3, 2005 at 7:00 p.m. Councilmember McCann 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 8:18 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF APRIL 26, 2005  
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 Rick Staigle

thus constituting a quorum.

Public Works Director Dan McGraw said that in the past month ECO Resources responded to 44 water related service calls. Of these, 39 were the city's responsibility and 5 were on private lines. 14.6 million gallons of water were pumped in March compared to 12.3 million gallons pumped in February. There were no sewer related service calls for March. Final inspections were issued to Meadows Place Senior's Village and CVS Pharmacy. The Extended Day building at Meadows Elementary is still not ready for a final. Phase 3 sidewalk repairs will begin in late May. Public Works employees have been busy with sprinkler system maintenance in the park and along esplanades. Tree trimming is continuing throughout the city, including along the sound walls.

Parks Director Monya Keenen reported on recent and upcoming park events. She said the first annual Fun Run had 118 paid participants. She said the weather was great. She thanked all the volunteers, including the police and public works departments. She said she heard many fine complements on the new fence along West Airport. The pool will open to the public the weekend of May 23<sup>rd</sup> and Splash Night will be Friday, June 3<sup>rd</sup>.

Captain Jack Ashton gave the police report. He said the next Neighborhood On Watch meeting will be held on May 17<sup>th</sup> in City Hall at 7:00 p.m. and will feature a discussion on home security. He cautioned residents to check VOIP (Voice Over Internet Phone) services before purchasing them as 9-1-1 service may not work without special coordination with the 9-1-1 network.

During audience comments Boy Scouts Timothy and Thomas La Pointe from Troop 301 were introduced.

During Mayor's comments, Mayor McGrath noted a meeting would be held on Tuesday, May 3<sup>rd</sup> at 7:00 p.m. to discuss the distressed home at 12018 Pender Lane

There were no Council comments at this time.

Councilmember Henley then made a motion seconded by Councilmember McCann to amend the minutes of the April 12<sup>th</sup> workshop and special meetings to note that Councilmember Staigle was not present and then to approve the minutes of the February 22, 2005 regular meeting, the March 22 workshop and regular meetings and the amended April 12, 2005 workshop and special meetings as presented. The motion was unanimously approved.

Council then discussed the exemptions to be allowed and the amounts or percentages thereof to be in effect for tax year 2005. Current exemptions are



\$15,000 homestead (or 13% of the value of the property), \$30,000 over 65, \$30,000 disabled person and a \$12-\$15,000 (based on percent of disability) disabled veteran. The over 65 and disabled person exemptions were just raised to \$30,000 last year from \$15,000. Councilmember Piwonka made a motion to approve the same exemptions as last year. Councilmember McCann seconded this motion which carried unanimously.

Mayor McGrath read the caption to the following resolution:

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

Councilmember McCann made a motion to adopt the resolution, numbered **2005-05**, as read by Mayor McGrath. Councilmember Henley seconded this motion which carried unanimously.

Mayor McGrath read the caption to the following resolution:

**A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS TO ENTER INTO AN AGREEMENT WITH CLAUNCH & MILLER, INC. TO PROVIDE VARIOUS GEOGRAPHIC INFORMATION SYSTEM SERVICES.**

This agreement will allow city personnel to upload and download various types of infrastructure information for \$300 per month. Claunch & Miller will be responsible for updating the information. Councilmember McCann made a motion to adopt the ordinance, numbered **2005-20**, as presented.

Mayor McGrath read the caption to the following resolution:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS, CREATING A RURAL TRANSIT DISTRICT IN FORT BEND COUNTY, TEXAS, TO SERVE WITHIN THE BOUNDARIES OF FORT BEND COUNTY, AND SELECTING THE COMMISSIONERS COURT OF FORT BEND COUNTY TO ACT AS THE GOVERNING BODY OF THE DISTRICT.**

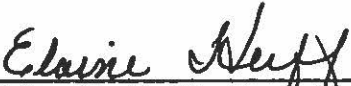
Mayor McGrath explained that various agencies in Fort Bend County transport residents without transportation to and from various places. The creation of a Rural Transit District will coordinate the agencies. Federal funds are available but the county cannot receive them until all cities in the county approve this resolution. It is expected current county funding will then be freed up to be used in other places. Councilmember Staigle made a motion to adopt the resolution, numbered, **2005-06**, approving the creation of a Rural Transit District in Fort Bend County, Texas. Councilmember Henley seconded this motion which carried unanimously.

Expenditures to Bailey Architects for fire station documents in the amount of \$15,393.20, to NuWest Golf Course Construction for park improvements in the amounts of \$31,506.69 and \$25,464.18 and to Joe L. Salvide for various concrete projects for \$7,845.00 and \$10,000.00 were presented for ratification. Councilmember Henley made a motion to ratify the expenditures as presented. Councilmember Piwonka seconded this motion which carried unanimously.



There were no audience comments at this time.

There being no further business to discuss, 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.

  
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Elaine Herff, City Secretary



MINUTES OF WORKSHOP MEETING  
OF MAY 24, 2005  
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 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:	Charles Jessup Joe McCann David Piwonka Rick Staigle

and the following absent:

Alderman:	Terry Henley
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thus constituting a quorum.

Council discussed the proposed budget calendar for fiscal year 2005-2006. Workshop meetings will be held at 6:00 p.m. on June 28<sup>th</sup> (to discuss revenues,) on July 12<sup>th</sup> (to discuss the police budget,) on July 26<sup>th</sup> (to discuss the public works budget,) on August 9<sup>th</sup> (to discuss the parks and recreation budget) and on August 23<sup>rd</sup> (to discuss the administration and municipal court budgets and the total budget as a whole.) Department budget discussion dates are subject to possible changes.

Council then discussed commercial property issues including the fact that Al Fairfield has closed on both tracts of the Oasis property and is in the process of refinancing the old property. Ayrshire Corporation has submitted a site plan to develop the property at the northwest corner of West Airport and Kirkwood and there has been some interest shown in the Garden Ridge/Loews site.

Mayor McGrath asked Council to consider a new election procedure for future elections. He suggested doing away with the place system and having everyone who files to run for election to run together with the top two or three (depending on the year) vote getters declared as winners. He also suggested changing the elections from a mayor and three council members being elected one year and two council members elected the next year to three council members being elected one year and a mayor and two council members elected the next year. He volunteered to "take the short straw" and have the mayor's position up for election for one year (in 2006) and then again for two years (in 2007) in the following election. Council said they would think about his suggestion and possibly act on it before the end of this year.

Councilmembers McCann and Piwonka then reported on their findings and ideas on guidelines regarding goals and objectives of the City logo and image. They said they met with police and parks representatives regarding logos that are currently being used. They would like to form a committee (possibly made up of department representatives, council members, and maybe residents) that would approve all logos and designs used on city items (tee shirts, vehicles, signs, etc.) And they would like a policy that would define the process by which these designs could be changed. They feel all city property should have uniformly approved signs and colors as well as approved landscaping on medians and esplanades.

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

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF MAY 24, 2005  
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: Charles Jessup  
Joe McCann  
David Piwonka  
Rick Staigle

and the following absent:

Alderman: Terry Henley

thus constituting a quorum.

Judge Faye Dettling, Justice of the Peace for Fort Bend County Precinct 3, swore in city officials as follows: Alderman Place No. 5 Rick Staigle. Alderman Place No. 4, Terry Henley was unable to attend tonight's meeting and will be sworn into office privately on a later date.

Police Captain Gary Stewart gave the police report. He said that in the last 30 days, seven reportable accidents occurred, 12 arrests were made, there were 804 calls for service and 408 citations and 84 warnings were issued.

Public Works Director Dan McGraw said that in the past month ECO Resources responded to 88 water related service calls. Of these, 77 were the city's responsibility and 11 were on private lines. 17.5 million gallons of water were pumped in April compared to 14.6 million gallons pumped in March. To date there has been one water main break for 2005, occurring on May 20<sup>th</sup>. There were four sewer related service calls for April, all on private lines. Phase 3 pavement repairs are continuing and Phase 3 sidewalk repairs are scheduled to begin next Wednesday. Tree trimming along the sound wall should be complete by next Monday. The last two double lamp street light poles on Kirkwood were installed this morning and will be lit for the first time on Wednesday night.

Parks Director Terry Modeland gave a grant update. She said Phase 1 is complete, the final reports are in and we are waiting for a final reimbursement from Texas Parks & Wildlife. At the sewer plant the city is stockpiling granite for the trail and a kiddie cushion material for underneath the playground equipment. We are purchasing a Gator vehicle to make transportation of these products easier. Phase 2 – tennis court lights and fencing will go out for bids shortly. Bids for tennis court surface repairs are scheduled to be opened this Friday. The pool deck will not be bid until the fall to accommodate the swim team. Grant funding for Phase 3 is still in jeopardy, and we won't know until at least August if there will be any funds available. The parking lot is complete and "No Parking" and "Park Here" signs have been ordered.

Parks Director Monya Keenen reported on the first Barefoot 'n Friday event of this year, held on May 20<sup>th</sup>. She said there were close to 150 kids attending. Green shirts were for sale. The pool opened to the public last weekend. Splash Night will be held on June 3<sup>rd</sup> from 6-9 p.m. YMCA day camp is scheduled to begin with at least 35 to 40 paid registrants to date. An animal wellness clinic will be held at the Community Center this Sunday from 11-3.



There were no audience comments at this time.

During Mayor's comments, Mayor McGrath said he had received a planning and zoning request from Ayrshire Corporation for a planned development on the Northwest corner of West Airport and Kirkwood which contains a strip center anchored by a Wells Fargo branch bank on one end. A Diamond Shamrock service station is planned for the corner. They will meet with the Planning Commission on June 2<sup>nd</sup> and a public hearing is being called tonight for June 28<sup>th</sup>. On July 7<sup>th</sup> Planning and Zoning will meet to deliberate information received at the public hearing and, if they decide to make a recommendation to Council, Council can meet on July 12<sup>th</sup> to review and act on the recommendation.

During Council comments, Councilmember Jessup remarked the city has a very pro active Mayor and there is a lot going on in Meadows Place.

Margaret Sandlin then presented a scholarship on behalf of Meadows Home and Garden Club to Jonathan Gee.

Mayor McGrath then read the caption to the following ordinance:

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

Mayor McGrath noted Councilmember Terry Henley, the previous Mayor Pro Tem has been active on the city's behalf in the Texas Municipal League, the Houston-Galveston Area Council, and the Texas Association of Regional Councils and he recommended Council reappoint Councilmember Henley as Mayor Pro Tem. Councilmember Piwonka made a motion, seconded by Councilmember McCann to adopt the ordinance, numbered 2005-21, to reelect Terry Henley as Mayor Pro Tem for the City of Meadows Place until the next general election. The motion carried unanimously.

Mayor McGrath read the caption to the following ordinance:

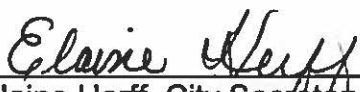
**AN ORDINANCE AMENDING CHAPTER 16 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, TEXAS ENTITLED "GARBAGE, TRASH AND WEEDS," ARTICLE III, ENTITLED "WEEDS AND OFFENSIVE CONDITIONS ON PRIVATE PROPERTY," BY ADDING A NEW ARTICLE IV ENTITLED "TREE STUMPS" AND BY INSERTING A NEW SEC. 16-47 THEREUNDER ENTITLED "REMOVAL OF TREE STUMPS".**

There are large trees in resident's yards that are beginning to cause foundation problems. While many of these trees are being removed, some of the stumps are being left in the ground creating an aesthetically unpleasing sight. Councilmember Jessup noted some of the stumps are used to decorate the resident's property. Some of them look good, others do not. Mayor McGrath said this ordinance will require "all premises and exterior of a property" to "be maintained free from tree stumps of any height. Upon the removal of the tree, all tree stumps shall be ground to ground level." Council felt it would be better to add the words "or cut" to ground level so that the ordinance will read "...shall be ground or cut to ground level..." Councilmember Staigle made a motion to adopt the ordinance, numbered 2005-22, as read by Mayor McGrath and amended with the words "or cut". Councilmember McCann seconded this motion which carried unanimously.

Expenditures to Bailey Architects for fire station documents in the amount of \$14,282.33, to CenterPoint Energy for \$8,598.00 to move a gas line at 11803 Kirkwood, to J. Grady Randle for \$7,829.19 for April legal services and to Texas Fence Co. for \$12,501.00 for the parking lot fence were presented to Council for approval. Councilmember McCann made a motion to approve the expenditures as presented. Councilmember Jessup seconded this motion which carried unanimously.

At this time Marti Pattinson asked if anything was being proposed for the Southwest corner of West Airport and Kirkwood. Mayor McGrath said Ayrshire still owned the corner and thought they were considering a coffee shop such as Starbucks and a Kolache shop for it.

There being no further business to discuss, Councilmember Piwonka made a motion, seconded by Councilmember Jessup to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:25 p.m.

  
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Elaine Herff, City Secretary



MINUTES OF SPECIAL MEETING  
OF JUNE 6, 2005  
BUILDING STANDARDS COMMISSION  
OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council, acting as the City of Meadows Place Building Standards Commission 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 Rick Staigle

and the following absent:

Alderman:	Terry Henley
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thus constituting a quorum.

Also present was City Consulting Building Official Joe Edwards.

Mr. Edwards noted that on May 19, 2005, he, Code Enforcement Officer Tracey Spiller, Public Works Director Dan McGraw, Electrical Inspector Joe Scanlin and Mayor McGrath inspected the residence at 12059 Mulholland. As a result of this inspection, a letter was sent to the mortgage holder and the realtor handling the property. The realtor, Ed Burrer of Keller Williams responded and said the requested inspections had been ordered. We are still waiting to receive these reports.

The back yard of the property drains into the home and must be regarded.

The city has the right to issue a municipal court citation every 24 hours. However, that would not get the house repaired. The property is appraised for \$92,000. It was a rental property. When the renters moved out, the house was placed on the market but did not sell. It has since been foreclosed on by the bank. The city has filed a *lis pendes* on the property to notify anyone interested in purchasing the property that it is possible that the building may be ordered demolished.

Legal notices must be issued requiring the owner to respond by June 21<sup>st</sup>. Pending this response, a public hearing for July 12<sup>th</sup> will be called at the June 28<sup>th</sup> City Council meeting to determine whether to allow the owner to repair the building or to require it to be demolished.

There being no further business to discuss, Councilmember Piwonka made a motion, seconded by Councilmember McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:31 p.m.

  
Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF JUNE 28, 2005  
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:	Charles Jessup Joe McCann David Piwonka Rick Staigle

and the following absent:

Alderman:	Terry Henley
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thus constituting a quorum.

Council discussed the proposed budget revenues for 2005-2006. With the exception of not including any tap revenues in the water department, there were no significant differences from the 2004-2005 budgeted revenues.

Councilmembers McCann and Piwonka discussed goals and objectives of their image and logo committee. They said they would like to see the city's web address – [cityofmeadowsplace.org](http://cityofmeadowsplace.org) on other things than just the Newsletter. They would also like to consider adding some landscaping to the sound wall areas.

There being no further business to consider, Councilmember Piwonka made a motion, seconded by Councilmember McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 6:56 p.m.

  
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Elaine Herff, City Secretary



MINUTES OF JOINT PUBLIC HEARING  
OF JUNE 28, 2005  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS  
PLANNING & ZONING COMMISSION OF THE CITY OF MEADOWS PLACE, TEXAS

The joint public hearing of the Meadows Place City Council and Meadows Place Planning & Zoning Commission was called to order at 7:04 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor:	Mark McGrath
Aldermen:	Charles Jessup Joe McCann David Piwonka Rick Staigle
P&Z Chairman:	Steve Gardner
P&Z Members:	Theresa Bathe Charles Kulhanek Marti Pattinson Dave Wilkins

and the following absent:

Alderman:	Terry Henley
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thus constituting a quorum.

Also present was P&Z member E.J. Messarra who recused himself due to the physical location of his residence to the property being discussed.

Mayor McGrath introduced Mr. Billy Burge of the Ayrshire Corporation who addressed Council, Planning & Zoning members and the audience regarding Ayrshire's proposal.

Mr. Burge said he and his corporation have been present in The Meadows since its inception. He is proposing a development on the northwest corner of Kirkwood and West Airport that would include a Wells Fargo Bank and a 3300 square foot convenience store with a Valero (Diamond Shamrock) service station. He introduces Mr. Kevin Staloch, the broker on the project, who said they were looking for a mixture of tenants and welcomed ideas from the audience.

Mr. Morris Waxler, a resident of the 11800 block of Meadows Crest Drive, asked Mr. Burge and Mr. Staloch if they would like to have a development of this sort behind their residences. He believes that a filling station and a restaurant would bring trash and lower property values. He believes Council acted secretive in the matter. He said he was speaking for 12 homeowners. He said a bank would be OK.

Mr. Frank Brown from the 11900 block of Brighton Lane, a resident since 1971, said he works in maintenance for the Fort Bend ISD. He said he has seen many strip shopping centers run down over the years. He said a service station/convenience store would bring more traffic and he is concerned about the safety of pedestrians, both children and adults.

Mr. Ben Coatsworth from the 11900 block of Meadowdale, a 27 year resident said he participated in the city's 1983 incorporation. At that time, reasons FOR incorporation were that the area was subject to annexation by the City of Houston and incorporation would allow us to have our own police department and fire protection. Also a factor was that we could institute zoning, thereby protecting our property values. He believes that right now there are plenty of service station facilities in the immediate area.



Mr. Amin Ali from the 12400 block of Meadowglen said he is generally opposed to the development due to lights and rodents.

Mrs. Sylvia Romano from the 11900 block of Bloomington said she agreed with the previous speakers. She is opposed to the development because of the safety factor – especially children who live east of Kirkwood and might be crossing on foot to get to the store. She thinks we should stop problems before they happen and wants Meadows Place to stay a nice place to live in.

Mrs. Julia Kercheval from the 11700 block of Brook Meadows said she is concerned because at the age of 10 she experienced a robbery in a corner store behind the home where she lived at that time. She said corner stores attract children, sell cigarettes and pornography, contribute to noise from their dumpsters, add to light pollution and lower property values. She does not want a service station on this site.

Mr. Frazier Pless from the 11700 block of Cedar Form said he was familiar with development behind his home since the new CVS Pharmacy was built. He asked if it would be a 24 hour store.

Mrs. Abby Murphy from the 12100 block of Alston said she was a 33 year resident of the city and concerned about the development. She said if the bottom line was tax revenue for the city, there should be a better way. She said the service station, selling alcoholic beverages, might draw in unsavory people. She noted we all hoped the old Deauville Mall would succeed but it didn't and now she didn't want to see another strip center. She is concerned about the appearance of our city noting "Meadows is a jewel" and the city should think carefully about any changes.

Mr. Joe Malik from the 11700 block of Cedar Form also expressed his concern.

Mr. Roger Pease from the 11800 block of Meadows Crest said he was concerned about keeping a new center full as he has not seen a large demand for retail development in this area and there are several vacant retail properties around.

Mr. Jesse Rodriguez from the 11700 block of Brook Meadows asked if the bank could be build without the service center. His 22 year old home is in a lovely neighborhood and he doesn't think a service station would add any value to properties in the city.

Mr. Staloch and Mr. Burge thanked the residents for every one of their comments. Mr. Burge said that, upon reflection, what makes a community strong and viable are people and financial stability. This community has been in Houston, Sugar Land and Stafford's ETJ. Quality is of foremost importance.

Mr. Waxler again expressed his distaste for the planned development to Mr. Burge.

Councilmember Jessup noted that this process is very important. Everyone involved is very aware of its importance. Council is glad of the large attendance and he believes the city did the best they could to notify the residents of the meeting. Some excellent points brought up this evening need to be discussed. Many of the issues that were brought up have already been discussed by the Planning Commission.

Mayor McGrath noted that the Planning Commission will meet on Thursday, July 7<sup>th</sup> at City Hall at 7:00 p.m. to discuss the comments made this evening and to possibly make a recommendation to City Council concerning the planned development. Council has set July 12<sup>th</sup> as a possible date to consider their recommendation.

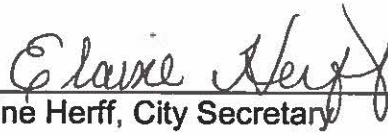
Mr. Brown asked if an election on the proposal was possible. Mayor McGrath explained that was not practical and that is why the city has an elected Council and an appointed Planning Commission, to make those decisions.

Mrs. Theresa Bathe, on behalf of the Planning and Zoning Commission, thanked all for coming to tonight's meeting. She said it helps to know the Commission has the support of the city's residents.



Mayor McGrath noted this public hearing is part of the process set up to address these types of situations. We all care about Meadows Place and want to do what is correct for the City of Meadows Place for now and for the future.

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

  
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Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING  
OF JUNE 28, 2005  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 8:24 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:	Charles Jessup Joe McCann David Piwonka Rick Staigle

and the following absent:

Alderman:	Terry Henley
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thus constituting a quorum.

Captain Jack Ashton reported on police activity since the last regular council meeting. He said there were ten accidents, 18 arrests, 1,139 calls for service, 339 citations issued, 80 incident reports and 135 warning citations issued. Accidents were up a bit this month and traffic stops resulted in findings of marijuana, Zanex, drug paraphernalia and pirated copies of cd's and dvd's being found. The next Crime Watch Meeting will be held on Tuesday, July 19<sup>th</sup>. MDTs (Mobil Data Terminals or car computers) are installed and operating in our patrol vehicles. Officers are learning the ropes and hope to have full use of them by the end of July. Councilmember Jessup commended the police officers for their involvement on Splash Night. He believes their chatting and welcoming and general involvement with the kids is making our community better. He asked if we had any scooter problems or any particular calls to the CVS Pharmacy. Captain Ashton said there had been some scooter problems right after Christmas but not many now. He said there were some stolen bushes and parking violations reported at the CVS store, but there has been very little activity there since the store was built.

Mayor McGrath gave the Public Works report. He said there were 74 service calls for water problems. 69 of them were city related and 5 were on private lines. 21.7 million gallons of water were pumped during May. There have been four main water line breaks since May 20<sup>th</sup>. There were 4 sewer related service calls for May. One was a city problem and three were private lines. Phase 3 of pavement repairs for the next five weeks will focus on 21 point repairs needed in the immediate area around the school so they can be taken care of before school starts up again in August. Areas along the July 4<sup>th</sup> parade route were completed by July 1<sup>st</sup>. Phase 3 sidewalk repairs have seen 500 linear feet of concrete poured. Tree trimming along the sound walls is complete.

Mayor McGrath noted the 4<sup>th</sup> of July Parade would begin on Monday, the 4<sup>th</sup>, at 10:00 a.m. prompt.

During audience comments, Mrs. Cynthia Kelly of the 12200 block of Meadowdale said she was a 16 ½ year resident of Meadows Place and has raised three children here. She called Council's notice to the numerous residents from Meadows Place Senior Village in the audience. She encouraged the residents to pick up forms to register to vote. The city can use their wisdom and talents. She also praised the Parks and Recreation Department for their hard work involving all city residents, including seniors. Mrs. Kelly noted the seniors were attending this meeting because of serious issues they have with the management of their facility. She said the facility has a serious roof leak and mold is now of concern. No one wants to see the buildings deteriorate. There is an ant infestation and the lock down system is not working properly. She suggested a council member act as a liaison with Mr. Jim Hussy, the property manager. She said residents are not getting cash receipts when they pay their rent, nor do they have copies of their leases. Mayor McGrath



welcomed all of the Meadows Place Senior residents noting they have the same interests and rights as the rest of Meadows Place residents. Most of the issues brought up are not in violation of City Ordinances however he is extremely concerned about the lock out situation. He is willing to sit down and act as an intermediary with the management. Councilmember Piwonka said the health, safety and welfare issues were most serious.

Residents Joe Malik and Paul Blubaugh expressed concern over the CVS retention pond that seemed to contribute to a flooding problem on their properties with heavy rains that came on Memorial Day. Mayor McGrath noted a five inch rain in one hour is extremely unusual. The water receded quickly. He said he would get with the city engineer to check the elevations of the retention pond to see if anything could be done.

Mrs. Linda Littlejohn of the 11900 block of Meadow Trail said her mother was one of the first residents of the Senior Meadows project. She said the residents have been told by the management to leave rocks in the entrance doors to keep them open until the locking problem can be fixed. The emergency number given to residents to call with problems is an answering service and calls are not returned. Residents were asked what to do if a household emergency, such as an overflowing toilet or washing machine, occurs. They were told to call 9-1-1.

Mrs. Silvia Romano of the 11900 block of Bloomington asked Council not to forget that Dorrance at the Southwest Freeway is also an entrance to the City and should be improved with some landscaping.

Mrs. Marti Pattinson of the 12100 block of Meadow Valley noted that during heavy rains such as we had with tropical storm Allison, storm water entering the bayous was blocked. She wondered if this same problem could have been the cause of the Memorial Day flooding.

During Mayor's comments, Mayor McGrath introduces Mr. Thon Aguto from Sudan who is living and studying in this country. He is one of the Lost Boys of Sudan.

There were no council comments at this time.

Councilmember McCann made a motion, seconded by Councilmember Jessup to approve the minutes from the April 26, 2005 regular meeting as presented. The motion carried unanimously.

Mayor McGrath then explained to Council that the original Order of Demolition for the uninhabitable and unfixable house located at 12018 Pender Lane giving the owners until June 15<sup>th</sup> to demolish the building experienced some paperwork mix up and a new order giving a new date was necessary. Councilmember McCann made a motion, seconded by Councilmember Staigle to ratify the order, confirming a new demolition date of August 1, 2005. The motion carried unanimously. Mayor McGrath said if the owners miss this deadline, the city will demolish the building and file a lien on the property.

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 SIERRA CIVIL CO.  
FOR TENNIS COURT REPAIRS.**

Two bids for this project to repair and resurface our existing tennis courts have been received. City engineers recommend accepting the lowest qualified bidder and awarding the contract to Sierra Civil Co. Councilmember Piwonka made a motion to adopt the ordinance, numbered 2005-24, authorizing the Mayor and City Secretary to enter into an agreement with Sierra Civil Co. for tennis court repairs at a cost of \$24,830. The motion was seconded by Councilmember McCann and unanimously approved.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO ENTER INTO AN AGREEMENT WITH KNUDSON AND ASSOCIATES FOR PLANNING AND ESTABLISHING A TAX INCREMENT REINVESTMENT ZONE FOR MEADOWS MALL AND ADJOINING PROPERTY.**

A Tax Increment Reinvestment Zone (TIRZ) will allow the city to aid in the demolition and improvements of the vacant property previously occupied by Garden Ridge and Loews Theatre as well as the surrounding area so that the land can be redeveloped into an attractive development. Councilmember Jessup made a motion to adopt the ordinance, numbered **2005-25**, as read. Councilmember McCann seconded this motion which carried unanimously. Councilmember Jessup noted that the Mayor put in much work and effort on the project, a good example of his forward leadership and proactive government policies. Mayor McGrath said this was step one in a very lengthy process.

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 REPUBLIC WASTE SERVICES OF TEXAS, LTD., FOR TRASH COLLECTION IN THE CITY OF MEADOWS PLACE.**

The city's current trash contract expires on June 30<sup>th</sup>. This contract includes a \$0.51 per household per month increase in the cost charged to the city for this service. Councilmember Piwonka made a motion, seconded by Councilmember Staigle, to adopt the ordinance, numbered **2005-26**, with Republic Waste Services for trash collection. The motion carried unanimously.

Expenses to be ratified were presented to Council. Councilmember McCann made a motion, seconded by Councilmember Staigle to pay the bills as presented. The motion carried unanimously.

During audience comments, Mrs. Romano said she liked the TIRZ idea.

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 9:23 p.m.

  
Elaine Herff, City Secretary



MINUTES OF SPECIAL MEETING  
OF JULY 12, 2005  
BUILDING STANDARDS COMMISSION  
OF THE CITY OF MEADOWS PLACE, TEXAS

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

Mayor: Mark McGrath

Aldermen: Terry Henley  
Charles Jessup  
David Piwonka  
Rick Staigle

and the following absent:

Alderman: Joe McCann

thus constituting a quorum.

Also present was City Consulting Building Official Joe Edwards and Code Enforcement Officer Tracey Spiller.

Mr. Edwards noted that on June 13, 2005, a letter was sent to the owners of record of the property located at 12059 Mulholland due to the fact that there had been no response to the letter that was sent on May 23, 2005. Today, Code Enforcement Officer Tracey Spiller did speak to Mr. Ed Burrer with Keller Williams, the real estate company handling the property. He told her an electrician could not check the house because there was no power. He faxed to her a plumbing report which didn't speak to the serious problems affecting the residence. He also faxed a foundation report which was more detailed and gave adequate recommendations but no estimate of costs involved. Once the foundation is corrected, drainage around the home will need to be addressed

Mrs. Spiller then addressed Council. She said Mr. Burrer told her that he had tried to contact us weekly with no success. He claimed to have had the foundation and plumbing reports since June 12<sup>th</sup>. He didn't FAX them to the city until today, although he was to send them here so that we could examine them as soon as possible.

Mayor McGrath noted that this process was started in May. It is now July and, with the exception of the two inspection reports received today, nothing has been done. There was no adequate response received from the owners of the property. He thanked Mr. Edwards and Mrs. Spiller for their work on the project. He said he personally viewed the house and noted bad flooring, a sloping foundation and water pooling the backyard and coming into the house through weep holes when it rained. In spite of all the notices sent to the owners, their response to us has been totally inadequate. We need to take a stand and order the owners to demolish the building. This is our city. We want decent structures here and this is not a decent structure. It needs to be bulldozed.

Councilmember Piwonka made a motion, seconded by Councilmember Staigle to take whatever action necessary to level the house. Discussing the motion, Councilmembers Henley and Jessup agreed that property owners need to know that the city is serious about maintaining property values. Councilmember Piwonka's motion carried unanimously.

Mayor McGrath said the owners would have ten days, once the order was signed, to appeal it. They will then have 20 additional days to tear the structure down.

There being no further business to discuss, Councilmember Jessup made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval, the meeting was adjourned at 6:35 p.m.

  
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Elaine Herff, City Secretary



MINUTES OF WORKSHOP MEETING  
OF JULY 26, 2005  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:31 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 Rick Staigle

thus constituting a quorum.

Council discussed the proposed Police Department budget for 2005-2006 with Police Chief Mike Pickett. The major change in this year's police budget, compared to last year, is a significant increase in salaries. It has been five years since our department was compared to other agencies in the area. A ten percent raise in salaries for all officers is included in this proposed budget. This is to make Meadows Place officers' salaries comparable to other agencies so that our officers will want to continue to work here and we will not see an exodus to other, better paying, agencies.

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 7:26 p.m.

  
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Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING  
OF JULY 26, 2005  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

Mayor:	Mark McGrath
Aldermen:	Terry Henley Charles Jessup Joe McCann David Piwonka Rick Staigle

thus constituting a quorum.

Police Chief Mike Pickett reported on police activity since the last regular council meeting. He said there were five accidents, 18 arrests, 1,385 calls for service, 385 citations issued, 70 incident reports and 90 warning citations issued. He said National Night Out would be observed next Tuesday, August 2, 2005. Chief Pickett noted that our motorcycle officer has been promoted to night sergeant. Officer Kelley Davis will take over as our school officer. Sergeant Nix, as night sergeant, has made several drug arrests for possession of a controlled substance and drug paraphernalia.

Public Works Director Dan McGraw gave the Public Works report. He said there were 64 service calls for water problems. 62 of them were city related and two were on private lines. 23.9 million gallons of water were pumped during May. There have been 12 main water line breaks since May 20<sup>th</sup>. There were 3 sewer related service calls for May. All were on private lines. Phase 3 of pavement repairs is 45% complete. Repairs around the school will be completed by Friday, July 30<sup>th</sup>. Phase 4 sidewalk repairs will begin August 15<sup>th</sup> and school cross walks will begin being painted on July 27<sup>th</sup>. A large July 3<sup>rd</sup> water main break, combined with a new ECO telephone system (which developed a "glitch") made for an interesting Sunday. Many messages were on the Mayor's telephone when he returned that night from an out of town trip.

Monya Keenen, Co-director of the Parks and Recreation Department gave their report. She said August 12<sup>th</sup> would be the last week day that the pool would be open and it will close for the season on Labor Day, September 5, 2005. The YMCA day camp worked out pretty well. Monday Movie Matinees and Wednesday Bingo were well attended. Mrs. Keenen praised her pool staff. They received an exceptional rating on their 2<sup>nd</sup> audit recently. Even Swim Team has paid many complements to the pool staff and they recently awarded a plaque of appreciation along with a \$500 check to our summer program. We hope to begin a Junior Life Guard Program next year which should help to staff the pool in future years. The fourth Barefoot 'n Friday was recently held. Approximately 100 children between the ages of 9 and 14 were in attendance. Boy Scout Troop 301 sold refreshments and our Police Department provided security. Currently, activities for seniors are partnered with the City of Sugar Land. Mrs. Keenen and Co-director Terry Modeland have a meeting scheduled with Jim Hussey who is with Meadows Place Senior Village. It is hoped that a program for Meadows Place seniors can be started in our city. The Community Center is consistently rented for one or two evenings each weekend. The Community Center and the Annex Building will be re-keyed the week of August 29<sup>th</sup>.

During audience comments, Marti Pattinson told Council to check the city's web site. Charles Kulhanek has added information on National Night Out and the city Neighborhood on Watch program.



Janet Pote said she would check to see if any of the teenagers from Sugar Grove Church of Christ would be interested in distributing any of the flyers for National Night Out. Mrs. Pote also said she was concerned about the appearance of the city's entrance at Dorrance/US 59 feeder road. She said she would hate to see C&H Steak House move out because of it. She said Prestige Furniture and Oasis/Senior Village have several unsightly banners, although the one at the bank is nice, and the furniture store has mattresses stacked up in their show window. Mayor McGrath said the banners at the furniture store have been allowed under our ordinance. The city has no control over stacking of mattresses in windows; however Council did sign a contract with Knudsen and Associates for a land plan of the site. The Garden Ridge site has been foreclosed on. The city hopes to form a TIRZ in the area to aid investors to redevelop the site. The city shares residents' concerns for that entrance.

Resident John Whiteman said he was also concerned about the entrance and thought perhaps the window problem could be regulated by the Planning Commission.

During Mayor's comments, Mayor McGrath said there was a bid opening last week for our new fire station. It appears the costs will be in the \$500,000 range. A special meeting will be held on August 9<sup>th</sup> to award the contract. Mayor McGrath also informed the audience that at a workshop session held earlier in the evening, the Police Department budget for FY 2005-2006 was discussed. While we currently have a full contingent of police officers, their salaries have not been significantly updated for four or five years. It is anticipated that in next year's budget officers will received a more than average raise to make their salaries more competitive with other area agencies.

During Council comments, Councilmember Piwonka asked if the concerns of the Senior Village residents that were brought to Council last month have been resolved. Mayor McGrath said he has not heard back from Mr. Jim Hussey but he has not heard of any further problems either. Councilmember Henley said he attended their open house luncheon and the residents seemed to be pleased with the way things were moving. Councilmember Staigle said the main issue seems to lie with the Alltel telephone service that is necessary to control their entrance/exit gates.

Councilmember Henley told Council that the Legislature passed HB 1826 which contains unfunded mandates. An example is that before passage of this bill, if a new school was being built and a left turn lane into the school was needed, the school district would pay for it; now cities and counties will need to absorb this cost.

Councilmember Jessup said it was fortunate we have leaders on our Council that stay abreast of these situations and keep us informed. He also praised the Public Works Department for their efforts to coordinate the street repairs so they have minimum impact on our swim team time at the pool and children returning to school. He also congratulated the Mayor and Council for their pro-active position on forming a TIRZ to aid in the redevelopment of the Garden Ridge site.

Councilmember Piwonka then made a motion, seconded by Councilmember McCann to approve the minutes from the May 3, 2005 special (Building Standards) meeting and May 24, 2005 workshop and regular meetings as presented. The motion carried unanimously.

Council then received a recommendation from the Planning and Zoning Commission regarding a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows Place, entitled "Planning and Zoning regulations," by specifically amending Article VIII, entitled "Planned Development Amendments," by adding thereto a new Section 24-804 approving a Planned Development Amendment with appropriate conditions for Ayrshire Corporation for the construction of a multi-use planned development on the northwest corner of West Airport and Kirkwood in the City of Meadows Place, Texas. Mayor McGrath noted the Planning Commission deliberated for three hours over this proposal and he thanked them for their efforts and for doing a good job in considering the comments that were raised by residents



during the Public Hearing held on this issue. The Planning Commission recommended approval of the Planned Development with the following conditions: (see attached report and recommendation.) Councilmember Jessup made a motion to receive the recommendation from the Planning and Zoning Commission as read. Councilmember Henley seconded this motion which carried unanimously.

Mayor McGrath said he would like to have more time to study Planning and Zoning's recommendation and asked to have the next agenda item, approval of the Planned Development, tabled and discussed again at an August 9<sup>th</sup> special meeting. Councilmember Henley made a motion to table agenda item 9, "Consideration of and action on an ordinance amending Chapter 24 of the Code of Ordinances of the City of Meadows Place, Texas by adding thereto a new Section 24-804, entitled "Planned Development Amendment – Ayrshire Corporation," for the construction of a multi-use planned development, making certain findings of fact, establishing conditions for the acceptance of the planned development amendment, providing procedures for the City Council of the City of Meadows Place to maintain continuing jurisdiction, providing for penalties for violation of any of the terms and conditions and providing for the acceptance of the planned development amendment providing for unconditional acceptance and opinion of counsel" until August 9, 2005, noting that this was a good recommendation, similar to the one passed for the Senior Meadows Planned Development. Councilmember McCann seconded the motion. Councilmember Jessup agreed that the Planning Commission did a good job. The motion carried with unanimous approval.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO ENTER INTO A PRIMARY INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF FORT BEND AND THE CITY OF MEADOWS PLACE, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A."**

Mayor McGrath said this is the same standard agreement we have executed with the county in the past. Councilmember Piwonka made a motion to adopt the ordinance, numbered **2005-27**, authorizing the Mayor and the City Secretary to enter into a primary interlocal agreement as described. Councilmember McCann seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO EXECUTE A JOINT RESOLUTION WITH FORT BEND COUNTY, TEXAS, ESTABLISHING AN INTERJURISDICTIONAL EMERGENCY MANAGEMENT PROGRAM, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A."**

Mayor McGrath said this was a joint resolution with all county entities for an Interjurisdictional Emergency Management Program. It will make all communication systems in sync with Fort Bend County's. Councilmember McCann made a motion to approve the resolution, numbered **2005-07**, as presented. Councilmember Staigle seconded this motion which carried unanimously.

Expenses to be ratified were presented to Council. Councilmember McCann made a motion, seconded by Councilmember Jessup to pay the bills as presented. The motion carried unanimously.

During audience comments, Mr. Jerry Pote asked if the proposed Planned Development would allow a gas station or convenience store to be built on the corner



of Kirkwood and West Airport in the future. Mayor McGrath said they would be permanently banned.

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 8:24 p.m.

  
Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF AUGUST 9, 2005  
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 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  
Rick Staigle

and the following absent:

Alderman: David Piwonka

thus constituting a quorum.

Council discussed the proposed Parks Department budget for 2005-2006. Parks Co-Directors Monya Keenen and Terry Modeland explained their requests. The said they needed \$3,750 to replace the card reader at the tennis courts and the pool, for a new back board at the pool and to purchase new trash cans. The Community Center needs a new door to the garden. Their summer and fall/winter programs have experienced more expenses but have also generated more income. New lights on the tennis courts (to be paid for with grant funds) will require more funding for electricity. At this time they are postponing needed work to the Community Center and Annex for air conditioning and new cabinets. They would like to move the T-Ball field closer to the new parking lot and install additional lights on the parking lot and along the jogging trail. They noted that lifeguard salaries are somewhat off set with swim lesson income.

An announcement that we have been awarded our third matching funds grant from the Texas Parks and Wildlife Department is expected on August 23<sup>rd</sup>.

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

  
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Elaine Herff, City Secretary



MINUTES OF SPECIAL MEETING  
OF AUGUST 9, 2005  
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: Terry Henley  
Charles Jessup  
Joe McCann  
Rick Staigle

and the following absent:

Alderman: David Piwonka

thus constituting a quorum.

Mayor McGrath read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND CITY  
SECRETARY TO ENTER INTO A CONTRACT TO BUILD A  
FIRE STATION IN MEADOWS PLACE, TEXAS.**

Fire Chief Mike Melton, who was present in the audience along with several members of the Stafford Volunteer Fire Department, was invited to speak. Chief Melton said he was thrilled the city was at this point. The proposed fire station promises to be a beautiful building, a focal point for volunteerism in Meadows Place. Currently the fire station garage on Kirkwood houses one fire truck with an EMS truck that sits outside the building. A new EMS vehicle is being order and will be housed in the new fire station so it is important to build the station as quickly as possible. Mayor McGrath noted that the bids ranged from a low bid of \$506,700 and 180 days to build to a high bid of \$664,460 and 135 days to build. The second lowest bid was \$508,150 (\$1,450 higher than the low bid) but promised a building in 120 days. Since time is of the essence, Mayor McGrath recommended Council accept the bid from 3-D International for \$508,150. Councilmember Staigle made a motion to accept the bid from 3-D International and authorized the Mayor and City Secretary to enter into a contract with 3-D International to build a fire station in Meadows Place, ordinance number **2005-28**. The motion was seconded by Councilmember Henley. After a short discussion Mayor McGrath called for a vote on Councilmember Staigle's motion. The motion carried unanimously.

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 THERE A NEW SECTION 24-804,  
ENTITLED "PLANNED DEVELOPMENT AMENDMENT –  
AYRSHIRE CORPORATION," FOR THE CONSTRUCTION  
OF A MULTI-USE PLANNED DEVELOPMENT, MAKING  
CERTAIN FINDINGS OF FACT, ESTABLISHING  
CONDITIONS FOR THE ACCEPTANCE OF THE PLANNED  
DEVELOPMENT AMENDMENT, PROVIDING PROCEDURES  
FOR THE CITY COUNCIL OF THE CITY OF MEADOWS  
PLACE TO MAINTAIN CONTINUING JURISDICTION,  
PROVIDING FOR PENALTIES FOR VIOLATION OF ANY OF  
THE TERMS AND CONDITIONS AND PROVIDING FOR THE  
ACCEPTANCE OF THE PLANNED DEVELOPMENT  
AMENDMENT PROVIDING FOR UNCONDITIONAL  
ACCEPTANCE AND OPINION OF COUNSEL.**



Mayor McGrath said a public hearing on this proposed Planned Development was held on July 28<sup>th</sup>. On July 26<sup>th</sup> Council was presented with a draft ordinance. Changes are included in tonight's proposed ordinance. The types of businesses allowed stay the same. Still no pornographic materials will be allowed to be sold. The ten foot wooden fence with brick columns and light blocking slats remains the same. Hours of operation, from 6:00 a.m. to 11:00 p.m. remain the same. Hours for garbage pickup, from 7:00 a.m. to 10:00 p.m., remain the same. The 15 foot landscape buffer along West Airport and Kirkwood has been changed to ten feet. A requirement for trees to be added a minimum of every 35 feet along the western and northern boundaries has been added. The parking lot is still required be concrete. The garbage dumpsters will not be required to be located in the middle of the property but will be required to be screened and landscaped. Meters and utilities will still need to be screened. Brick walls will not be required on the sides of the buildings which face residences. Deed restrictions, lighting, sign and sound requirements will remain the same. Still no gambling will be allowed. The number of curb cuts remain the same along with the allotted three drive way cuts. (With Council's approval, an additional driveway may be allowed on the corner in the future.) Rooftop equipment is still required to be screened. Additionally, if the development is purchased by a non profit organization in the future, the new owner will be required to pay taxes as if it were for profit. Mayor McGrath thanked all the members of the Planning and Zoning Commission and in particular Charles Kulhanek for the work they put into this Planned Development Ordinance. Councilmember Staigle asked how the dumpster location was to be screened. Mayor McGrath said with a brick wall and landscaping. Councilmember Staigle said there may be a site layout problem with traffic entering from Kirkwood needing to make a sharp left or right turn. Mayor McGrath said this can be changed if it becomes a safety issue. Councilmember Henley made a motion to approve the planned development ordinance, numbered **2005-29**, as presented. Councilmember Jessup seconded the motion which carried with unanimous approval.

Councilmember Jessup said this was a big night for Meadows Place. He congratulated the Mayor for a successful Planned Development Ordinance as well as for signing the contract to build a new fire station. Mayor McGrath said when the fire station was completed, the city would hold an open house. There will also be a ground breaking ceremony which will be scheduled soon.

Councilmember Henley said that when he was in Washington, D.C. attending a meeting recently, he was able to also meet with Congressman Tom DeLay to discuss the need for funds to repair West Airport from Kirkwood to U.S. 59. Representative DeLay was successful in having \$350,000 in transportation funds allocated to this project.

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 8:04 p.m.

  
Elaine Herff, City Secretary



MINUTES OF WORKSHOP MEETING  
OF AUGUST 23, 2005  
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 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.

Council discussed the proposed Administration and Municipal Court budgets for 2005-2006.

Funds are being allocated to codify the City Ordinances. Other than that, there are no major changes and expenses for these two departments remain about the same as last year.

Total expenses for the 2005-2006 fiscal year budget exceed revenues by approximately \$50,000 and will be paid for with reserve funds. The total taxable value of land and improvements in the city has increased by about 7%. Mayor McGrath said he is proposing to keep the tax rate at \$0.76 per \$100 of taxable value. CVS Pharmacy is on the ad valorem tax rolls as of January 1, 2006 and is expected to generate additional sales tax for the city this next budget year. The Oasis project finally has their financing ready and Ayrshire is still looking for a second tenant for their development before they move forward with the Wells Fargo bank construction. Other possible projects were discussed.

There being no further business to consider, Councilmember Piwonka made a motion, seconded by Councilmember McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 6:57 p.m.

  
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Elaine Herff, City Secretary

**MINUTES OF JOINT MEETING  
OF AUGUST 23, 2005  
CITY COUNCIL AND PLANNING ZONING COMMISSION  
OF THE CITY OF MEADOWS PLACE, TEXAS**

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

Mayor:	Mark McGrath
Aldermen:	Terry Henley Charles Jessup Joe McCann David Piwonka Rick Staigle
Planning Commission Chair:	Steve Gardner
Members:	Charles Kulhanek Theresa Bathe Marti Pattinson

thus constituting a quorum.

Also present were Consulting Building Official Joe Edwards and Dana Edwards of Edwards Consulting, Inc.

Mr. Edwards said that all plats have been reviewed and are in order.

Chairman Gardner said that the Planning and Zoning Commission recommends approval of the final plat of the Ayrshire Corporation for the property located on the northwest corner of West Airport and Kirkwood.

Councilmember Piwonka made a motion to receive the final plat from the Planning and Zoning Commission on Ayrshire Corporation for the property located on the northwest corner of West Airport and Kirkwood as just recommended by Chairman Gardner. The motion was seconded by Councilmember Henley and unanimously approved.

Councilmember Jessup made a motion, seconded by Councilmember McCann to approve final plat as received from Planning and Zoning Commission on Ayrshire Corporation for the property located on the northwest corner of West Airport and Kirkwood. Councilmember McCann seconded this motion which was unanimously approved.

Mr. Edwards then said that the plat for the Oasis at 11919 W. Airport has been on the books for a long period of time. Chaparral Corporation never actually owned the property. Now, everything is in order, including Chaparral owning the land. The plat meets all of the requirements. Councilmember Staigle asked if the right turn lane was ever dedicated. It does not show on the plat but is a requirement under the Planned Development Ordinance passed last year. The Planning Commission recommended approval of the plat by Council subject to the right turn lane easement being added.



Councilmember Henley made a motion, seconded by Councilmember McCann, to approve receipt of the Oasis plat subject to the right turn lane easement being added. The motion was approved with Councilmembers Henley, Jessup, McCann and Piwonka voting "aye" and Councilmember Staigle abstaining.

Councilmember Piwonka then made a motion to adopt the final plat of the Oasis, contingent on the right turn lane easement being added. Councilmember McCann seconded this motion which was adopted with Councilmembers Henley, Jessup, McCann and Piwonka voting "aye" and Councilmember Staigle abstaining.

Planning Commission Chairman Gardner said the Commission would like to have mailed to them a copy of what is to be discussed at meetings at least a few days before each meeting.

Mr. Edwards said that most cities have provisions for a preliminary plat approval and then a final plat approval. The city needs an ordinance stating what is necessary for a preliminary plat approval and what is necessary for a final plat approval.

Ms. Pattinson asked when the plat restrictions expire and was told one year after the ordinance took place. The owners have the option to request an extension.

There being no further business to consider, Councilmember Staigle made a motion, seconded by Councilmember McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:22 p.m.

  
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Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING  
OF AUGUST 23, 2005  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

Mayor:	Mark McGrath
Aldermen:	Terry Henley Charles Jessup Joe McCann David Piwonka Rick Staigle

thus constituting a quorum.

Captain Jack Ashton reported on police activity since the last regular council meeting. He said there were four accidents, (down from last month) 13 arrests, 1,270 calls for service, 316 citations issued, 71 incident reports and 75 warning citations issued. He said the Police Department has started a new service called BAC-UPS which stands for Business and Community utilizing Police Service. He said the department has had contact with business owners 304 times in the last 30 days and the business community seems to appreciate these contacts. Captain Ashton also said that two officers were assaulted over the weekend, one of which required a hospital visit for bruises. Fort Bend County Sheriff Officers were called and were finally able to subdue the combative person by using tazors. Meadows Place has purchased tazors for all of its officers. They have each been instructed in tazor use. There was also a husband/wife altercation where the husband shot the wife. To date the wife has refused to file charges. About seven of the traffic stops resulted in further arrests due to drugs being present. A citation was issued for underage smoking at the pool. The next Crime Watch meeting will be held on September 20<sup>th</sup>. The program, "Stranger Danger" will be presented by Den 7 of Boy Scout Pack 301. Councilmember Jessup said he was glad the outcome of the officer assault wasn't more serious; reminding us police officers put their life on the line every time they leave the police station. He said he has been aware of the BAC-UPS program being very well received by the business community and considers it a great program.

Mayor McGrath gave the Public Works report. He said there were 122 service calls for water problems. 102 of them were city related and 15 were on private lines. 24.8 million gallons of water were pumped during May. There have been 16 main water line breaks since May 20<sup>th</sup>. There has been some rain lately so, hopefully, the line breaks will slow down. With dry weather, more breaks can be expected. There were 11 sewer related service calls for July. Six were city related and five were on private lines. Phase 3 of pavement repairs is half complete. We are trying to hit the worse ones first. Phase 4 sidewalk repairs are nearing completion. Public Works has helped Meadows Place All Play volunteers improve the baseball fields.

Terry Modeland, Co-director of the Parks and Recreation Department gave a grant update. She said Meadows Place's third grant application has been approved and is recommended for funding. The hearing, to be held August 25<sup>th</sup>, which she will attend in Austin is simply a formality. A third \$50,000 grant is expected to be awarded. This grant will require only a small amount of matching funds since the city has partnered with the Fort Bend ISD Extended Day Program which donated a nearly \$50,000 play structure. The first two grants required the city to contribute \$50,000 each in matching funds. It is estimated the city's match on the third grant will be \$5,000. The grant will include the playground equipment, removal of old playground equipment, a new outdoor classroom/pavilion and some additional smaller



components. Mayor McGrath said the city will take a break from applying for a grant next year since funds to the program have been cut and to make sure the current projects are done correctly. The Parks & Recreation annual golf tournament will be held this year on November 7<sup>th</sup> at the Sugar Creek Country Club.

During audience comments, Abby Murphy she would like to thank the Planning and Zoning members for their time and efforts in addressing the Planned Development issues that were brought up in the July 26<sup>th</sup> meeting and thanked Council for listening to the residents at the June Public Hearing on the matter. She also wanted to invite everyone to breakfast and a prayer service for our community to be held at the Sugar Grove Church of Christ from 7:30 to 9:30 a.m. on Saturday, September 17<sup>th</sup>. They are planning to honor city officials, the fire chief and fire fighters and the police chief and police officers. They are also inviting the staff from Missouri City, Stafford, Sugar Land and Fort Bend County as well as some of the area businesses. She said the church is in Meadows, is a part of Meadows and serves Meadows. They have a food pantry and are willing to help with service projects to the community. Mayor McGrath thanked her for her comments regarding Planning & Zoning's efforts. He said the system worked as it was intended to work. On behalf of Council he thanked her for her invitation to breakfast and the prayer service.

Morris Waxler asked if there was a chance of getting a mail box at city hall. He asked to report a situation regarding a sprinkler system that needs adjusting. Mayor McGrath said he would have the Code Enforcement Officer contact him. Mr. Waxler said he would also like to thank the Planning Commission for their hard work.

During Mayor's comments, Mayor McGrath said there was a ground breaking ceremony for the new fire station scheduled for Friday morning, August 26<sup>th</sup> at 9:00 a.m.

During Council comments, Councilmember Jessup said he would like to again congratulate the Parks Department on their third grant and encouraged everyone to check out the city's phenomenal web site.

Councilmember Piwonka commended Councilmember Jessup's "Did You Know" column in the City's Newsletter.

Councilmember Henley said that, as Chairman of the Legislative Committee of H-GAC and TML, he would like to inform council that school finance reform did not take place during this Legislative Session. 554 resolutions were passed. House Bill 11 added \$4.00 to court fees. A telecommunications bill whereby cities retained their right to collect franchise fees was passed and an eminent domain bill was passed.

Councilmember McCann then made a motion to approve the minutes of the June 6, 2005 Building Standard and special meetings and June 28, 2005 workshop, joint public hearing and regular meetings as presented. The motion was seconded by Councilmember Staigle and passed unanimously.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS TO APPROVE AND IMPLEMENT THE FORT BEND COUNTY MITIGATION ACTION PLAN, IN A FORM AT ATTACHED THERETO AND MARKED "EXHIBIT A."**

Fort Bend County has requested we adopt this resolution for FEMA purposes. Councilmember Henley made a motion to adopt the resolution, numbered 2005-08, as presented. Councilmember Piwonka seconded the motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:



**AN ORDINANCE ADOPTING THE NATIONAL INCIDENT  
MANAGEMENT SYSTEM (NIMS) FOR THE CITY OF  
MEADOWS PLACE, TEXAS**

This ordinance, too, was requested by Fort Bend County. Councilmember Jessup made a motion, seconded by Councilmember McCann to approve the ordinance, numbered **2005-30**, as written.

Council was then presented with the 2005 Tax Year Value of New Property and 2005 Tax Year Certified Appraisal Roll totals from Patsy Schultz, RTA, Fort Bend County Tax Assessor/Collector. It shows the taxable values of the city to be \$236,000,000. This amount is up 7% from last year. Councilmember McCann made a motion to accept the receipt of the 2005 Tax Year Value of New Property and the 2005 Tax Year Certified Appraisal Roll totals from Tax Assessor/Collector Patsy Schultz. The motion was seconded by Councilmember Henley and unanimously approved.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE CALLING A PUBLIC HEARING ON THE  
BUDGET FOR FISCAL YEAR 2005-2006 FOR SEPTEMBER  
13, 2005.**

Mayor McGrath said the proposed budget calls for a 3% across the board raise for city employees and an extraordinary 10% Police Department raise. He said medical insurance costs have also increased 11 %. The only capital improvement projects remaining to be paid for with funds from the sale of land to the CVS Pharmacy are improved lighting on the jogging track, the fire station and a new marquee sign at the Community Center. He is proposing a public hearing on this budget be called for September 13<sup>th</sup>, 2005 at 7:00 p.m. Councilmember Henley made a motion to adopt the ordinance, numbered **2005-31**, calling a public hearing on the budget for fiscal year 2005-2006 for September 13, 2005 at 7:00 p.m. The motion was seconded by Councilmember McCann and unanimously approved.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE CALLING TWO PUBLIC HEARINGS ON A  
PROPOSAL TO INCREASE TOTAL REVENUES FROM  
PROPERTIES ON THE TAX ROLL FOR 2005 FOR  
SEPTEMBER 13, 2005 AND SEPTEMBER 20, 2005.**

State law this year requires that two public hearings be held if council expects to receive more money from ad valorem taxes this year than it did last year. Mayor McGrath said he is proposing the tax rate remain the same, \$0.76 per \$100 valuation but, due to the fact that our values are up by 7%, we will receive more money and must hold the two public hearings. Councilmember Piwonka made a motion to adopt the ordinance, numbered **2005-32**, calling two public hearings on a proposal to increase the total revenues from properties on the tax roll for 2005 for September 13, 2005 and September 20, 2005. Both public hearings to be scheduled to be held at 7:00 p.m. This motion was seconded by Councilmember Jessup and unanimously approved.

Expenditures were then presented to council for approval as follows: A-Tec Engineers & Contractors, L.P. (#2) - \$83,248.34 and (#3) - \$8,837.26 for street repairs; Claunch & Miller, Inc. - \$9,306.91 for July engineering services; GT Distributors, Inc. - \$13,946.54 for police tazors; J. Grady Randle, P.C. - \$9,061.00 for July legal services and Joe Salvide - \$11,000.00 for sidewalk repairs. Councilmember Henley made a motion, seconded by Councilmember McCann to approve the expenditures as presented.

There were no audience comments at this time.



Mayor McGrath then explained that the owners of 12059 Mulholland have filed an injunction against the city and Council needed to adjourn into Closed Session to discuss and consider pending litigation regarding demolition of property at 12059 Mulholland in accordance with Texas Government Code, Subchapter D, Section 551.072. Councilmember Piwonka made a motion that Council adjourn into Executive Session as noted by the Mayor. Councilmember McCann seconded this motion which carried unanimously. Council adjourned into executive Session at 8:31 p.m.

At 8:56 p.m., Council reconvened into open session. Mayor McGrath announced there would be no action to be taken as a result of the Executive Session.

There being no further business to consider, Councilmember Henley made a motion, seconded by Councilmember McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:58 p.m.

  
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Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING  
OF SEPTEMBER 13, 2005  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 6:08 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 Rick Staigle

thus constituting a quorum.

Also present were City Attorney J. Grady Randle and Municipal Court Judge Gene Frohbieter.

Mayor McGrath read agenda item two as follows: "Adjourn into Executive Session pursuant to Sec. 551.074: Personnel Matters to deliberate on the evaluation, duties, discipline or dismissal of a public officer i.e. presiding municipal judge. The public officer who is subject to this hearing may request a public hearing." Judge Frohbieter requested the hearing be held in public.

Mayor McGrath explained a packet of three letters, copies of which were given to Council. The first, dated June 27, 2005 from Mayor McGrath to Judge Frohbieter explained that he, as Mayor, was making some changes in court procedures and that Judge Frohbieter would not be called for future dockets until further notice. Due to the fact Mayor McGrath left town for a vacation immediately following the June 28<sup>th</sup> Council meeting, he did not personally speak with Judge Frohbieter until after returning on July 3<sup>rd</sup>. At that time he explained to Judge Frohbieter that he would like for Associate Judge Bret Kisluk to get exposure to day court trials. Judge Frohbieter said he was not opposed to Judge Kisluk obtaining exposure but he (Judge Kisluk) should attend as an observer and not as a judge on July 27<sup>th</sup>. Mayor McGrath agreed to have Judge Frohbieter preside and Judge Kisluk observe on July 27<sup>th</sup> with the understanding Judge Kisluk would begin presiding at day court trials beginning in August.

The second letter, dated Monday, August 22, 2005, was from Judge Frohbieter. In it he told the Mayor that he had assigned himself to continue taking the Wednesday afternoon dockets, believing it would make for a better Court operation and contribute to the independence of the Courts. He also stated in the letter "One of the duties of the Office of Presiding Judge is to oversee the procedures in the Municipal Court. The Preamble to the Code of Judicial Conduct as promulgated by the Supreme Court states: *Our legal system is based on the principle that an independent, fair and competent judiciary will interpret and apply the laws that govern us.*"

Mayor McGrath then sent Judge Frohbieter a letter (the third letter in the packet, dated August 23, 2005,) stating his opinion as to the role of presiding judge differs from that of Judge Frohbieter, and that, after consulting with the City Attorney, it was within his powers as Mayor to call judges for a docket. He advised Judge Frohbieter he was not calling him for the August 24, 2005 docket and that if did show up he would be asked to leave the premises. If he did not leave, he would be escorted off premise by a police officer. He told Judge Frohbieter he would inform him at a later time of any future dockets he chose to call him for.



Mayor McGrath then asked City Attorney Grady Randle to address the situation. Mr. Randle said that historically, and with current city ordinance and state law, the Mayor has the right to assign court dockets to whichever judge he chooses. Mr. Frohbieter was appointed by City Council for a two year period and he can be removed by City Council. A District Judge can be removed for incompetency; official misconduct; or visual intoxication. As a Municipal Judge, Mr. Frohbieter enjoys some separation on legislative vs. judicial issues but not as much as a District Judge. The Mayor can choose a "soft firing" of the judge by not calling him for any dockets. In Meadows Place, the City Secretary is also the Court Clerk. She works for Council. The Mayor, as head of Council, controls the City Secretary/Court Clerk. The clerk controls the court docket. An example of this is the last time the Federal Courts shut down. The Federal Judges could not work because the clerks could not be paid and therefore would not come into work. This is not a "black and white" case. However, Chapter 29 of the Government Code says if you have the power to appoint, you also have the power to remove. The Texas Municipal League advises that a Municipal Judge can be removed for lack of confidence by a two-thirds vote of Council (four out of five members must vote yes.)

Judge Frohbieter was then invited to speak. He thanked Council for the opportunity to be here. He said that, among other offices, he has served as both an Associate Judge and a Presiding Judge in the City of Bellaire for a total of twenty years. He served as an Associate Judge in Meadows Place for ten plus years and was appointed as Presiding Judge here eight months ago. He has lectured at numerous seminars and he believes he knows the law. In Meadows Place the branches of governments are representative as follows: Legislative – City Council; Executive – the Mayor; Judicial – Judge Frohbieter. On advice from Mr. Ryan Turner of the Texas Municipal Courts Training Center, he has the right to appoint dockets although he agrees this is an interpretation and not a state law.

He believes the issue at point is the jurisdiction of the Municipal Court. Some cases had been filed in Meadows Place Municipal Court. A hearing was held. It was his findings of fact and conclusion of law that, because the cases were punishable by fines over \$500.00 and not exceeding \$2,000.00, they should be heard only in County Court. Municipal Court is a creation of the Texas Legislature and therefore all its powers flow from the Texas Legislature. The Texas Legislature allows Municipal Courts to hear those cases that are punishable by fine only, and only if the fine is under \$500.00. An exception is made if the case involves fire safety, zoning or public health and safety (including the dumping of refuse.) Cases outside of those categories can only be heard in Municipal Court if they have fines less than \$500.

As of September 1, 2005, the Legislature has required that in offenses punishable with a fine over \$500, it must be proven that the defendant was in a culpable mental state. This would be very difficult to do. As a result of this law, some courts are dropping all of their fines to under \$500.

Mr. Frohbieter does not believe the Municipal Court can be run out of the Mayor's office if it wants to be regarded as credible. He said he is not aware of any misconduct charges alleged against him. He has consulted with the presiding judge of the 2<sup>nd</sup> Judicial Administrative Region and with the chief legal council to the Texas Municipal Courts Education Center. He believes the city's fine schedule has fines that we cannot carry out. He would like this court to be run properly, one we can be proud of. While he did not research the matter, he thinks Council has the authority to remove a Municipal Court Judge. If he is still in office, he intends to preside over the September 28, 2005 jury trial docket.

Mayor McGrath agreed that there have not been any complaints against Judge Frohbieter. He feels there is just a difference of opinion and the city staff is caught in between. Mayor McGrath said he has complete confidence in the City Attorney and his TML sources. He asked Judge Frohbieter if he has a problem with Judge Kisluk getting experience with trial dockets. Judge Frohbieter answered in the negative but still believes he has the authority to assign dockets and he will continue to assign the



trial dockets to himself. He feels that any judge should be competent to handle any docket.

Councilmember Jessup said he was impressed with what Judge Frohbieter has said. But the Mayor and the Judge do not get along and something must be done. He asked why Judge Kisluk could not run the trial dockets for awhile. Judge Frohbieter answered that it was a matter of would the judge run the court or the mayor? Mayor McGrath said he resented the fact Judge Frohbieter thought he wanted to run the court.

Councilmember Staigle asked how Judge Kisluk could get experience without sitting on the bench. Judge Frohbieter said it was not difficult to preside as a judge. The issue here is that it is the presiding judge, in his opinion, who needs to assign the docket.

Councilmember Henley asked if Judge Kisluk has ever presided over a trial docket. Judge Frohbieter said, to the best of his knowledge, he has not presided over a jury docket.

Councilmember Jessup thought that, as a matter of principal, and to eliminate tension, the issue could be solved by Judge Frohbieter appointing Judge Kisluk to trial dockets. Judge Frohbieter answered that he has confidence in Judge Kisluk and has assigned him to preside at the two evening arraignment dockets. But he does not feel it would be in the best interest of the city to appoint him to trial dockets.

Mayor McGrath said it is unfortunate that an innocent change he made has ballooned into what it is today. He, therefore, has a hard time working with Judge Frohbieter.

Due to the time being after 7:00 p.m., and the fact another meeting was scheduled to begin at 7:00 p.m., Mayor McGrath asked Council to recess this meeting so that the 7:00 p.m. meeting could be held. Councilmember Staigle made a motion, seconded by Councilmember McCann to recess the meeting and with unanimous approval the meeting was recessed at 7:09 p.m.

The meeting was reconvened at 7:16 p.m.

Councilmember Piwonka asked City Attorney Grady Randle if he had any comments. Mr. Randle said that in this case, the separation of powers issue does not apply and while he respects the opinions of Mr. Frohbieter, he disagrees on his interpretations.

Councilmember Jessup noted that Mr. Frohbieter is knowledgeable, thorough and has served the city well. And, he is very confident that Mayor McGrath can run our city and has always acted in the best interests of the city. He is concerned with the precedent Council will set if they vote to terminate the appointment of the Judge, but if the Mayor cannot work with him, then something needs to give. Judge Frohbieter said he could work with the Mayor. Mayor McGrath said in the past that was true but this misunderstanding of who would preside over the July and August dockets was uncharacteristic of Mr. Frohbieter and could be a problem in the future. So could the difference in opinions Mr. Frohbieter has with the City Attorney. Both Mr. Frohbieter and Mayor McGrath felt they were obligated to stand on their beliefs in the matter and Mayor McGrath said he is inclined to go along with the City Attorney's interpretation.

Councilmember Henley said he was concerned about the precedence that will be set. There is no evidence of either Mr. Frohbieter or Mayor not doing a good job. In fact, they are both doing an outstanding job and there must be a way to resolve the issue and move on.

Mayor McGrath said precedence would be set if this was the sort of city that was consistently in turmoil with staff and judges being dismissed often. This city does



not do things will-nilly. Regardless of what is done, each process is thoroughly thought out.

Mr. Frohbieter asked where Mr. Randle finds that the Mayor has the authority to set dockets. Mr. Randle said that the City Secretary is the Court Clerk. She answers to the Mayor no matter what "hat" she is wearing. Mr. Frohbieter disagrees.

Councilmember McCann asked Mr. Randle what council's choices were. Mr. Randle said they could terminate Judge Frohbieter's appointment with a vote of no confidence.

Councilmember Staigle told Mr. Frohbieter that we would like our associate judge to get some trial court experience. Mr. Frohbieter said that was no problem, but he would still take the September Docket. Asked if it was a pay issue, Mr. Frohbieter said no, it was a personal issue. It was the way the message was delivered.

Mayor McGrath agreed the letter was brisk, due to the time frame when it was delivered. It has now become a jurisdictional disagreement. Councilmember Piwonka made a motion to terminate Judge Frohbieter for lack of confidence. Councilmember McCann seconded this motion. The motion carried with Councilmembers Jessup, McCann, Piwonka and Staigle voting "aye" and Councilmember Henley voting "nay."

Moving to the next agenda item, Mayor McGrath read the following caption: A Proclamation by the Mayor recognizing the Fort Bend County Fair Association staff, volunteers, exhibitors, and all participants for their leadership, support, and hard work in hosting this annual, quality family event. Due to the fact his voice was beginning to fail him, he asked Councilmember Henley to read the proclamation. Councilmember Henley read the entire proclamation. Councilmember McCann made a motion, seconded by Councilmember Henley to issue the proclamation as read. The motion carried unanimously. Mayor McGrath said the County Fair starts on Friday, September 23<sup>rd</sup>. On Thursday evening, September 22<sup>nd</sup>, at the Fort Bend Mayors and Council Association meeting, all cities will present their proclamations. Due to a prior commitment, Mayor McGrath asked Councilmember Henley to deliver the city's proclamation for him. Councilmember Henley agreed to do this.

There being no further business to consider, Councilmember Staigle made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:56 p.m.

  
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Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING – PUBLIC HEARING  
OF SEPTEMBER 13, 2005  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

A Public Hearing of the Meadows Place City Council was called to order at 7:09 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 Rick Staigle

thus constituting a quorum.

Mayor McGrath explained that two public hearings were being held. The first was to discuss the proposed fiscal year 2005-2006 budget with residents and the second was to discuss the proposed 2005 tax rate. He opened the meeting to public comments.

Resident Charles Kulhanek said he saw the need to raise salaries, particularly those of police officer, to make them competitive with other area agencies. He therefore has no opposition to the proposed tax rate.

Mayor McGrath agreed that personnel salaries and benefit costs are what is driving this budget. There will also be an increase in garbage fees from \$8.80 per household per month to \$9.50. Garbage costs are subject to increases due to increased fuel costs and will have to be studied at least every six months.

There were council comments about how the ECO's costs were spread through the budget as well as street repairs.

There were no further comments about the budget and Councilmember McCann made a motion to close the public hearing on the budget. Councilmember Henley seconded this motion which carried unanimously.

During the public hearing to discuss the proposed tax rate, Mayor McGrath said this was the first of two public hearings on the tax rate that would be held. He then noted that the tax rate would stay the same as last year but additional revenues would be collected due to the fact that values in the city have increased 7%. There were no further comments from Council or the audience on the tax rate. Councilmember Piwonka made a motion, seconded by Councilmember Jessup, to close the public hearing on the tax rate. The motion carried unanimously.

There being no further business to consider, Councilmember Henley made a motion, seconded by Councilmember McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:16 p.m.

  
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Elaine Herff, City Secretary



MINUTES OF PUBLIC HEARING  
OF SEPTEMBER 20, 2005  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

Mayor: Mark McGrath

Aldermen: Terry Henley  
Charles Jessup  
Joe McCann

and the following absent:

Aldermen: David Piwonka  
Rick Staigle

thus constituting a quorum.

Mayor McGrath explained this was the Second Public Hearing on a proposal to increase total tax revenues from properties on the tax roll for calendar year 2005. State law requires two public hearings be held when the expected amount of money to be received from ad valorem taxes for the coming year will exceed what was expected to be received from the past year. While it is anticipated that our tax rate will remain the same (\$0.76), the city will raise more tax money because appraisal values in the city increased 7%. Our first public hearing was held on September 13, 2005.

Mayor McGrath opened the public hearing for comments. There were none received. Nor did Council have any comments.

There being no further business to discuss, Councilmember McCann made a motion to adjourn the public hearing. Councilmember Jessup seconded this motion and with unanimous approval the public hearing was adjourned at 7:03 p.m.

  
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Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING  
OF SEPTEMBER 20, 2005  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:03 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

and the following absent:

Aldermen: David Piwonka  
Rick Staigle

thus constituting a quorum.

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 EXECUTE AN INTERGOVERNMENTAL  
EMERGENCY MUTUAL AID AGREEMENT – HURRICANE  
KATRINA, WITH THE CITY OF HOUSTON, TEXAS.**

This ordinance will lay the groundwork for the city to be reimbursed for officers who did hurricane relief at the Astrodome. Councilmember Henley made a motion, seconded by Councilmember Jessup to adopt the ordinance, numbered **2005-33**, authorizing the Mayor and the City Secretary to execute an Intergovernmental Emergency Mutual Aid Agreement with the City of Houston. The motion carried unanimously.

There being no further business to discuss, Councilmember McCann made a motion to adjourn the special meeting. Councilmember Jessup seconded this motion and with unanimous approval the meeting was adjourned at 7:06 p.m.

  
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Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF SEPTEMBER 27, 2005  
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 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 Rick Staigle

thus constituting a quorum.

Captain Jack Ashton reported on police activity since the last regular council meeting. He said there were nine accidents, 12 arrests, 1,110 calls for service, 339 citations issued, 41 incident reports and 108 warning citations issued. There were two burglaries of motor vehicles (both off of West Bellfort.) There were 586 house watches. This amount is two to three times as many as usual and was due to residents leaving because of Hurricane Rita. The Police Department made many donations to victims of the two hurricanes, Katrina and Rita. Due in part to Officer Valesquez-Cardenas' efforts, two or three tractor trailer loads of food and police gear, a \$2,000 donation from the Fort Bend Exchange Club and a \$25,000.00 donation from Sean Penn (obtained through his agent) were sent to Louisiana police officers. Locally, the Police Department purchased supplies and equipment to get them through Hurricane Rita for a week. Most officers were on duty around the clock from Thursday through Saturday at the Community Center which was secured with the help of the Public Works and Parks and Recreation Departments. They had two generators and ample gas and diesel fuel. Councilmember Jessup thanked Captain Ashton for the information. He visited the Community Center a couple of times and was proud and reassured by the great attitude of the police officers.

Public Works Director Dan McGraw gave the Public Works report. He said there were 149 service calls for water problems. 141 of them were city related and 8 were on private lines. 24.8 million gallons of water were pumped during August. There have been 27 main water line breaks since August 20<sup>th</sup>. There were 5 sewer related service calls for July. One was city related and four were on private lines. The Public Works employees spent all of the previous week preparing the city for the hurricane by cleaning the ditches, trimming trees and boarding up the Community Center. Phase 3 of pavement repairs is 60% complete. Construction began on the fire station on September 8<sup>th</sup>. Demolition for Phase 1 construction at The Oasis is scheduled to begin soon. Responding to a question from Councilmember Staigle, Mr. McGraw said the Kirkwood Annex building can be used again once the pavement is poured. Mayor McGrath said he appreciated the effort put in by the Public Works employees with hurricane preparations.

Terry Modeland, Co-Director of the Parks and Recreation Department gave her report. She said the Parks and Recreation Department will again help out with the annual Halloween Carnival to be held from 6:00 – 8:30 p.m. Halloween night on the paved area at the Brighton Park. Boy Scouts will not hold their haunted house but will help with the carnival this year. The traditional car bash will be held, a DJ will provide music and glow necklaces will again be handed out. The Parks & Recreation 13<sup>th</sup> annual golf tournament will be held this year on November 7<sup>th</sup> at the Sugar Creek Country Club. Check-in time is 9:00 a.m. with golfing to start at 11:00 a.m.



During audience comments, Marti Pattinson noted the city's image was improving with big trucks no longer parking in the Meadows Place portion of the Sam's parking lot. She inquired about the Budget rental trucks that have been parked at the CVS Pharmacy. Mayor McGrath said he would check but he does not believe there is anything in the Planned Development that would preclude the truck parking; but it may be addressed in the Zoning Ordinance.

Silverio Romano, a Bloomington Lane resident whose property backs up to the old movie theatre said his fence was falling apart and wondered about a new fence to protect his family from the noise. Mayor McGrath said it was up to the property owners to replace the fence; the city has no responsibility in this matter.

During Mayor's comments, Mayor McGrath said that due to the hurricane, September garage sales were cancelled and could be held the last weekend of October. He also noted that he has received information that the Garden Ridge/Loews Theatre property has been sold and was told the new owners hope to convert the building into a medical office complex.

During Council comments, Councilmember Piwonka said he knew that the Chuck E. Cheese Corporation has purchased the property their restaurant is located on and wondered if any other property was purchased. Mayor McGrath said he heard the C&H Steak House property was purchased by the same people who purchased the Garden Ridge/Loew's property. Councilmember Staigle asked what these purchases did to the planned TIRZ. Mayor McGrath said the TIRZ "was dead."

Mayor McGrath then read a proclamation declaring October 5, 2005 as *East Fort Bend Human Needs Ministry "Tune-Out Hunger" Day* in Meadows Place, Texas. Councilmember Piwonka made a motion to authorize the issuance of this proclamation as read. Councilmember Jessup seconded this 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 2006.**

Mayor McGrath recommended reappointing our current Representative, Terry Henley and Official Alternate, David Piwonka to these positions. Councilmember Henley said he appreciated the support City Council gives to him with his work on the H-GAC and the Texas Region Board of Councils. Councilmember Staigle made a motion to adopt the resolution, numbered 2005-09, as presented. Councilmember McCann seconded the motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE ADOPTING THE FISCAL 2005-2006  
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 a public hearing was held on September 13<sup>th</sup> to discuss this budget. The budget totals just under \$4 million and will require a proposed tax rate of \$0.73. This tax rate is the same as last year but will result in additional money being collected due to a 7% increase in property values. The budget also reflects an increase in garbage costs from \$8.80 per month to \$9.50 per month due to increased fuel costs. All employees will receive at least a 3% raise with police officers receiving a 10% increase. Beyond those factors, budget figures remain about the same as last year. Councilmember Henley made a motion, seconded by Councilmember Piwonka to approve the ordinance, numbered 2005-34, adopting the 2005-2006 fiscal year



budget for the City of Meadows Place. The motion carried unanimously. Councilmember Staigle noted that garbage rates will continue to increase as landfills in the area fill up with no new ones being opened. He predicts costs will double in the future.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE APPROVING THE FISCAL 2005-2006 BUDGET FOR THE CITY OF MEADOWS PLACE ECONOMIC DEVELOPMENT CORPORATION AS ADOPTED BY THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AT THEIR SEPTEMBER 20, 2005, REGULAR MEETING AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.**

Councilmember Henley said the EDC expects to receive about \$180,000 in sales tax revenues this coming year. Their main expense is to pay off the bonds sold to build water well #3. He would like ideas from residents on how to wisely spend excess funds. In the past, EDC funds have paid to widen West Airport, sound walls along West Airport and Dairy Ashford and the traffic signal at West Airport and Kirkwood. They plan to update that signal to use LED lights this year. Councilmember Henley made a motion to approve the ordinance, numbered **2005-35**, adopting the EDC budget for 2005-2006 as approved by the EDC Board of Directors on September 20<sup>th</sup>. Councilmember Jessup seconded the motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE LEVYING A TAX RATE FOR THE CITY OF MEADOWS PLACE, TEXAS, FOR THE TAX YEAR 2005.**

Mayor McGrath said he was recommending a total tax rate of \$0.76 be adopted to be split as \$0.4874 for maintenance and operation expenses and \$0.2726 for debt service. Councilmember Henley made a motion to adopt the \$0.4874 tax rate for maintenance and operation expenses. Councilmember Piwonka seconded this motion which carried unanimously. Councilmember Piwonka then made a motion to adopt the \$0.2726 tax rate for debt service. Councilmember Henley seconded this motion which carried unanimously. Councilmember Henley then made a motion to adopt the ordinance, numbered **2005-36**, levying a tax rate of \$0.76 for the City of Meadows Place, Texas, for the tax year 2005. Councilmember Jessup seconded this motion which carried unanimously.

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. He said minutes from the July 12, 2005, special meeting were not included in council's packets because the meeting had been cancelled. Also, the various agreements with Fort Bend County are simply renewals of agreements passed in previous years. Councilmember Henley made a motion, seconded by Councilmember McCann to approve items on the consent agenda as presented. This motion carried unanimously. Items were as follows:

**Approval of minutes of July 12, 2005, Building Standard, workshop and special meetings; July 26, 2005, workshop and regular meetings; August 9, 2005, workshop and special meetings; August 23, 2005, workshop, joint with Planning and Zoning and regular meetings; September 13, 2005 special and public hearing meetings and September 20, 2005, public hearing and special meetings.**

**An ordinance authorizing the Mayor and City Secretary of the City of Meadows Place, Texas to enter into an Interlocal Agreement between Fort Bend County and the City of**



**Meadows Place for the purchasing of certain governmental administrative functions, goods or services.**

This ordinance is adopted as Ordinance No. 2005-37.

**An ordinance authorizing the Mayor and the City Secretary of the City of Meadows Place, Texas, to enter into an interlocal agreement between the County of Fort Bend and the City of Meadows Place for police protection for a two year term beginning on October 1, 2005, and ending on September 30, 2007.**

This ordinance is adopted as Ordinance No. 2005-38.

**An ordinance authorizing the Mayor and the City Secretary of the City of Meadows Place, Texas, to enter into an interlocal agreement between the County of Fort Bend and the City of Meadows Place providing for the housing of city prisoners for a one year term beginning on October 1, 2005 and ending on September 30, 2006.**

This ordinance is adopted as Ordinance No. 2005-39.

**An ordinance authorizing the Mayor and the City Secretary of the City of Meadows Place, Texas, to enter into an interlocal agreement between the County of Fort Bend and the City of Meadows Place for use of the County's radio system for a one year term beginning October 1, 2005, and ending on September 30, 2006.**

This ordinance is adopted as Ordinance No. 2005-40.

**Ratification of expenditures:**

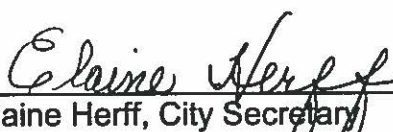
Alsay Incorporated	\$ 8,545.00
A-Tec Engineers & Contractors, L.P. (#4).	130,708.89
A-Tec Engineers & Contractors, L.P. (#3)	68,837.26
City of Stafford, Texas	118,000.00
J. Grady Randle, P.C. (August)	8,553.12

Marti Pattinson asked if the Garden Ridge/Loew's property was up to code. Mayor McGrath explained that the owners hadn't been in to City Hall to apply for any permits yet, so there was no way to know about that. Inspections made after a fire in the theatre part indicated there were no structural issues at that time.

Sylvia Romano asked Council if the city could not build a fence behind her property, or force the owners to build one as was done at the CVS site, why could the city not force the owners to at least pay for half of the cost of a new fence. She was told that was a civil matter and the city could not get involved with it.

Captain Jack Ashton said he had just been informed that the Budget rental trucks at the CVS Pharmacy would be gone within a week.

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 8:37 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF OCTOBER 25, 2005  
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: Charles Jessup  
Joe McCann  
David Piwonka  
Rick Staigle

and the following absent:

Alderman: Terry Henley

thus constituting a quorum.

Councilmember Henley was in Austin preparing for an early morning TML Resolution Committee meeting.

Captain Gary Stewart reported on police activity since the last regular council meeting. He said there were four accidents, one involving a minor injury and one hit & run; five controlled arrests, most involving drugs; one stolen vehicle reported; one burglary involving an unlocked residence with no forced entry. Captain Stewart noted ticket writing numbers were down due to the fact that three new officers are being trained and there have been some staff changes. Ticket writing should increase soon.

Mayor McGrath passed out the Public Works report. He noted there were 117 service calls for water problems. 104 of them were city related and 13 were on private lines. 25.7 million gallons of water were pumped during September. There have been 39 main water line breaks since May 20<sup>th</sup>. There were 3 sewer related service calls for September. Two were city related and one was on a private line. The first phase of sidewalk improvement work for this budget year is scheduled to start on November 7<sup>th</sup>. The foundation for Meadows Place Fire Station 3 was poured on Friday. Parking and entrance cement is scheduled to be completed by November 2<sup>nd</sup>. Phase 3 pavement improvements are 70% complete.

Mayor McGrath noted that the Halloween Carnival was rained out this year and that the 13<sup>th</sup> annual golf tournament will be held this year on November 7<sup>th</sup> at the Sugar Creek Country Club. Check-in time is 9:00 a.m. with golfing to start at 11:00 a.m.

There were no audience comments at this time.

During Mayor's comments, Mayor McGrath said that the next regular council meeting, scheduled for November 22<sup>nd</sup> would be rescheduled for the fifth Tuesday, November 29<sup>th</sup> due to the Thanksgiving holiday.

During Council comments, Councilmember Piwonka asked if the city had heard any information from the mall buyers. Mayor McGrath said not directly however, he heard that the owners had approached Star Wholesale to see if they were interested in selling their property. It is believed they would like to convert the whole mall into retail space. There are currently some code enforcement issues concerning mowing the property and signs.



Councilmember Staigle made a motion to accept the minutes of the September 17, 2005 regular meeting as written. Councilmember McCann seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following resolution:

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

Mayor McGrath noted that this is the same resolution that council passed last year. We are supporting the City of Stafford who is asking TML to support the resolution before the Texas Legislature. It will allow fire fighters who work for cities with full time fire departments to work 1,000 hours during their time off from their regular jobs, instead of the current 500 hours, for cities who have volunteer or part time fire departments. State Representative Charlie Howard said he would carry the resolution to the Legislature. Councilmember Piwonka made a motion, seconded by Councilmember Jessup to adopt the resolution, numbered **2005-10**, increasing the number of hours part-time fire protection employees may work for a fire department located in a city with a population of less than 30,000 from 500 hours to 1000 hours in a calendar year. The 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 FOR THE PURPOSE OF PARTICIPATING IN THE FORT BEND COUNTY MOBILITY PROGRAM.**

Fort Bend County is in the process of gathering information for a future bond election. We would like to see the reconstruction of West Airport from Kirkwood to U.S. 59 and South Kirkwood included in that bond issue. Thanks to Councilmember Henley and U.S. Congressman Tom Delay, \$322,000.00 in federal funds has already been dedicated to this project. Councilmember McCann made a motion to approve the resolution, numbered **2005-11**, for the purpose of participating in the Fort Bend County Mobility Program. Councilmember Piwonka seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO ENTER INTO A MASTER CONTRACT FOR PLAN REVIEW AND INSPECTION SERVICES WITH BUREAU VERITAS.**

Our Building Official Mr. Joe Edwards has sold his business to Bureau Veritas. He has assured us that he will continue to work with us through the new company. He is phasing himself out as he prepares for his retirement. If this doesn't work out, either side can terminate the contract with a ninety day notice. Councilmember McCann made a motion to adopt the ordinance, numbered **2005-41**, authorizing the Mayor and the City Secretary to enter into a master contract for plan review and inspection services with Bureau Veritas. Councilmember Jessup seconded the motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:



**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO RATIFY AN EQUIPMENT LEASE-PURCHASE AGREEMENT FOR IN CAR VIDEO EQUIPMENT FOR RECORDING OFFICER CONTACTS IN COMPLIANCE WITH THE SENATE BILL FOR RACIAL PROFILING.**

This ordinance will ratify the purchase of vehicle video equipment. The first payment is not due until October 2006. The police department is trying to secure grant funds to help pay for the purchase. Because of time constraints, the contract was signed. If Council chooses not to ratify it, the contract for the five year lease can be canceled. Councilmember Jessup made a motion, seconded by Councilmember McCann, to approve the ordinance, numbered **2005-42**, ratifying the signing of the lease-purchase agreement for in car video equipment for recording officer contacts in compliance with the Senate Bill for racial profiling. The motion carried unanimously.

Bills were then presented to council for ratification as follows: A-Tec Engineers & Contractors, L.P. (#5) - \$120,284.88 for street repairs; Claunch & Miller, Inc. - \$13,588.50 for consulting engineer services; Fleetcor Technologies - \$ 5,714.69 for gasoline and diesel fuel; J. Grady Randle, P.C. - \$11,077.95 for September legal services; 3D/International, Inc. - \$72,981.00 for fire station construction to date. Councilmember Staigle made a motion to ratify the expenditures as presented. Councilmember McCann seconded this motion which carried unanimously.

At this time, resident Marti Pattinson told Council that Sugar Land Mayor David Wallace spoke about the Fort Bend County Mobility Program at the most recent Fort Bend Realtors Association meeting. She also asked about the activity at the Lowe's Theatre. Mayor McGrath said they were just cleaning up the area.

Resident David Georger then thanked Mayor McGrath for his recent help. He also noted that the Police were stopping people from cutting through the mall parking lot and asked if we couldn't totally block the access to that area. He was concerned that while the officers are stopping those who cut through, there was not adequate patrol throughout the rest of the city. Mayor McGrath said there is always adequate patrol throughout the city and the street cannot be blocked off because it is not city property. The officers occasionally station themselves at this spot because of the dangers involved when cutting through the parking lot from the Freeway to Troyan.

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 8:09 p.m.

  
Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF NOVEMBER 14, 2005  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:10 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor:	Mark McGrath
Aldermen:	Terry Henley Charles Jessup Joe McCann David Piwonka Rick Staigle

thus constituting a quorum.

Also present were Police Chief G. Michael Pickett and Police Captains J. Gary Stewart and John Ashton.

Council first discussed police salaries and possible department restructuring. Mayor McGrath said area cities are all hiring police officers at this time and they are very interested in Meadows Place officers since they have all passed background checks and they have all been trained by our Police Department. All area police departments are paying more to police officers than we are. Chief Pickett has derived a plan whereby two of our officers would be laid off and their salaries would be proportionately shared by our remaining officer, bringing Meadows Place police salaries in line with other agencies. Council was receptive to this plan.

Discussing the status of the street repair contract, Mayor McGrath said the contractor is 45 to 60 days behind on repairs. The city can sue for liquidated damages, or we can request the contractor repair other areas, not in the current contract (about eight or nine spots) at original contract costs. If we sue for liquidated damages, we will have to re-bid the new area repairs. Council hoped the current contractor would repair the new areas rather than suing for damages.

There being no further business to consider, Councilmember Henley made a motion, seconded by Councilmember McCann 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 NOVEMBER 29, 2005  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

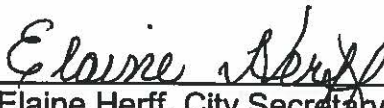
The workshop meeting of the Meadows Place City Council was called to order at 7:00 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, 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 Rick Staigle

thus constituting a quorum.

Councilmembers Piwonka and McCann, Meadows Place Image Committee members, presented Council with ideas for an Image Policy for the city. It is hoped a formal policy can be adopted at Council's regular December meeting.

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 7:29 p.m.

  
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Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING  
OF NOVEMBER 29, 2005  
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 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.

Captain Jack Ashton reported on police activity since the last regular council meeting. He said November has been a busy month with two unusual incidents. The first being an Amber Alert where a 16 year old Meadows Place resident was reported missing at 10:00 p.m. one evening. Thanks to the nation wide system which cuts through all red tape, cooperative parents and friends and the girl's home computer, the girl was in protective custody by 10:00 a.m. the next day and the Amber Alert was called off. At this time, no charges have been filed and the case is still open. The second incident was an attempted bank robbery at the Wallis State Bank. While off duty and working security at the bank, Sergeant Nix noticed two suspicious males casing out the bank. When he stepped out of the bank to question the two suspicious males, on duty Sergeant Rodriguez pulled into the parking lot. Sergeant Nix called out to the two suspects to stop. They refused and ran and he, together with Sergeant Rodriguez followed them into the Sam's parking lot where an SUV, driven by a female, picked up one of the suspects. The driver attempted to run over Sgt Nix who then discharged his weapon into the SUV's windshield striking the male suspect who was life-flighted to an area hospital. Both male suspects had weapons and one of them had a note in his pocket saying he wanted money. It is assumed that the note was to be given to a bank teller. The second male suspect was later apprehended by a Stafford police officer. The Fort Bend County Sheriff's office is investigating the incident. At this time Mayor McGrath noted that Meadows Place is not the same city it was ten years ago. There is much more traffic and criminal incidents occurring, particularly since West Airport is now open through to 1464 and US 59 has been expanded. Captain Aston said other incidents occurring during the month were six accidents, 10 arrests, 1118 calls for service, 59 criminal offences, 519 traffic citations and 119 traffic warnings issued. Six of the traffic stops resulted in drug arrests. None of the suspects were Meadows Place residents.

Public Works Director Dan McGraw then reported that during the last month there were 177 service calls for water problems. 170 of them were city related and 7 were on private lines. 22.7 million gallons of water were pumped during October. There have been 50 main water line breaks since May 20<sup>th</sup>, 11 during the month of October alone. There were 3 sewer related service calls for October. All were on private lines. The first phase of sidewalk improvements for 2005-2006 will begin tomorrow. All repairs in this phase will be in Section 1. All pavement, rough plumbing and framing have been complete on the Fire Station. The electrical right-in is nearly complete and brick work will be started on Friday. This project should be complete by January 16<sup>th</sup>. Phase 3 pavement improvements are approximately 88% complete.

Parks and Recreation Co-director Terry Modeland noted the 12<sup>th</sup> Annual Meadows Place Golf Tournament was a success. Golf was great but there were some problems with the banquet. It is hoped that the tournament can be held on a Friday next year. The Animal Wellness Clinic was held today. Christmas Memories



will be held Friday evening, December 9<sup>th</sup> from 6:00 to 9:00 p.m. There will be snow, a new snowflake machine, a tent, hay rides, carriage rides and, of course, Santa. She hopes for a good turnout of residents. Councilmember Jessup asked why the golf tournament was being moved from Sugar Creek. Mrs. Modeland said that although the Sugar Creek staff was awesome to work with, it is not possible to hold a tournament there on a Friday, the most requested day by golfers for a tournament. Final reimbursement funds for the first grant will be coming soon. Bidding on work for the second grant should start soon.

During audience comments, David Keel of the 11600 block of Scottsdale, between Kirkwood and Ainsworth, said there is a house on Dorrance behind him that plays incredibly loud music and has light positioned to shine on his property. Mayor McGrath told him not to wait two or three hours for the music to stop but to call the police department immediately when it starts. Police should issue a warning the first time and a citation the second and any subsequent times they are called out. Currently the city has no ordinance to control the excessive lighting.

Joe Malik of the 11700 block of Cedar Form said the CVS Pharmacy behind his property has had a garbage truck dumping their garbage between the hours of 3:00 and 5:00 a.m. in violation of their planned development ordinance. Mayor McGrath said he would report this to the Code Officer tomorrow. Mr. Malik also said CVS was put on notice about flooding problems on his property and they are to meet with him in hopes of fixing the drainage properly.

During Mayor's comments, Mayor McGrath said that with substantial completion of the Fire Station scheduled for January 16<sup>th</sup>, he would like to set January 28<sup>th</sup> from 3:00 to 5:00 p.m. as a tentative date for a fire station open house..

During Council comments, Councilmember Jessup publicly expressed his thanks to the Police Department as well as the Parks, Public Works and Administrative staff for the work they do. He also thanked the two members in the audience who addressed council with their issues and encouraged others to do the same.

Councilmember Henley said he has been appointed as a liaison between the Texas Municipal League Board of Directors and the TML Risk Pool.

Mayor McGrath then said he was pulling item 11 from the consent agenda because a date change is needed. After removing agenda item 11, he asked council to approve the consent agenda. Councilmember McCann made a motion to approve the consent agenda as presented. Councilmember Piwonka seconded this motion which carried unanimously. The approved items are as follows:

Item #6, approval of minutes of October 25, 2005 regular meeting and November 14, 2005 workshop meeting.

Item #7, approval of Ordinance numbered 2005-43:

**AN ORDINANCE PROVIDING FOR INCREASED PRIOR AND CURRENT SERVICE ANNUITIES UNDER THE ACT GOVERNING THE TEXAS MUNICIPAL RETIREMENT SYSTEM FOR RETIREES AND BENEFICIARIES OF DECEASED RETIREES OF THE CITY OF MEADOWS PLACE, AND ESTABLISHING AN EFFECTIVE DATE FOR THE ORDINANCE.**

Item #8, approval of Ordinance numbered 2005-44:

**AN ORDINANCE APPOINTING REGULAR MEMBERS AND ALTERNATE MEMBERS OF THE BOARD OF ADJUSTMENT OF THE CITY OF MEADOWS PLACE, TEXAS, FOR A TERM OF TWO (2) YEARS COMMENCING ON NOVEMBER 29,**



**2005, PURSUANT TO PROVISIONS OF CHAPTER 24 OF  
THE CODE OF ORDINANCES OF THE CITY OF MEADOWS  
PLACE.**

John Whiteman, Phil Carey and Doug Schroeder were appointed as regular members and W. Ken Blankenship was appointed as an alternate member of the Board of Adjustment, all until November 11, 2007.

Item #9, approval of Ordinance numbered 2005-45:

**AN ORDINANCE APPOINTING REGULAR MEMBERS OF  
THE PLANNING COMMISSION OF THE CITY OF MEADOWS  
PLACE, TEXAS, (CITY PLANNING AND ZONING  
COMMISSION) FOR A TERM BEGINNING IMMEDIATELY  
UPON PASSAGE OF THIS ORDINANCE, AND ENDING ON  
THE 1ST DAY OF FEBRUARY, 2007, PURSUANT TO THE  
TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE  
OF ORDINANCES OF THE CITY OF MEADOWS PLACE.**

Steve Gardner, E.J. Messarra and Marti Pattinson were appointed as regular members of the Planning Commission until February 1, 2007.

Item #10, approval of Ordinance numbered 2005-45:

**AN ORDINANCE APPOINTING BRET STEVEN KISLUK AS  
PRESIDING JUDGE TO SERVE IN THE MUNICIPAL COURT  
OF THE CITY OF MEADOWS PLACE, TEXAS.**

Expenditures as presented on the agenda totaling \$338,793.64 were also ratified.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE CALLING A JOINT PUBLIC HEARING  
BEFORE THE CITY COUNCIL OF THE CITY OF MEADOWS  
PLACE AND THE PLANNING AND ZONING COMMISSION OF  
THE CITY OF MEADOWS PLACE TO BE HELD ON THE 20TH  
DAY OF DECEMBER 2005, AT 7:30 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 V, ENTITLED "ZONING  
REGULATIONS," DIVISION 1, ENTITLED "ZONING  
DISTRICTS AND REGULATIONS OF GENERAL  
APPLICABILITY," BY ADDING THERETO A NEW SUB-  
SUBSECTION (3) TO SECTION 24-514, ENTITLED "OFF  
STREET PARKING AND LOADING, TO SUBSECTION (B)  
ENTITLED "REQUIRED PARKING".**

Mayor McGrath said that this ordinance will address the fact that currently you can build a home in the city without a garage. This is not desirable. The date of the public hearing will be changed from December 20<sup>th</sup> to January 24<sup>th</sup>, 2006 due to publication requirements. Councilmember Piwonka made a motion to adopt the ordinance, numbered 2005-41, as amended, changing the date of the public hearing to January 24, 2006 at 7:00 p.m. Councilmember Jessup 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 3D INTERNATIONAL, INC. FOR CHANGE ORDER #1, TO DELETE THE RCP STORM DRAIN AT CURB AND PROVIDE A JUNCTION BOX FOR TURN IN THE STORM PIPE; INSTALLING A NEW 6" FIRE VAULT WITH POST-INDICATOR VALVE AND FIRE DEPARTMENT CONNECTIONS; REROUTE/REPLACE THE EXISTING 4" DRAIN LINE FROM TANK TO NEW STORM LINE; AND INSTALL A TEMPORARY DRIVE FOR ACCESS TO EXISTING FIRE TRUCK GARAGE ALL AT THE NEW FIRE STATION ON KIRKWOOD; IN A FORM AS ATTACHED HERETO AND MARKED "EXHIBIT A."**

This change order will add \$16,351 to the existing contract, mostly for the fire vault. It will also allow a short drive to access the existing shed. Councilmember McCann moved to adopt the ordinance, numbered **2005-48**, as presented by the Mayor. Councilmember Staigle seconded the motion which carried unanimously.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION CASTING CITY OF MEADOWS PLACE 13 VOTES FOR THE BOARD OF DIRECTORS OF THE FORT BEND CENTRAL APPRAISAL DISTRICT.**

Councilmember David Piwonka made a motion to case all 13 of the City of Meadows Place votes for Lee Dugan. Councilmember Jessup seconded this resolution, numbered **2005-10**, which carried unanimously.

Mayor McGrath then read a proclamation naming December 7, 2005, as Dr. Betty Baitland Day in the City of Meadows Place, Texas. Mayor McGrath said that on that day, from 4:30 to 6:00 p.m., an event will be held, sponsored by the Fort Bend Chamber of Commerce, honoring Dr. Baitland. Area cities will present similar proclamations. He said Dr. Baitland has made a difference in the education of his children. Councilmember Jessup thought it fitting that we submit this proclamation. Councilmember Henley said that, in his opinion, Dr. Baitland has been the best superintendent Fort Bend ISD has ever had. For many residents, Meadows Elementary in the Fort Bend Independent School District is the main reason that they have moved here. Councilmember Henley then made a motion, seconded by Councilmember McCann, to issue the proclamation as read.

Mayor McGrath then asked for council to consider changing the date of the December 27<sup>th</sup>, 2005 regular council meeting to December 20<sup>th</sup> at 7:30. Councilmember Henley made this motion which was seconded by Councilmember McCann and unanimously approved.

There being no further business to consider, Councilmember Piwonka made a motion, seconded by Councilmember McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:44 p.m.

  
Elaine Herff, City Secretary