

MINUTES OF JOINT PUBLIC HEARING  
OF JANUARY 24, 2006  
CITY COUNCIL PLANNING AND ZONING COMMISSION  
OF THE CITY OF MEADOWS PLACE, TEXAS

The joint public hearing before the Meadows Place City Council and the Meadows Place Planning and Zoning Commission 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 David Piwonka Rick Staigle
Commissioners:	Theresa Bathe Charles Kulhanek E.J. Messarra Marti Pattinson Dave Wilkens

thus constituting a quorum.

Mayor McGrath read the agenda item to be considered as follows:

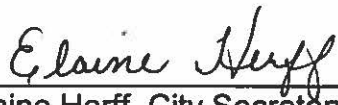
A joint public hearing before the City Council of the City of Meadows Place and the Planning and Zoning Commission of the City of Meadows Place to be held on the 24<sup>th</sup> day of January, 2006, at 7:00 o'clock p.m. at the City of Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas to hear any and all persons desiring to be heard on or in connection with any matter or question involving a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows Place, entitled "Planning and Zoning Regulations," Article 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 was necessary to assure that any residence being built, or rebuilt in the city, has a garage, either attached or detached, on its premises. There are some homes which currently do not have a garage. Owners of those properties will not have to add a garage as those properties would be "grandfathered in."

Mayor McGrath asked for comments from the audience and council. There were none.

Mayor McGrath said the Planning Commission would need to meet in February to discuss the situation and make a recommendation to Council. Council will consider the ordinance at their February 28<sup>th</sup> regular meeting.

There being no further business to consider, Councilmember Jessup made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:12 p.m.

  
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Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF FEBRUARY 28, 2006  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop 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:

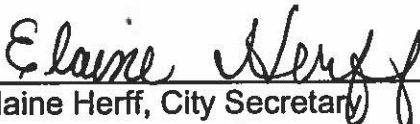
Mayor:	Mark McGrath
Aldermen:	Terry Henley Charles Jessup Joe McCann David Piwonka Rick Staigle

thus constituting a quorum.

Council discussed the Phase 2 Parks Project with Parks and Recreation Directors Terry Modeland and Monya Keenen. Two bids were received and both were very much over what had been expected. The package included lights and fencing of the tennis courts, an upgrade to McDonald Park, trail signs, pool decking, a spray toy at the pool and more. We had budgeted \$100,000.00 (\$50,000 from city funds and \$50,000 from a matching grant from the Texas Parks and Wildlife Department) for this project and the lowest bid was \$199,000. Much of the expense lies in the design for the foundation. Mrs. Modeland checked with the TP&WD who said our project scored high enough that some of the items could be omitted. By serving as our own contractor and redesigning the foundation and omitting all but the lights, fence, interpretive signs and trail distance markers, we can complete the project. Councilmembers Staigle and McCann agreed to work with the Parks Department on the design. Another report will be ready for next month's meeting.

Council then discussed promotional efforts for the city. Mayor McGrath said he and Councilmember Jessup recently had lunch with Meadows Elementary School Principal Irma Cobos. She said she would like to see us promote the city to attract quality people. Mayor McGrath said he would like to meet with a PR professional to give us ideas on how to do this. We already have a web site and had printed pamphlets in the past. We have some ideas from the vision process meeting we participated in with Knudson and Associates. We need to be pro-active. Perhaps we can utilize some EDC funds for this project. The initial stage of the project is expected to cost about \$10,000. At the end of this process, we hope to have a marketing plan for the city.

There being no further business to consider, Councilmember Jessup made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:12 p.m.

  
Elaine Herff, City Secretary



MINUTES OF PUBLIC HEARING  
OF FEBRUARY 28, 2006  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The public hearing before the Meadows Place City Council was called to order at 7:08 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.

Mayor McGrath explained the idea for this curfew came about after he attended a gang task force meeting at the FBISD together with Captain Stewart. Although we currently have no gang problems in our city, the meeting pointed out that gang activity exists all around us. Children as young as 5<sup>th</sup> grade are being recruited. This ordinance would give our police a tool to keep juvenile delinquency down in our city. It's purpose is not to pick up kids. It is patterned on an ordinance currently in effect in the City of Missouri City. Rosenberg also has a curfew ordinance. It will affect children below the age of 17 who are out on the streets between the hours of 11:00 p.m. and 6:00 a.m. from Sunday through Thursday and between midnight and 6:00 a.m. on Fridays and Saturdays. Children going to and from work, religious functions, on interstate travel, on a parent's directive or on private property will not be stopped. They are not an issue. However, gang members do pass through our city. The first time a juvenile is picked up by our Police Department for a curfew violation he/she will be picked up and taken to his home. The second time the juvenile's parent will be contacted. Beyond that, a citation with a fine of up to \$500.00 plus court costs will be issued. Councilmember Jessup asked if the fine could be lessened. Mayor McGrath said that would be up to the judge.

Helen Rothenback, who lives on Sturdivant Street, said there are times when her children, when they were younger than 17, came home after 11:00 p.m. and she allowed them to go out to walk their dog. She feels it is unconstitutional to single out a person just because they are under a certain age.

Councilmember Jessup said this was the most troubling issue he has experienced since beginning his service on Council. He feels the ordinance would take away the civil rights of a group who, by law, cannot speak for themselves. On the other hand, the ordinance has many good points. It is a good tool, but we must be carefull about using it. We must train our officers so they enforce the ordinance in the right way. By state law, the ordinance must be revisited every three years. While he is philosophically against it, he believes if we move forward we must work hard to make sure it is enforced in the right way and make it a positive thing for the City of Meadows Place. Currently our crime statistics are great and he would like to see them stay that way but he is still concerned about taking citizen rights away.

Councilmember Piwonka said if one incident is stopped, then it is worth passing the ordinance.

Charles Kulhanek, who lives on Monticeto, voiced his support. He said generally, if children under 17 years of age are out after 11:00 or 12:00 at night they are probably not doing something that is community oriented. He believes the



ordinance would be very effective and would want to know if his child was out without his knowledge.

Ben Coatsworth, who lives on Meadowdale, said his feelings are somewhat conflicted. He, as a child, and his own children after him, suffered consequences if they disregarded curfews set by parents. He is concerned, however by what is going on in the communities surrounding us so he would support the measure. He believes our police would treat people fairly when they enforce it.

Mayor McGrath said that he, as a parent, made sure his children obeyed his curfew. Unfortunately, there are other parents who do not live up to these standards. He is not necessarily worried about the kids in our city but about those in areas surrounding us.

Pat Standard, who lives on Bloomington, said that there are many Friday and Saturday nights with teens gather during the hours of midnight and 2:00 a.m. in the alley behind her residence.

There were no further comments from the audience or council.

There being no further business to consider, Councilmember Henley made a motion, seconded by Councilmember McCann to adjourn the public hearing. With unanimous approval the public hearing was adjourned at 7:39 p.m.

  
Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING  
OF MARCH 22, 2006  
ECONOMIC DEVELOPMENT CORPORATION  
OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Economic Development Corporation of the City of Meadows Place, Texas was called to order on Tuesday, September 20, 2005 at 7:00 p.m. by Chairman Terry Henley at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Chairman: Terry Henley

Members: Bob Graf  
Harry Hamilton  
Margaret Sandlin

and the following absent:

Member: Ed Peeler

thus constituting a quorum.

Minutes from the September 20, 2005 regular EDC meeting were presented for approval. Mr. Graf made a motion, seconded by Mrs. Sandlin to approve the minutes as presented. The motion carried unanimously.

Also present were Carole Minor and Barry Kaplan.

The commission members discussed a proposed marketing program for the city with Barry Kaplan of B.J. Kaplan & Associates and Carole Minor of Encore Communications.

Mr. Kaplan explained his background and the reasons for the marketing program which would promote the city. He would start with a survey of current residents asking what residents like or don't like about the city. It will also contain the residents demographics. There may be a possibility of an incentive reward for filling out the survey. The survey will probably be inserted in a City Newsletter.

Information such as photos, history of the city, where we've been, where we are, where we're going can be put on the city's website. The information should target young families, letting people know that this is a great, affordable place to raise a family, close to major roads with local control. Realtors would also be targeted with this information. This would conclude Phase One.

If the city is pleased with Phase One, Mr. Kaplan and Ms. Minor will discuss Phase Two. At this time the city would decide what makes Meadows Place different from other surrounding areas. Possible ideas would be coming up with a tag line, a marketing identity and targeting new home buyers. Phase Two may involve a "welcome wagon" type of program where new residents could be paired with a family who has lived here for some time and volunteers to mentor a new family.

Mrs. Minor then explained her part in this process. She will help us to publicize what we have to offer to our residents. She and Mr. Kaplan will guide us in how to market our city. Mr. Hamilton suggested we promote our city as a community developed and not a community in development.

The first phase will cost \$5,500. It will require \$2,500 a downpayment and the balance due at the end of Phase One. All phases will be on a flat fee basis.



MINUTES OF SPECIAL MEETING  
OF MARCH 28, 2006  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 7:05 p.m. by Mayor 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 Charles Kulhanek.

Council discussed the revised parks project plans. As noted at last month's workshop meeting, bids received to purchase and install tennis court lights were double what had been projected. After studying the soil report prepared by Tolunay-Wong, it was determined that the data had been mis-read. While the same lighting will be used, it will be necessary to dig the piers for the lights to a depth of just 18 feet instead of 36 feet. Councilmember Henley said he disagreed about the lights we were going to use however, since the design for the lighting had been made and paid for and highly recommended, Mayor McGrath said he felt we should follow it. Other recommendations were not to install lights, to light only ½ of the courts or to delay lighting for another year. Mayor McGrath said the time to use the grant funds was limited so we need to move forward with the project.

Council then discussed surface water conversion. The city is required to submit a ground water reduction plan by 2008. Fort Bend Water Control and Improvement District No. 2 (Ft. Bend WC&ID No. 2) has approached us to join in their plan at a proportionate cost. The down payment will be \$5,000 and there will be some additional pro rata costs along the way. This agreement will not commit us to purchasing water from Ft. Bend WC&ID No. 2. When the time comes, we can either purchase water from WC&ID #2, or from the City of Sugar Land, or from the City of Houston or we can build our own conversion plant.

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 7:35 p.m.

  
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Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF MARCH 28, 2006  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:37 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One 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 there were three reportable accidents, 14 arrests, 1018 calls for service, six city ordinance citations, 519 traffic citations, 61 offense reports, 40 city ordinance warnings and 104 traffic warnings issued. Captain Ashton said that there was a suicide at Meadows Place Senior Village, four motor vehicles broken into at various businesses and three motor vehicles broken into at various residences in the city. During this reportable time, 11 residential alarms were answered, 234 business checks, 197 close patrols and 206 house watches were performed. During some of the traffic stops made, controlled substances and illegal fire arms were discovered. Also, some of the youth that were caught doing criminal mischief at the park during the Christmas break were caught and are being prosecuted.

In the Public Works Department, there were 119 water related service calls for the month of February. 110 were city related and nine were on private lines. There were two sewer related service calls during the same period. All were on private lines. The Public Works Department has been replacing irrigation valves in the big park and will be laying electrical conduit for the new marquee at the Community Center.

The Parks and Recreation Department was proud to accept a platinum (the highest) award on behalf of the aquatic staff at the Community Pool for 2005 presented by Jeff Ellis & Associates. They are in the process of selecting Life Guards for the 2006 season. The new marquee for the Community Center is on order and the new T-Ball field is being built.

There were no audience comments at this time.

During Mayor's comments, Mayor McGrath noted he has called a workshop session for Council for Tuesday, April 11<sup>th</sup> to begin at 6:00 p.m. at which time a marketing plan for the city will be discussed with Encore Communications. The Economic Development Corporation has already met to hold this discussion and were very impressed with the ideas of the presenters and are recommending the plan to City Council. One of their suggestions is to conduct a poll of residents asking such things as what they like about our city, why they live here, why they stay here, etc. and to offer an incentive of some sort to encouragement to complete the survey.

Mayor McGrath also said that the cities of Manville and Alvin have recently passed sex offender ordinances which make it an offense for sex offenders to live within a certain distance of where kids hang out. We will look into their ordinances and see if they might work here.

During Council comments, Councilmember Henley, as Chairman of the EDC, attended the original presentation from Encore Communications. He said that after



the survey is complete a marketing campaign will be added. It was also suggested that some historical facts about the community be added to the "Did You Know" column of the Newsletter. Or, perhaps, a "Then and Now" column could be added. This public relations campaign will be an on going project of the city. Councilmember Henley also reported that he recently attended a National League of Cities meeting in Washington, D.C. While there he met with both Senators John Cornyn and Kay Bailey Hutchinson. He learned that Congress is listening to cities on subjects such as franchise fees and eminent domain problems. Councilmember Henley also noted that there would be a special Legislative Session called the end of April in Austin during which the subject of school finance will be discussed. He hopes that tax reform in the form of appraisal/revenue caps will not be addressed due to the fact that studies indicate property values are depressed by revenue caps. Councilmember Jessup said the key words in this matter are "get educated." It is important for people to be aware of what would happen in any given situation concerning tax reforms. He encouraged everyone to get involved, noting that school board elections will be held on May 13<sup>th</sup> and that 60% of our tax dollars currently go to schools. Councilmember Staigle said he tells his friends, when they complain about high taxes, to get involved by going to meetings of local agencies, especially during budget sessions and telling the elected officials what programs they should cut when they request a cut tax rates.

Councilmember Jessup then made a motion to approve the minutes of the February 28, 2006, workshop meeting, February 28, 2006, public hearing and February 28, 2006, regular meetings. Councilmember McCann seconded this motion which carried unanimous approval.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE AMENDING CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, TEXAS, ENTITLED, "MISCELLANEOUS OFFENSES," ARTICLE I, ENTITLED "IN GENERAL," BY ADDING A NEW SUBSECTION 20-25, ENTITLED "JUVENILE CURFEW."**

A public hearing was held on Tuesday, February 28<sup>th</sup> at 7:00 p.m. Comments made were mostly favorable. The curfew would apply to children under the age of 17 and would be in effect at 11:00 p.m. Sundays through Thursdays and at midnight on Friday and Saturday nights. Councilmember McCann made a motion, seconded by Councilmember Piwonka to adopt the ordinance, numbered 2006-06, as presented. A short discussion followed in which Mayor McGrath noted that the ordinance would be in effect for three years after which time it would automatically rescinded unless another public hearing is held and the ordinance is renewed by Council. This is a requirement of State statute. Councilmember Jessup said the ordinance still troubles him. He has done a lot of research and is convinced that our Police Department will effectively use it. Mayor McGrath called for a vote on the motion. The motion carried with Councilmembers Henley, McCann, Piwonka and Staigle voting "aye" and Councilmember Jessup voting "nay."

Council then received a Certification of Unopposed Candidates from the City Secretary which verified that only one candidate has filed for each open place on the May 13, 2006 ballot as follows: for Mayor – Mark McGrath; for Alderman Place No. 1 – Charles Jessup; for Alderman Place No. 2 – Charles Kulhanek; for Alderman Place No. 3 – David Wilkens. Councilmember Piwonka made a motion, seconded by Councilmember Henley, to accept the Certification of Unopposed Candidates as received from the City Secretary.

Mayor McGrath then read the caption to the following ordinance:

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



Councilmember Henley made a motion, seconded by Councilmember McCann, to declare the following candidates as having been elected: Mark McGrath, Mayor; Charles Jessup, Alderman Place No. 1; Charles Kulhanek; Alderman Place No. 2 and David Wilkens, Alderman Place No.3; and adopt the ordinance, No. 2006-07, thereby canceling the May 13, 2006 City of Meadows Place General Election. The motion carried unanimously.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION ADOPTING THE FORT BEND COUNTY  
MULTI-HAZARD DEBRIS MANAGEMENT PLAN,  
AUTHORIZING THE FORT BEND COUNTY JUDGE TO  
APPOINT MEMBERS TO THE FORT BEND COUNTY DEBRIS  
MANAGEMENT TEAM AND AGREEING TO TAKE SUCH  
OTHER OFFICIAL ACTION AS MAY BE REASONABLY  
NECESSARY TO CARRY OUT THE OBJECTIVES OF THE  
MULTI-HAZARD DEBRIS MANAGEMENT PLAN.**

Hurricane season is fast approaching. We have witnessed the help that the county can provide when a tornado passed through the city a few years ago. This resolution solidifies the relationship between the County and our City. We will also help other entities when help is needed whenever possible. Councilmember Staigle made a motion to adopt the resolution, No. 2006-01, as presented. Councilmember Jessup seconded the motion which carried unanimously.

Councilmember Staigle then made a motion, seconded by Councilmember Piwonka, to ratify expenditures totaling \$355,279.97 as presented on the agenda. The motion carried unanimously.

During audience comments resident Marti Pattinson, a member of the Texas Real Estate PAC invited everyone to travel to Austin on April 17<sup>th</sup> to encourage our Legislatures at the State Capital not to impose appraisal caps on properties. Councilmember Henley added that the economic impact of appraisal caps in Texas could reach \$22 billion in 20 years. Appraisal caps in Colorado have already resulted in the loss of 68,000 jobs in that one state alone.

Councilmember Staigle thanked Councilmembers Piwonka and McCann for their many years of service to the city as City Council members.

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

  
Elaine Herff, City Secretary



MINUTES OF SPECIAL MEETING  
OF APRIL 11, 2006  
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 was Charles Kulhanek, David Wilkens Carole Minor and Barry Kaplan.

Council discussed a proposed marketing program for the city with Barry Kapllan of B.J. Kaplan & Associates and Carole Minor or Encore Communications. Mayor McGrath noted this same presentation was given to Meadows EDC members in March.

Mr. Kaplan spoke first. He explained that he had a MUD background and he had worked for the company who did the study on whether or not it would be feasible for residents of The Meadows M.U.D. to incorporate as a city back in 1983. He said he and Ms. Minor worked together as a partnership – a team. Their primary goal is to promote the City of Meadows Place in a proactive way by doing an "audit" of the last five years with a survey distributed to residents. The survey would tell us what people think about Meadows Place and would enable them to drive the marketing part of the program.

Phase one of the survey would be to prepare the survey, collate the returns and publish the results. It would incorporate some historic information also such as how many second generation residents are here. If the city likes the results of phase one, phase two will be discussed.

Council will determine what will be asked in the survey and to whom it will go. It will determine what makes us different and where do we want to be and how do we get there. The program will create an identity for the city, using the Newsletter and Website as well as press announcements as tools. A flat fee with no extra expenses has been agreed upon.

Ms. Minor said there will be many stories to explore. A distribution list will be created and a strategy discussed. The survey will be a discussion of possibilities for the city. It will encourage residents to tell us what they feel and think about their city so the City Council will know what to do.

Council was asked to email their suggestions for items for the survey to the Mayor by Friday, April 21<sup>st</sup> so that he could pass them on the Mr. Kaplan and Ms. Minor so that they will be able to develop the questions for the survey and have a tentative list ready by a May 9<sup>th</sup> 6:00 p.m. workshop.

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 7:18 p.m.

  
Elaine Herff, City Secretary



MINUTES OF SPECIAL MEETING  
OF APRIL 11, 2006  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:25 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:

**ON AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS TO EXECUTE AN AGREEMENT WITH TECHLINE SPORTS LIGHTING, LP TO INSTALL TENNIS COURT LIGHTING.**

Councilmember Jessup noted the hard work put in by Parks Directors Monya Keenen and Terry Modeland, along with Councilmember Staigle, to get the specs corrected and the lights and fencing installed for an amount at about one half the original bid cost. Councilmember Staigle made a motion to approve the ordinance, numbered 2006-08, as presented. The motion carried unanimously.

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 9TH DAY OF MAY, 2006, AT 7:00 O'CLOCK P.M. AT THE CITY OF MEADOWS PLACE CITY HALL, ONE TROYAN DRIVE, MEADOWS PLACE, TEXAS TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION INVOLVING A PROPOSAL TO AMEND CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, ENTITLED "PLANNING AND ZONING REGULATIONS," ARTICLE IX OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, ENTITLED "SPECIFIC USE AMENDMENTS," BY ADDING THERETO A NEW SUBSECTION 24-910, GRANTING A SPECIFIC USE PERMIT TO DARRYL FLOWERS, SENIOR PASTOR OF MORNING STAR CHRISTIAN CHURCH TO HOLD CHURCH SERVICES AT 12002 SOUTHWEST FREEWAY, SUITE A; AND TO PROVIDE FOR NOTICE AS REQUIRED BY LAW.**

Mayor McGrath said he had a brief meeting with Consulting Building Official Joe Edwards today. He said a meeting has been set up with Benchmark Engineering who represent a possible buyer for the total Garden Ridge/Lowes property as well as the north side of Dorrance property. They recognize the best use of the property would be to tear down the existing building. Cost of the demolition however will be huge.



They are interested in a possible TIRZ zone. Mr. Edwards said he would contact Mr. Flowers to see if his church, Morning Star Christian Church, was still interested in leasing the site in the mall in light of this new development. If so, the public hearing would be scheduled for Tuesday evening, May 9<sup>th</sup> at 7:00 p.m. Councilmember Piwonka made a motion, seconded by Councilmember Staigle to adopt the Ordinance, **Number 2006-09**, calling the public hearing. The motion carried unanimously.

Agenda item 4, calling another public hearing, was not discussed due to the fact that Helping Grace International Church pulled their request for a specific use permit.

Council then discussed authorizing the Mayor to sign an agreement for participation with Fort Bend County Water Control and Improvement District No. 2 in their Preliminary Engineering Study for Feasibility of Groundwater Reduction Plan Participation. The Fort Bend Subsidence District has required all cities and water districts to adopt a proposal to reduce ground water usage by 2013. The city must submit a plan to do this by 2008. This agreement will allow us to join with Fort Bend County Water Control and Improvement District No. 2 as they conduct a preliminary engineering study on groundwater reduction. Councilmember Henley made a motion, seconded by Councilmember Jessup, to authorize the Mayor to sign the agreement.

There being no further business to consider, Councilmember McCann made a motion, seconded by Councilmember Staigle, to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:00 p.m.

  
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Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING  
OF APRIL 25, 2006  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

Mayor: Mark McGrath

Aldermen: Charles Jessup  
Joe McCann  
David Piwonka  
Rick Staigle

and the following absent:

Alderman: Terry Henley

thus constituting a quorum.

Also present were Charles Kulhanek and David Wilkens.

Council first discussed a proposed franchise with CenterPoint Energy. Mayor McGrath explained that in 1985 the city signed a fifty year franchise agreement with Houston Lighting & Power (now CenterPoint Energy) for a 4% gross revenue franchise. This amount is based on 4% of all the electricity used in our city. A new agreement was reached with the City of Houston and CenterPoint would like to get all area cities the same deal. This will result in financial benefits to the city as well as well as extend the agreement for eleven more years (to 2046.) There is no downside to this ordinance which appears on tonight's regular council agenda.

Council then discussed the status of the former Garden Ridge property. Mayor McGrath said he had met with Mr. Sied Sour of Benchmark Engineering who represented the property owners, Sue Darcy of Knudson & Associates and Joe and Dana Edwards with Bureau Veritas. The background on a proposed TIRZ was presented which would result in approximately 200 town home units being built on the property, each with an approximately value of \$225,000. Mayor McGrath said the owner's representative seemed interested.

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 7:15 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF APRIL 25, 2006  
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
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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 three reportable accidents, 8 arrests, 781 calls for service, one city ordinance citation, and 10 city ordinance warnings. There were also five motor vehicles broken into, one DWI, five cases of fraud investigated, three reports of drug paraphernalia (all resulting from traffic stops) and one pursuit which resulted in the recovery of a stolen vehicle during this time period. Councilmember Jessup asked Captain Ashton what has occurred concerning the teen curfew ordinance which was passed last month. Captain Ashton responded that a departmental meeting was held to discuss the proper way to deal with the public when enforcing this ordinance.

In the Public Works Department, it was reported that no information had been received from ECO Resources concerning water/sewer activities. Public Works employees are back on their regular mowing schedule. They have been trimming some trees, specifically in McDonald Park and on the Brighton lot. They have been working on the sprinkler system on Kirkwood from West Airport to Dorrance. Construction on the new home on Pender and at the Oasis is moving along.

During audience comments, resident Vivian Whiteman asked what was happening with the mall property and said she feels the police department needs more space. Regarding the mall property, Mayor McGrath said the man who bought the property tried to market it as retail with no luck. He has met with city officials asking for their ideas. An inquiry on the property was also received from a church group.

Another resident said he would like to see the size of the parking lot on Dorrance increased.

Janet Pote said the parking lot at city hall was being fully utilized with police officer's personal vehicles which made parking for early voters a problem.

During Mayor's comments, Mayor McGrath noted he has been talking to a marketing firm on ways to best market our city to outsiders. A survey is being prepared for residents to see what they like and don't like about the city. The survey will be included in the June and July city Newsletters.

During Council comments, Councilmember Jessup said it has been a real pleasure to work with outgoing Councilmembers Joe McCann and David Piwonka. He also noted that Mayor McGrath has been very proactive in trying to contact the new



owners of the mall property. And, he said the Mayor and Council are very excited about the survey which will be distributed to residents.

Councilmember McCann then made a motion to approve the minutes of the March 28, 2006, workshop and regular meetings and the April 11, 2006 workshop and special meetings. Councilmember Jessup seconded this motion which carried with unanimous approval.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS, DESCRIBING THE PURPOSE OF THE UPCOMING BOND ELECTION OF FORT BEND COUNTY AND ENCOURAGING ITS RESIDENTS TO VOTE IN SUCH ELECTION.**

Mayor McGrath noted that the county population was growing by leaps and bounds. The County hopes to pass bonds to build a new jail, a new Gus George police academy and other buildings along with some building renovations. On the same day, May 13<sup>th</sup>, the School Board will also be holding their election. Through this proposed resolution, Council will be encouraging all residents to vote on May 13<sup>th</sup>. Councilmember Piwonka made a motion to adopt the resolution, numbered **2006-02**, as presented. The motion was seconded by Councilmember Staigle and was unanimously approved.

Mayor McGrath read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO ENTER INTO AN AGREEMENT WITH JAMAIL CONSTRUCTION, TO WORK IN CONJUNCTION WITH ASTRO FENCE COMPANY TO COORDINATE THE TURNKEY INSTALLATION OF THE FENCING AROUND THE FOUR (4) TENNIS COURTS IN THE CITY OF MEADOWS PLACE.**

Last month council awarded a contract for lights for the tennis courts. This contract is for new fencing (using the same, existing fence poles) at the tennis courts. The total of both of these contracts is \$106,000 with \$50,000 coming from grant funds. Councilmember Jessup made a motion, seconded by Councilmember McCann to adopt the ordinance, numbered **2006-10**, as presented. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE GRANTING TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC THE RIGHT, PRIVILEGE AND FRANCHISE TO USE THE PUBLIC RIGHTS-OF-WAY AND TO USE, LICENSE, OR EXPLOIT THE COMPANY'S FACILITIES WITHIN THE PUBLIC RIGHTS-OF-WAY TO CONDUCT AN ELECTRIC DELIVERY BUSINESS IN THE CITY AND FOR SUCH OTHER BUSINESS PURPOSES AS THE COMPANY MAY DESIRE FROM TIME TO TIME, SPECIFICALLY INCLUDING, BUT NOT LIMITED TO, THE GRANTING OF ACCESS TO THOSE FACILITIES FOR THE DELIVERY OF BROADBAND OVER POWER LINES OR SIMILAR SERVICE WITHIN THE CITY OF MEADOWS PLACE, TEXAS.**

Our current franchise agreement with CenterPoint expires in 2035. They have offered a new franchise agreement to surrounding cities which will expire in 2046 and have asked to extend ours to the same year. Councilmember McCann made a motion to



adopt the ordinance, numbered **2006-11**, as read by the Mayor. Councilmember Piwonka seconded this motion which carried unanimously.

Council then discussed a possible ordinance restricting the location of residences of registered sex offenders in our city. Police Captain Gary Stewart said that several area cities, including Brazoria, Alvin and Manvel, have already passed this type of ordinance. This ordinance would make it unlawful for registered sex offenders to reside within 1000 feet of where children gather such as playgrounds, schools, day care centers and swimming pools. Council agreed this was a good idea, a beneficial tool to be used to protect our kids. Councilmember Piwonka made a motion to have a proposed ordinance prepared for consideration by Council at the next regular Council meeting. Councilmember McCann seconded this motion which carried with unanimous approval.

Expenditures totaling \$44,866.00 were presented for Council's approval. Councilmember McCann moved to ratify the expenditures as presented. Councilmember Jessup seconded this motion which carried unanimously.

A member in the audience, representing Boy Scout Troop 103, sponsored by First Colony Church of Christ was recognized for his attendance.

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 8:11 p.m.

  
Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING  
OF MAY 09, 2006  
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 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  
David Piwonka  
Rick Staigle

and the following absent:

Alderman: Joe McCann

thus constituting a quorum.

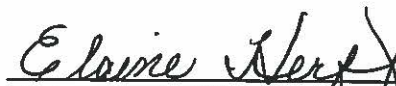
Also present were Barry Kaplan of B.J. Kaplan & Associates, Carole Minor or Encore Communications, Charles Kulhanek and David Wilkens.

Council discussed the proposed survey to be sent to all residents with Mr. Kaplan and Mrs. Minor. It was purposely kept at 20 questions. Mr. Kaplan said we need to look at the over-all picture of what residents like and do not like about our city and not specifics right now. The survey will be included in the June and July newsletters and will be handed out to adults at Splash Night and at the end of the July 4<sup>th</sup> parade. Closing date, to return the surveys, will be August 1<sup>st</sup> and results will be discussed at a workshop meeting preceding the August 22, 2006 regular Council meeting.

Mrs. Minor asked that a drive be included in this first step of promoting the city to ask for old pictures, newspaper articles and press releases about the city.

Results of the survey will be included in the September Newsletter.

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

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF MAY 23, 2006  
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 Terry Henley Rick Staigle

thus constituting a quorum.

Mayor McGrath presented recognition plaques to outgoing Aldermen McCann and Piwonka. He noted that Alderman McCann had been a Council Member since May of 1994. He has served on many committees including the recycling and image committees and most recently helped to design the monument signs at McDonald Park and at the four main city entrances as well as the new monument sign at the Community Center and all the new wrought iron fencing around the parks. Mayor McGrath noted that Alderman Piwonka, a Council Member for the past 21 years has been a fountain of solid advice. He, along with former Council Member Leen Zellers, bid and won the right to purchase the vacant lot on Brighton. Both will be sorely missed on Council.

Justice of the Peace, Precinct 3, Faye Dettling then swore in city officials to their offices as follows: Charles Jessup, Alderman, Place No. 1; Charles Kulhanek, Alderman, Place No. 2; David Wilkens, Alderman Place No. 3; and Mark McGrath, Mayor. Mayor McGrath thanked Judge Dettling for her past ten years of service noting that she was stepping down as Justice of the Peace at the end of this year. Councilmember Henley thanked the outgoing Aldermen noting the great working relationship that existed with council over the past years. He said that working together as a team they have accomplished so very much. Councilmember Jessup said that previous Mayor McDonald along with Councilmembers McCann and Piwonka, have built our city. Councilmember Staigle said that while he has only lived in the city for the past eight years, it was a pleasure working with Councilmembers McCann and Piwonka. Councilmember Kulhanek thanked everyone for the opportunity to serve on Council and that he looked forward to working on Council. Councilmember Wilkens thanked everyone for the privilege to serve this great city and he, too, was looking forward to working on Council.

Kathy Sahlin, with Meadows Home and Garden Club then presented the 2006 Garden Club Scholarship to Erin McGlasson.

Captain Jack Ashton then reported on police activity since the last regular council meeting. He said there were ten reportable accidents (up from the normal five to six each month, a majority of which were "fender benders"), 9 arrests (seven which were actual other agency warrants,) 925 calls for service, no city ordinance citations, 483 traffic citations, 37 reported incidents, 11 city ordinance warnings and 83 traffic warnings. Two of the reported incidents were burglaries which occurred on the previous Friday. One reported incident was a man who was purchasing parts at Helfman Ford for his company but charging them to another company. The juvenile curfew was used a few times, once for a young man who was running down the median of West Airport at 1:30 a.m. and another time at 4:00 a.m. when some youngsters were found at our park. Parents seem happy with the way police have dealt with their children. There were six documented noise complaints in the last month. Cocaine was found in a vehicle that was stopped for running four stop



MINUTES OF SPECIAL MEETING  
OF JUNE 27, 2006  
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: Charles Kulhanek  
Charles Jessup  
Rick Staigle  
David Wilkens

and the following absent:

Alderman: Terry Henley

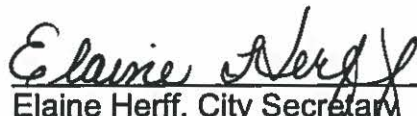
thus constituting a quorum.

Council discussed agenda item 4, possible changes to sex offender ordinance, first. Mayor McGrath explained that with the current ordinance, limiting registered sex offenders to live within 1000 feet of places where children gather, a large portion of the northwest part of the city is not covered. The only available area to put a playground would be at the corner of Dairy Ashford and Dorrance – the site of water well #2. This is not a safe location for a play area. The City of Friendswood has adopted an ordinance with a 2000 foot limit. A 2000 foot limitation would still not cover the entire city, but it will cover most of it. This item will be placed on July's regular meeting agenda.

Council then discussed the proposed TIRZ contract with Knudson and Associates. Mayor McGrath said he had discussed or plans to discuss the situation with all parties involved. These include the City of Stafford, Stafford MSD, Alief ISD and Fort Bend County. Costs related to the TIRZ can be paid for with EDC funds.

Due to the late hour, budget revenue discussions were postponed.

Councilmember Wilkens made a motion, seconded by Councilmember Kulhanek, to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:30 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF JUNE 27, 2006  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:32 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor:	Mark McGrath
Aldermen:	Charles Jessup Charles Kulhanek David Wilkens Terry Henley Rick Staigle

and the following absent:

Alderman:	Terry Henley
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thus constituting a quorum.

Captain Jack Ashton then reported on police activity since the last regular council meeting. He said there was one reportable accident, 14 arrests, 1574 calls for service (which include house watches due to resident vacations,) no city ordinance citations, 752 traffic citations, 51 reported incidents, and 15 warnings. Captain Ashton then gave details of the June 2, 2006, incident when Sgt. Larry Eissler was shot in the shoulder. He finished with the information that Sgt. Eissler was healing very well. Captain Ashton said the Police Dept was working on keeping gangs out of the city, and in increasing the visibility of the department in the West Bellfort and Dairy Ashford area. He also said that the police department helped to solve a wire transfer theft at Wallace State Bank, that there was a robbery at Sam's Club and an attempted robbery at Burger King. Things are happening in our city that are not desirable. Gang recruiting is heavy in Houston and could spill into our area. The police are also continuing with their hurricane preparedness project.

Councilmember Jessup agreed with Captain Ashton's comments and hoped that the city's recently passes sex offender ordinance and the police project of visiting city business establishments on a regular basis are helping to keep the city a little bit safer.

Councilmember Kulhanek asked if the teen curfew ordinance has been useful. Captain Ashton said it has been used a few times but activity remains at a constant level.

Mayor McGrath asked Captain Ashton to deliver two giant get well cards from the Swim Team members and their Board Members.

During audience comments, resident Tom Krouskop said he had some concern with the air horns that are used at swim meets.

During Mayor's comments, Mayor McGrath reminded everyone that the July 4<sup>th</sup> parade starts at 10:00 a.m. from the parking lot across from Garden Ridge. He also encouraged everyone to fill out their survey forms that arrived in the June Newsletter. The surveys will be used to form a marketing campaign for the city. Council would like to know "what we are doing right and what we could be doing better." Mayor McGrath also informed everyone that Councilmember Henley was absent from tonight's meeting because he was attending a TML IEBP Board of Director's meeting in Austin.

There were no Council comments at this time.



Councilmember Staigle made a motion, seconded by Council member Kulhanek to approve the minutes of the workshop and regular meetings from May 23, 2006.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE OF THE CITY OF MEADOWS PLACE, TEXAS, AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS TO ENTER INTO A CONTRACT WITH KNUDSON & ASSOCIATES, LP FOR PROFESSIONAL SERVICES NECESSARY FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE ("TIRZ") WITHIN THE CORPORATE LIMITS OF THE CITY**

The TIRZ would include the Sam's and Garden Ridge properties among others. It would allow the city to sell bonds to demolish the property and build new improvements in its place, possibly higher density patio or town homes. The first phase would consist of a feasibility study. The second phase would consist of the legal work to put the zone in place. Councilmember Jessup made a motion, seconded by Councilmember Staigle approve the ordinance, numbered 2006-17, authorizing the signing of the contract. Councilmember Jessup said that after discussing the TIRZ in workshop sessions, he feels very comfortable moving forward with the project. The motion carried unanimously.

Mayor McGrath read the caption to the following ordinance:

1. **AN ORDINANCE CALLING A JOINT PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF MEADOWS PLACE TO BE HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, AT \_\_\_\_\_ O'CLOCK P.M. AT THE CITY OF MEADOWS PLACE CITY HALL, ONE TROYAN DRIVE, MEADOWS PLACE, TEXAS TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION INVOLVING THE PLAT OF AN 11.46 ACRE TRACT OF LAND LOCATED SOUTH OF WEST AIRPORT AND WEST OF KIRKWOOD ROAD ENTIRELY WITHIN THE CITY LIMITS OF MEADOWS PLACE AND TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION INVOLVING A REQUEST FROM SHELLEY BARRETT, SENIOR PROJECT MANAGER FOR R.G. MILLER ENGINEERS, INC. ACTING FOR OASIS FORT BEND II, LTD., A TEXAS LIMITED PARTNERSHIP TO CONSIDER AMENDING 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 24-805 APPROVING A PLANNED DEVELOPMENT AMENDMENT WITH APPROPRIATE CONDITIONS FOR OASIS FORT BEND II, LTD FOR THE CONSTRUCTION OF A MULTI-USE PLANNED DEVELOPMENT; AND TO PROVIDE FOR NOTICE AS REQUIRED BY LAW.**

This public hearing will address the property east of the current construction. The Planned Development will be similar to the one that was issued in 2004 to Phase One. A five story hospital that will contain \$100 million in equipment and be valued at \$230 million will be built. The entire 11.46 acre tract is entirely in the City of Meadows Place and will have a positive impact on city ad valorem taxes. The public hearing is proposed to be held on July 25, 2006 at 7:00 p.m. at City Hall. Councilmember Kulhanek made a motion to adopt the ordinance, numbered 2006-18, as presented. Councilmember Wilkens seconded the ordinance which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE REPEALING ORDINANCE NO. 2006-16, CONFIRMING THE APPOINTMENT OF REGULAR MEMBERS**



**OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS PLACE, TEXAS, (CITY PLANNING AND ZONING COMMISSION) AND ADOPTING A NEW ORDINANCE CONFIRMING THE APPOINTMENT OF A REGULAR MEMBER AND AN ALTERNATE MEMBER OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS PLACE, TEXAS (CITY PLANNING AND ZONING COMMISSION) FOR A TERM BEGINNING IMMEDIATELY UPON PASSAGE OF THIS ORDINANCE, AND ENDING ON THE 26<sup>TH</sup> DAY OF FEBRUARY, 2008, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.**

Mayor McGrath said that at our last council meeting, two regular members were appointed to the Planning Commission. That made for six regular members while our ordinance only allows for five. He is proposing Bob McDonald be named the regular member and Bryan Swinney the alternate member. Councilmember Staigle made a motion, seconded by Councilmember Jessup, to adopt the ordinance, numbered 2006-19, appointing Bob McDonald as a regular member and Bryan Swinney as an alternate member to the Planning and Zoning Commission. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS TO ENTER INTO AN INTERLOCAL COOPERATION AGREEMENT WITH FORT BEND COUNTY, TEXAS FOR THE COLLECTION OF TAXES.**

The county is requesting that we enter into this contract. All things regarding the collecting of our taxes will remain the same. Councilmember Kulhanek made a motion to adopt the ordinance, numbered 2006-20, as presented. Councilmember Jessup seconded this motion which carried unanimously.

Council then discussed confirming the exemptions to be allowed and the amounts or percentages thereof to be in effect for tax year 2006 and future years until rescinded by council action. Councilmember Jessup made a motion, seconded by Councilmember Kulhanek to continue with the same exemptions and the same amounts or percentages in last year. They are: Homestead Exemption: 13% or \$5,000, whichever is greater; Over 65 Exemption: \$30,000; Disabled Person Exemption: \$30,000; and Disabled Veteran's Exemption: \$5,000 to \$12,000. The motion carried unanimously.

Councilmember Kulhanek then made a motion to ratify the expenditures as presented on the agenda. Councilmember Staigle seconded this motion which carried unanimously.

During audience comments, resident Marty Pattinson asked what properties would be included in the TIRZ. Mayor McGrath said it would consist of the old Garden Ridge, Loew's, and Sam's Club; the vacant areas across Dorrance and along Troyan Drive; and maybe the Nissan and Helfman Ford properties.

Resident Thomas LaPointe asked if the TIRZ succeeds, where the 4<sup>th</sup> of July parade would start from in the future. Mayor McGrath said he wasn't sure yet. The Church parking lot was a possibility.

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

  
Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING  
OF JULY 11, 2006  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

Mayor: Mark McGrath

Aldermen: Terry Henley  
Charles Kulhanek  
Rick Staigle  
David Wilkens

and the following absent:

Alderman: Charles Jessup

thus constituting a quorum.

Council discussed next year's Public Works and Public Utilities budgets with Director Dan McGraw. Mr. McGraw explained the need to include funds to recoat Well #2 as well as funds for new equipment.

Mayor McGrath explained what he thought revenues for next year might be. He cautiously added that several properties are under protest so it is difficult to determine what figure can be used for ad valorem tax revenue.

Discussion the former Garden Ridge Property, Mayor McGrath said it was necessary to put the proposed TIRZ on hold due to the fact that the owner has backed out of his support of the project.

Councilmember Kulhanek made a motion, seconded by Councilmember Henley, to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:30 p.m.

  
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Elaine Herff, City Secretary



MINUTES OF JOINT PUBLIC HEARING  
OF JULY 25, 2006  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS  
PLANNING AND ZONING COMMISSION OF CITY OF MEADOWS PLACE

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

Mayor: Mark McGrath

Aldermen: Terry Henley  
Charles Jessup  
Charles Kulhanek  
Rick Staigle  
Dave Wilkens

Planning Commission  
Chairman: Steve Gardner

Commission Members: E.J. Messarra  
Theresa Bathe  
Marti Pattinson  
Bob McDonald  
Bryan Swinney

thus constituting a quorum.

Mayor McGrath read the agenda item for the joint public hearing as follows:

A Joint Public Hearing of the City Council of the City of Meadows Place and the Planning and Zoning Commission of the City of Meadows Place, Texas to hear any and all persons desiring to be heard on or in connection with any matter or question involving the plat of an 11.46 acre tract of land located south of West Airport and west of Kirkwood Road entirely within the city limits of Meadows Place and to hear any and all persons desiring to be heard on or in connection with any matter or question involving a request from Shelley Barrett, Senior Project Manager for R.G. Miller Engineers, Inc. acting for Oasis Fort Bend II, Ltd., a Texas Limited Partnership to consider amending 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 24-805 approving a Planned Development Amendment with appropriate conditions for Oasis Fort Bend II, Ltd for the construction of a multi-use planned development.

Mayor McGrath introduced Mr. Al Fairfield and asked him to explain his project. Mr. Fairfield said the plat being considered is virtually the same as the original plat that was presented two years ago. The only difference is the addition of a triangular piece of land that has since been acquired that is adjacent to the adjoining apartment buildings. This addition will allow for an improved traffic flow around the project with a twenty-eight foot (double wide) lane for vehicles.

The first building in the current project is scheduled for completion in January or February of 2007. It will have 123 rooms, compared to the existing 82 rooms in the present building which houses 90 to 100 current residents. The new building will have room for 246 beds. It is anticipated that, in the next four years or so, 400 – 500 seniors will be living on the campus.



The new hospital will be fully operational within five years. The complex will also house at least one specialty hospital, perhaps a diabetes hospital and/or a hospice center and/or a rehabilitation hospital. The complex will be totally built out within five to six years. Currently, two buildings are under construction with seven more planned.

A new traffic study has recently been completed. Terry McDaniel, with Mid Town Engineers explained the findings. He said no changes are being recommended for the Ambleswood intersection. The primary entrance to the complex will be at a new site further east. This site will have traffic lights and turn lanes. Further west another minor entrance will also contain left turn lanes. A fourth drive into the property will also provide for a right turn lane. It is anticipated that the major traffic flow will be opposite what current rush hour traffic now exists.

At the intersection of West Airport and South Kirkwood new lanes will be constructed as follows: northbound on Kirkwood – a dual left turn lane; eastbound on West Airport – a right turn lane; westbound on West Airport – a right turn lane. There will also be a major entrance to the complex at the southern most property line on Kirkwood.

Water and sewer connections to the current fourteen acre development are being provided by WC&ID #2 in Stafford. The balance of the property will be served by the City of Meadows Place. We currently have the water and sewer capacity to provide this service and no new facilities will need to be added by the city.

Opening up the meeting to audience questions/comments, Ron Rieger asked about anticipated noise from a possible heliport or ambulances. While there will be ambulances, most will not have emergency sirens going because they will mainly be used to transport patients. Currently no heliport is planned.

Councilmember Jessup asked about the projected number of employees. The best guesstimate is for around 3000 employees working three different shifts. The ratio of employees to residents is about 50/50.

Councilmember Kulhanek asked about drainage capacity and when groundbreaking is anticipated for the new section. Fort Bend County Drainage District has approved the project drainage. The new section will be started next year.

Further discussions revealed that the traffic signal will be ready and operational when the third building opens, that traffic along West Airport will get worse, with or without any new buildings, and that the right turn lane into the property should be tied into the opening of the garage entrance.

Meadows Place will double its \$240 million ad valorem tax base when this project is completed. The project is valued between \$400 and \$500 million. Of the 30 acres, 23 are in Meadows Place and 7 are in Stafford.

Councilmember Henley said he is excited about this excellent project which he expects will put the City of Meadows Place "on the map."

Mayor McGrath said after this meeting, the Planning Commission will adjourn into a new meeting and deliberate the comments made at this meeting. They will then make their recommendations to City Council. Council will receive P&Z's recommendations at their August City Council Meeting.

Councilmember Jessup made a motion, seconded by Councilmember Henley, to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:52 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF JULY 25, 2006  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 8:06 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 Charles Kulhanek Rick Staigle Dave Wilkens

thus constituting a quorum.

Captain Jack Ashton reported that since the July meeting, there have been four reportable accidents; 10 arrests; 1846 calls to officers for service; 609 traffic citations issued, 56 offence reports written, 4 city ordinance and 76 traffic warnings issued for a total of 2,605 activity incidents. He said the Crime Watch Meetings will begin again on August 8<sup>th</sup> with a Gang Activity presentation. He said there was a serious accident on Brighton at Sturdivant caused by driving at an excessive rate of speed. The driver, and sole occupant of the vehicle, was life flighted to the hospital and escaped with only bruises and a broken leg. There was a shooting at night club at 59 and Wilcrest where two of the victims that were shot ended up in the grass at the Nissan Dealership. There were nine BMV's (motor vehicle burglaries.) This city and neighboring communities have seen a steady increase in BMV's lately. There was a burglary at C&H (Pappas Grill and Steak House) which appears to be one of a chain of businesses that have been broken into along the 59 corridor ending in Rosenberg. Other incidents in the city include an e-mail terrorist threat, teenagers stealing MP3 memory sticks from Radio Shack, a discharged firearm and traffic stops that produced drugs, a documented gang member and a car chase involving a 15 year old driver. There has also been a steady request (three or four per day) of house watch requests.

There were no audience comments at this time.

During Mayor's comments, Mayor McGrath noted that, to date, over 260 survey responses have been received. The cut off date to return surveys is August 15<sup>th</sup>. He reminded everyone that Tuesday, August 1<sup>st</sup> was National Night Out and encouraged participation. Mayor McGrath also said that he plans to ask the Planning Commission to study the city's political sign ordinance with the intention of limiting the length of time such signs are allowed to be put up before an election. Currently the ordinance only addressed after the election when such signs must be removed within five days.

During Council comments, Councilmember Jessup said he was surprised and very pleased by the number of surveys we have received. He has checked with other cities with similar surveys and none of them have ever received over 200 replies.

Councilmember Kulhanek then made a motion to approve the minutes of the June 27, 2006 workshop and regular meetings and July 11, 2006, workshop meeting. Councilmember Henley seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE OF THE CITY OF MEADOWS PLACE, TEXAS, DEFINING CERTAIN TERMS; MAKING IT UNLAWFUL FOR CERTAIN SEXUAL OFFENDERS TO RESIDE WITHIN 2000 FEET OF PREMISES WHERE CHILDREN GATHER; PROVIDING EXCEPTIONS TO THE ORDINANCE; PROHIBITING PROPERTY OWNERS FROM RENTING REAL PROPERTY TO CERTAIN SEXUAL OFFENDERS; PROVIDING PENALTIES FOR VIOLATIONS OF THE ORDINANCE; REPEALING ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH INCLUDING ORDINANCE NO. 2006-14; PROVIDING A SEVERABILITY CLAUSE; AND FINDING FACT.**

The previous ordinance, Numbered 2006-14, limited the area certain sexual offenders could reside to 1000 feet of premises where children gather. This ordinance would increase that limit to 2000 feet. The City of Friendswood recently passed a similar ordinance. Mayor McGrath reminded council that there is some risk associated with being the first or second city to do something like this. The 2,000 foot limit covers about 90 percent of the city. It does exclude the northwest area of the city. Councilmember Henley made a motion, seconded by Councilmember Jessup, to adopt the ordinance, numbered **2006-21**, limiting the number of feet where certain sexual offenders can reside to within 2000 feet of premises where children gather. The motion carried unanimously.

Councilmember Jessup then moved to ratify the expenditures of \$5,766.28 to Fleetcor Technologies (Fuelman) for fuel used in city owned vehicles; of \$34,656.00 to Jamail Construction for fencing around the tennis courts; and of \$12,447.50 to Landscape Concepts for materials to be used around the West Airport monument signs. The motion was seconded by Alderman Kulhanek and carried unanimously.

There were no audience comments at this time.

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

  
Elaine Herff, City Secretary



MINUTES OF SPECIAL MEETING  
OF AUGUST 08, 2006  
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 Kulhanek Charles Jessup Rick Staigle David Wilkens

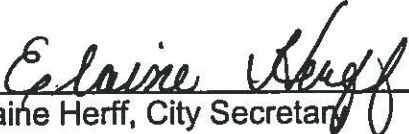
thus constituting a quorum.

Council discussed the proposed Parks and Recreation Department budget with Co-director Monya Kennen.

There were small changes for each account to reflect rising costs. The major change request was in the capital improvements line. The pool needs to be replastered. Currently this is a cosmetic need only. A high estimate is \$47,000 for this project. Parks would also like to replace the slatted wooden cover at the west end of the pool's grassy area. The estimate for this project is \$10,000. They would also like to extend the wrought iron fence along the ditch portion of the parking lot and replace some exercise equipment at the park for an estimated cost of \$10,000 each.

Council briefly discussed expected revenues. Water, sewer and garbage rates are all expected to need increasing. The proposed tax rate will be \$0.73 per hundred dollars evaluation. This will keep the city below the roll back rate but will not allow for any frills. Most capital improvement requests will not be included in the final budget.

Councilmember Wilkens made a motion, seconded by Councilmember Staigle, to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:00 p.m.

  
Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF AUGUST 22, 2006  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:30 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor:	Mark McGrath
Aldermen:	Terry Henley Charles Kulhanek Charles Jessup Rick Staigle David Wilkens

thus constituting a quorum.

Council discussed the proposed budget for the 2006 – 2007 fiscal year.

Revenue wise, Mayor McGrath said he was proposing a \$0.73 property tax rate. Currently the debt service fund is over funded. A projected deficit will bring down this balance. The city keeps some reserves on hand for possible disasters hitting here. While residents of destroyed homes can always walk away from them, the city must remain functioning.

Councilmember Jessup said we need to educate our residents with what's going to happen with water resources in the near future. Mayor McGrath said we will have three choices. Surface water (no longer well water) will be required. We can connect to WC&ID #2, or to the City of Houston, or to Sugar Land's water supply. With each way, we would have to pay our pro rata share of the costs of bringing the water to the supplier. When the time comes, we will probably need a bond election.

Council then reviewed expenses to the budget for 2006-2007

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

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF AUGUST 22, 2006  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:34 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor:	Mark McGrath
Aldermen:	Terry Henley Charles Kulhanek Charles Jessup Rick Staigle David Wilkens

thus constituting a quorum.

Captain Jack Ashton gave a report on police activities since the last regular council meeting. He said there were four reportable accidents, 11 arrests, 1241 calls for service, one city ordinance violation citation issued and 528 traffic citations issued. Twenty city ordinance violation warnings and 92 traffic warnings were also issued during this time frame. He noted that the burglary of a residence resulted in two drug arrests. He said a construction trailer at the medical campus was broken into. A suspicious person report was received about an individual going car to car in the Monticeto/Solano Court area. Radio Shack reported a shop lifting incident. There were six arrests for possession of drug paraphernalia and six for possession of marijuana. There were five burglary of motor vehicles reported. During the time period, police completed 281 business checks and 602 house watches. Word must have gotten out that we have a curfew ordinance because there were no curfew violations. He also reported that, thanks to the traffic engineer sitting on council, a new three-way stop sign was installed at Scottsdale and Ainsworth. Council said they were glad to see police officers at the school on the first day of school.

There were no audience comments at this time.

During Mayor's comments, Mayor McGrath noted that the cut off date to return city surveys was August 15<sup>th</sup>. By that date, 382 surveys were returned. We are now in the process of disseminating the information. At first look, residents like the city's police department and the small town environment of Meadows Place. There is concern about the surrounding areas and the upkeep of rental properties.

During Council comments, Councilmember Jessup said the return of 382 surveys went beyond (almost double) his expectations. He also noted that Meadows Elementary School received an exemplary rating and this award plays a big part in the promotion of our city.

Councilmember Henley said he, too, was happy with the number of surveys returned. He said council wants to do all they can to improve the image of our city and will be launching a public relations campaign to remind people this is a good place to live. Councilmember Henley also reported that at the TML Region 14 meeting he attended, it was reported that the state legislature will again be pushing for tax revenue caps.

Mayor McGrath then asked if council wanted to remove any of the items from the consent agenda for further discussion. Since there were no requests, Councilmember Henley made a motion, seconded by Councilmember Jessup to approve the consent agenda items as presented. They are as follows:

1. Agenda item #6: Approval of minutes of July 25, 2006, workshop, Joint Public Hearing with Planning Commission, and regular meeting meetings and August 8, 2006, workshop meeting.



2. Agenda item #7: An ordinance (numbered **2006-22**) confirming the appointment of a regular (**Brian Swinney**) and an alternate member (**Travis Tanner**) to 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 27<sup>th</sup> day of February, 2008, pursuant to the terms and provisions of Chapter 24 of the Code of Ordinances of the City of Meadows Place.
3. Agenda item #8: An ordinance (numbered **2006-23**) appointing one (1) member of the Meadows Economic Development Council and Director of the Meadows Economic Development Corporation (**Ken Blankenship**) for a term commencing immediately upon passage of this ordinance, and ending on the 31st day of December, 2006.
4. Agenda item #9: An ordinance (numbered **2006-24**) authorizing the Mayor and the City Secretary of the City of Meadows Place, Texas, to execute an addendum to the Interlocal Agreement between Fort Bend County and the City of Meadows Place providing for the housing of City prisoners and an increase in cost.
5. Agenda item #10: An ordinance (numbered **2006-25**) authorizing the Mayor and the City Secretary of the City of Meadows Place, Texas, to execute an addendum to the Dispatch Agreement between Fort Bend County and the City of Meadows Place, Texas.
6. Agenda item #11: An ordinance (numbered **2006-26**) authorizing the Mayor and the City Secretary of the City of Meadows Place, Texas, to execute an addendum to the radio agreement between Fort Bend County and the City of Meadows Place, Texas
7. Agenda item #12: Receipt of 2006 Tax Year Value of New Property and 2006 Tax Year Certified Appraisal Roll Totals as submitted by Patsy Schultz, RTA, Fort Bend County Tax Assessor/Collector.
8. Agenda item #13: An ordinance (numbered **2006-27**) calling a public hearing (for 7:00 p.m. at Meadows Place City Hall) on the budget for fiscal year 2006-2007 for September 12, 2006.
9. Agenda item #14: An ordinance (numbered **2006-28**) calling two public hearings (both for 7:00 p.m. at Meadows Place City Hall) on a proposal to increase total revenues from properties on the tax roll for 2006 for September 12, 2006 and September 19, 2006.
10. Agenda item #15: Ratification of expenditures totaling \$174,357.32.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO EXECUTE CHANGE ORDER NUMBER ONE TO A CONTRACT FOR PHASE THREE PAVING IMPROVEMENTS PROJECT WITH A-TEC ENGINEERS & CONTRACTORS, L.P. TO ALLOW FOR A NET INCREASE OF \$141,227.85 AND 100 CALENDAR DAYS.**

Mayor McGrath reminded Council that additional bond funds were left, after paying for street repairs, to pay for the repair of some additional "bird baths" in the city. In exchange for completing these repairs for the same costs as provided in the original contract, the city agreed not to penalize the contractor for not completing the original repairs in the specified number of days. Councilmember Staigle made a motion to adopt the ordinance, numbered **2006-29**, as presented. Councilmember Henley seconded the motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:



**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO ENTER INTO A CONTRACT WITH SRNK,LLC TO PROVIDE SLUDGE HAULING AND MANAGEMENT SERVICES TO THE CITY FOR THE DISPOSAL FEE DESCRIBED TO PROVIDE FOR THE ACCEPTANCE AND TREATMENT OF TCEQ PERMITTED MUNICIPAL BIOSOLIDS.**

This project was sponsored by Fort Bend County Drainage District Director Ron Drachenburg. Price wise, it will be very competitive and it will also be much more environmentally conscious. Councilmember Jessup made a motion, seconded by Councilmember Kulhanek to adopt the ordinance, numbered 2006-30, as presented. The motion carried unanimously.

Mayor McGrath then recommended that council consider \$0.73 as the proposed tax rate for the City of Meadows Place for 2006. He said this rate is based on the budget that will be discussed before the public on Tuesday, September 12<sup>th</sup> and two public hearings to hear comments from the public on the tax rate will also be held. The first will be in conjunction with the budget public hearing on September 12<sup>th</sup> and the second will be on September 19<sup>th</sup>. All public hearings will begin at 7:00 p.m. and will be held at City Hall. At the Council's regular meeting, to be held on September 26<sup>th</sup>, Council will pass the budget and set the tax rate to fund operations and pay the city's bonded debts for fiscal year beginning October 1, 2006 and ending September 30, 2007. Councilmember Jessup made a motion to set the proposed tax rate at \$0.73. Councilmember Henley seconded this motion. Mayor McGrath called for a roll call vote. Councilmember Kulhanek voted "aye"; Councilmember Jessup voted "aye"; Councilmember Henley voted "aye"; Councilmember Staigle voted "aye"; and Councilmember Wilkens voted "aye". The motion carried unanimously.

Mayor McGrath then acknowledged receipt of a recommendation from the Planning and Zoning Commission involving the plat of an 11.46 acre tract of land located south of West Airport and west of Kirkwood Road entirely within the city limits of Meadows Place and a request from Shelley Barrett, Senior Project Manager for R.G. Miller Engineers, Inc. acting for Oasis Fort Bend II, Ltd., a Texas Limited Partnership to consider amending 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 24-805 approving a Planned Development Amendment with appropriate conditions for Oasis Fort Bend II, Ltd for the construction of a multi-use planned development. Mayor McGrath said this was the second Planned Development on this total project. The first Planned Development was for approximately 14 acres in Phase One. Phase one is currently being built. This, the second Planned Development, is for the balance of the 33 total acres. It will include medical office buildings and specialty hospitals, all oriented toward senior citizens. The Planning and Zoning Committee has recommended acceptance of the planned development once all the conditions are worked out. Councilmember Kulhanek made a motion, seconded by Councilmember Henley to accept the recommendation from the Planning and Zoning Commission as presented. The motion carried unanimously. The requirements are still being negotiated but they will be similar to what was in the first Planned Development. Council was asked to address any concerns they had to the Mayor

There were no audience comments at this time.

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

  
Elaine Herff, City Secretary



Activity	2006	2005	2004	2003	Notes
Arson	1	1	1	1	
Assault	3	13	20	11	
BMV	31	42	43	67	
Bomb Threat	1	0	0	0	
Burglary of Business	5	8	9	12	
Burglary of Residence	6	1	18	23	2005 Unfounded = 0
Business Check	1940	1668	0	0	
Close Patrol/Property Check	1500	2629	1584	1081	
Consent to Search Vehicle	11	14	3	3	
Criminal Mischief	35	50	88	54	
Disorderly Conduct/Disturbances	48	64	62	70	
Fraud/Forgery/ID Theft	19	52	35	12	
Homicide	0	0	0	0	
House Watch	2396	4328	4022	2216	
Juvenile Curfew	3	0	0	0	
Motorist Assist	47	121	71	89	
Narcotics	28	66	35	44	
Park Check/Security	481	0	0	0	
Resisting Arrest	3	3	1	2	
Robbery	4	6	4	4	
Sexual Assault	0	0	0	4	
Suspicious Vehicle	60	125	109	146	
Theft	29	45	43	42	
Unlawful Carry of a Weapon	4	2	3	2	
Unlawful Possession of a Weapon Felon	3	0	0	0	
UUMV	6	12	8	11	
Zero Tolerance Patrol	288	0	0	0	
Sub-Total	6952	9250	6159	3894	
All Activity (excluding Citations)	8745	12654	8852	7056	
Citations	3952	4096	3386	5024	
Warnings	677	1211	491	757	
Grand Total	20326	27211	18888	16731	
Number of Officers	FT	13 <sup>1</sup>	16 to 13 <sup>2</sup>	16 <sup>3</sup>	15
	PT	2	2	2	2
	Non-Paid	0	2	1	1
<sup>1</sup> Late 2005 (2) officers were laid off reducing manpower to 13 Officers including the Chief <sup>2</sup> (1) Officer was replaced with a civilian employee who is unable to work Patrol for extra coverage, Holidays or Special Events <sup>3</sup> The part time warrants officer was replaced with a full time Officer. This increased total Officers from 15 to 16 full time					

**BIG NOTE: 2006 numbers are only through Mid-July**



MINUTES OF PUBLIC HEARING  
OF SEPTEMBER 12, 2006  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

Mayor:	Mark McGrath
Aldermen:	Terry Henley Charles Kulhanek Charles Jessup Rick Staigle David Wilkens

thus constituting a quorum.

Mayor McGrath explained the purpose of tonight's public hearing was to discuss with the public the city's proposed budget and tax revenues for fiscal year 2006-2007.

Since there was no audience present, Mayor McGrath said he would wait five minutes in case anyone showed up.

At 7:05, when there was still no audience, Mayor McGrath declared the public hearing to be closed.

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 7:06 p.m.

  
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Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING  
OF SEPTEMBER 12, 2006  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 5:30 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 Kulhanek Charles Jessup Rick Staigle David Wilkens

thus constituting a quorum.

Also present was City Attorney Grady Randle.

Mayor McGrath explained Council would now go into EXECUTIVE SESSION: In accordance with Texas Government Code §551.074 (Personnel Matters) to discuss the position of Police Chief.

Council retired into closed session at 5:37 p.m.

Council returned to open session at 7:49 p.m., and Mayor McGrath announced that no action would be taken as a result of the Executive Session.

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

  
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Elaine Herff, City Secretary



MINUTES OF WORKSHOP MEETING  
OF SEPTEMBER 19, 2006  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 5:35 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor:	Mark McGrath
Aldermen:	Terry Henley Charles Kulhanek Charles Jessup Rick Staigle

and the following absent:

Alderman:	David Wilkens
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thus constituting a quorum.

Also present was EDC Board Member Robert Graf.

Council discussed results of the recent city survey and plan future marketing efforts with marketing consultants Carole Minor and Barry Kaplan.

The survey revealed that residents are optimistic about our city with very high positive remarks and no defined negative comments. We received a good return of surveys and they will be a good tool for council to work with and a great tool to use to market the city. Several suggestions were given to council on what could be done now, especially via our Newsletter and our website.

The cost of phase two and phase three will be ready in October should council choose to implement them. There will be two types of campaigns, a marketing campaign and a public relations campaign. Training will be provided to those who volunteer to work on either campaign and will require at least a two year commitment. The campaigns will target 30 to 40 year olds with families.

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

  
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Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF SEPTEMBER 26, 2006  
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 Pro Tem Terry Henley 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:

Aldermen: Terry Henley  
Charles Kulhanek  
Charles Jessup

and the following arriving late:

Mayor: Mark McGrath

Alderman: Rick Staigle

thus constituting a quorum.

Also present were Bill Lenhart from WCL Enterprises and Police Captains Gary Stewart and Jack Ashton.

Mayor Pro Tem Henley said the purpose to this meeting was to discuss the proposed management review of the city's police department. He turned the meeting over to Mr. Lenhart who passed out his and his partner's (Leslie Swift) resumes. He gave a run down of what he proposed to do – examine operating procedures, job descriptions, performance evaluations. He acknowledged that it was natural for the officers to have some anxiety about the process. He would try to put them at ease. The final product will be reviewed by the Police Department before it is presented to Council. Structural changes will be designed as goals.

Mr. Lenhart plans to begin the process the week of October 9<sup>th</sup>. And have a draft ready before Thanksgiving.

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

  
Elaine Herff, City Secretary



MINUTES OF WORKSHOP MEETING  
OF OCTOBER 24, 2006  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 5:45 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 Kulhanek Charles Jessup Rick Staigle Dave Wilkens

thus constituting a quorum.

Also present were Bill Lenhart from WCL Enterprises.

At this time, Mayor McGrath said Council would adjourn into EXECUTIVE SESSION: In accordance with Texas Government Code §551.074 (Personnel Matters) to discuss the position of Police Chief.

Council retired into closed session at 5:46 p.m.

Council returned to open session at 6:45 p.m., and Mayor McGrath announced that no action would be taken as a result of the Executive Session.

Council then discussed the current garbage contract the city has with Republic Waste. Republic charges the city \$8.30 per house per month plus tax. At today's rates, this service would cost \$15.00 per house per month. Republic is losing money on our contract and would like to raise the rate. Since they are under contract to the city, the city can either refuse to raise the rates and possibly have to settle for less than great service, or we could work with Republic to see if a solution beneficial to both the City and to Republic Waste can be worked out. Council's consensus was for the Mayor to discuss the situation with Republic's representative and see if a solution can be reached.

There being no further business to consider, Councilmember Kulhanek made a motion, seconded by Councilmember Wilkens 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 PUBLIC HEARING  
OF OCTOBER 24, 2006  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
OF THE CITY OF MEADOWS PLACE, TEXAS

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

Mayor: Mark McGrath

Aldermen: Terry Henley  
Charles Jessup  
Charles Kulhanek  
Rick Staigle  
Dave Wilkens

P&Z Commissioners: Theresa Bathe  
Bob McDonald  
E.J. Messarra  
Bryan Swinney

P&Z Alternate: Travis Tanner

and the following absent: Steve Gardner

thus constituting a quorum of both bodies.

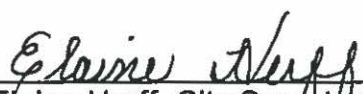
Mayor McGrath said the purpose of this meeting was to hold joint public hearing before the City Council of the City of Meadows Place and the Planning and Zoning Commission of the City of Meadows Place to hear any and all persons desiring to be heard on or in connection with any matter or question involving a proposal to consider amending Chapter 24 of the Code of Ordinances of the City of Meadows Place, entitled "Planning and Zoning Regulations," Article X entitled "Signs." Section 24-1008 entitled "Signs – Residential," subsection (4) limiting the amount of time before an election when political signs can be placed. The Zoning Ordinance addressed the fact that political signs must be removed no later than five days after an election but it does not limit how many days before an election a candidate's signs may be placed in a residential yard before an election. Thirty days before an election has been suggested as a fair and proper time.

Mayor McGrath asked for comments from the audience on the matter. Mr. Gary Littlejohn said he thought it was proper to limit the time both before and after an election for political signs to be allowed in residential yards.

Councilmember Kulhanek said he thought all areas of the yard, including the front windows should be addressed. Wording on the amendments should address all areas where a sign could be displayed.

There were no further comments from the audience, Planning & Zoning members or Council. Mayor McGrath said Planning and Zoning would hold a meeting to discuss their recommendation of this matter immediately following this meeting. Councilmember Henley made a motion, seconded by Councilmember Jessup to close the Public Hearing. The motion carried unanimously.

There being no further business to discuss, Alderman Wilkens made a motion to adjourn the meeting. Councilmember Kulhanek seconded this motion and with unanimous approval the public hearing was adjourned at 7:12 p.m.

  
Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF OCTOBER 24, 2006  
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 Kulhanek Charles Jessup Rick Staigle David Wilkens

thus constituting a quorum.

Captain Jack Ashton gave a report on police activities since the last regular council meeting. He said there were two reportable accidents, 15 arrests, 1320 calls for service, four city ordinance violation citations issued and 500 traffic citations issued. Six city ordinance violation warnings and 107 traffic warnings were also issued during this time frame. Captain Ashton noted that while the numbers are still quite high, they have dropped significantly since last month (from five accidents to two and from 22 arrests to 15.) There were three business alarms answered and eight residential ones. There were three burglary of motor vehicles which is also down from previous months. None of the arrests involved city residents. Captain Ashton emphasized that all 9-1-1 calls are checked out. Many of them are false alarms and residents sometimes become offended when an officer insists on checking out the premises to make sure all is OK. He reminded everyone this is done for their protection and requested understanding on the matter. Captain Ashton noted that there was a low turnout for the last Crime Watch meeting. He also noted the Police Officers will be out in force on Halloween night.

Mayor McGrath received council's consensus to address agenda item nine at this time. He then read the caption to the following ordinance:

**AN ORDINANCE AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, TEXAS BY ADDING THERETO A NEW SECTION 24-805, ENTITLED "PLANNED DEVELOPMENT AMENDMENT – OASIS MEDICAL CAMPUS," 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 explained that a Public Hearing on this issue was held before City Council and the Planning and Zoning Commission in July. Planning and Zoning members met and deliberated and recommended Council act favorably and adopt the Planned Development Ordinance with a few conditions. While the Planned Development for the Senior Meadows Village does not allow animals, it has been



proven the Alzheimer's patients react favorably to the presence of some animals and they will be allowed in the new Alzheimer's units at times. While it was first recommended that no retail establishments be allowed in the Planned Development, it is recognized that traditionally hospitals (which are allowed in the Planned Development and are expected to be built there) usually do contain eating facilities and gift shops. These will be allowed in this planned development. Mr. Al Fairfield addressed Council and said that his project was running on schedule although there have been some delays getting steel for the construction. He expects the Alzheimer's/assisted living building to be completed in January or February and the office building to be completed in February or March. Council congratulated Mr. Fairfield on the great landscaping his company installed on the esplanades. Councilmember Staigle made a motion to adopt the Planned Development Ordinance, numbered **2006-36**, as read. Councilmember Henley seconded the motion which carried unanimously.

During audience Comments, Mr. Jim Elrod, a Scottsdale resident, said he walked in on four men who were burglarizing his home. He sent his wife outside to call 9-1-1 and he went into an "attack" mode. He said it took at least two minutes for the dispatcher to dispatch an officer and four more minutes for the officer to arrive at his residence. This was on a Saturday night at about 7:25 p.m. He feels if an officer had arrived just two minutes earlier, the burglars would have been caught and he wondered if we might have a dispatch problem. Mr. Gary Littlejohn, a Meadow Trail resident, said he has experienced better officer response time when he calls the Fort Bend dispatchers directly rather than going through 9-1-1.

During Mayor's comments, Mayor McGrath said the Halloween Carnival will be held at the Park cul-de-sac next Tuesday evening from 6:00 to 8:30 p.m. He also noted that a scourge of people have been coming into the city to steal the iron grates covering the storm sewers. It is believed they then sell the grates for scrap. As we replace these grates, a costly project, we must weld them into place.

During Council comments, Councilmember Kulhanek said the Cub Scouts would also be helping with the Halloween Carnival. Councilmember Jessup thanked everyone in the audience for coming to tonight's meeting.

Councilmember Jessup then made a motion to approve the minutes of the September 26, 2006 workshop and regular meetings as presented. Councilmember Kulhanek seconded this motion which carried with unanimous approval.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE APPOINTING RANDLE LAW OFFICE LTD., L.L.P. 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.**

Mayor McGrath noted Mr. Randle has been a great asset for our city. Councilmember Henley made a motion to adopt the ordinance, numbered **2006-37**, as presented. Councilmember Wilkens seconded the motion which carried unanimously.

Council then considered accepting the application of Christopher Pham, representing Pacific Interests Partners, LP, for assignment of the rights and privileges of Planned Development Number 4 as granted under Ordinance 2005-29, Section 2, (12). The Planned Development that was granted to Ayrshire allows Ayrshire to assign their rights and privileges to another company with the approval of City Council. Mr. Pham's company plans to develop the property, located at the corner of



West Airport and Kirkwood, in a style similar to Sugar Land's Town Center. He is ready to start formulating building plans immediately upon Council's acceptance of the assignment. Councilmember Staigle reminded Council that Mr. Pham's company would have to submit new plans to Council for the hard corner and proposed a Building Committee composed of himself, Steve Gardner and Dan McGraw be formed to study those plans. Councilmember Henley made a motion, seconded by Councilmember Jessup, to accept the application of Christopher Pham, representing Pacific Interests Partners, LP, for assignment of the rights and privileges of Planned Development Number 4 as granted under Ordinance 2005-29, Section 2, (12). The motion carried unanimously.

Bills to Helfman Ford for two new police vehicles, Joe L. Salvide for sidewalk and street repairs and to Playgrounds by Worth for an awning over the small baseball field were presented to Council for their ratification. Councilmember Kulhanek made a motion, seconded by Councilmember Staigle to ratify the expenses as presented. The motion carried unanimously.

There were no audience comments at this time.

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 8:34 p.m.

  
Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF NOVEMBER 28, 2006  
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 Kulhanek Charles Jessup Rick Staigle Dave Wilkens

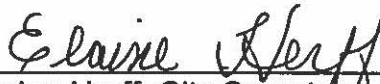
thus constituting a quorum.

Also present were Carole Minor of Encore Communications and Barry Kaplan of B.J. Kaplan & Associates.

Mayor McGrath invited Mr. Kaplan to explain what Phase II of Meadows Place Marketing Program would entail. Mr. Kaplan said the entire program potentially consists of three phases. The first phase included the survey which helped to define the target audience for the marketing plan. The second phase is the planning part where a unified marketing identity is established and put into place. It is suggested that a professional designer be hired to produce a logo to be used in a new brochure to use in the marketing campaign; that a mentor program partnering long time residents with new ones be established; and that local realtors be informed about the great place Meadows Place is. Phase 2 is anticipated to take about 6 months and the Mr. Kaplan and Ms. Minor's expenses are expected to be \$6,000 per month. A Graphic Designer, the brochure, image (logo) creation and printing costs would be extra. It is important that residents understand the benefit of the marketing campaign – what it will mean for them and their property values.

Mayor McGrath and Councilmember Henley will present the proposal to the Economic Development Corporation for their recommendation.

There being no further business to consider, Councilmember Staigle made a motion, seconded by Councilmember Wilkens to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:17 p.m.

  
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Elaine Herff, City Secretary



MINUTES OF REGULAR MEETING  
OF NOVEMBER 28, 2006  
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 Kulhanek Charles Jessup Rick Staigle David Wilkens

thus constituting a quorum.

Captain Jack Ashton gave a report on police activities since the last regular council meeting. He said there were six reportable accidents (an average amount,) 26 arrests (up some from previous months,) 1626 calls for service, two city ordinance violation citations issued and 479 traffic citations issued. Seven city ordinance violation warnings and 106 traffic warnings were also issued during this time frame. The police department conducted 176 "close patrols" and 387 business checks during this time. They also conducted 118 checks on our park and surround areas.

There were no audience comments at this time although Councilmember Kulhanek recognized Boy Scout Timothy LaPointe who said he was working on his Eagle Scout project with the Parks Department.

During Mayor's comments, Mayor McGrath reminded everyone about Christmas Memories to be held from 6:00 pm to 9:00 pm on Friday, December 8<sup>th</sup>.

During council comments, Councilmember Henley explained a Public Education Program from the Texas Municipal League that is scheduled to begin in January entitled "Texas Cities Work" that will help to explain to residents the value of city services and what city services are all about.

Councilmember Jessup said he attended a CBLT (Campus Based Leadership Team) meeting on Monday. He found out that the school population is up by 5.75% since the start of school. Most families reside in Meadows Place. The city is experiencing an increase in families with small children.

Councilmember Kulhanek then made a motion to approve the minutes of the October 24, 2006, workshop, joint public hearing and regular meetings and the November 14, 2006 special meeting. His motion was seconded by Councilmember Henley and carried unanimously.

Mayor McGrath then submitted a proposal to council to change the date of the December 26, 2006, regular City Council meeting to December 19, 2006 at 7:30 p.m. Councilmember Henley made a motion, seconded by Councilmember Jessup to change the date as proposed. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE APPOINTING A REGULAR MEMBER OF THE  
BOARD OF ADJUSTMENT OF THE CITY OF MEADOWS  
PLACE, TEXAS, FOR A TERM OF TWO (2) YEARS**



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

Mayor McGrath said he was recommending Council reappoint Gary Franks to this Board. Councilmember Jessup made a motion, seconded by Councilmember Staigle to adopt the ordinance, numbered **2006-38**, reappointing Mr. Gary Franks to a two year term to the city's Board of Adjustment. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

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

Mayor McGrath said that two years ago Council appointed Deputy Court Clerk Beverly McMinn to this position and it has worked out very well. Court violators appreciate having a judge at City Hall during the day. He recommended Council reappoint Judge McMinn to another two year term. Councilmember Wilkens made the motion to adopt the ordinance, numbered **2006-39**, appointing Judge McMinn to another two year term. The motion was seconded by Councilmember Kulhanek and approved by unanimous consent.

Council then considered adopting a policy regulating the use of the city's playing fields to outside groups. Councilman Kulhanek, who helped to develop the policy together with the Parks Department, explained that outside parties want to use our baseball facilities, particularly the newly lit major's field. While priority is to be given to Meadows Place Base Ball (Meadows All Play) this policy will allow other groups to use the fields as well as require that they maintain them. The policy provides for rules and fees. Councilmember Kulhanek made a motion to adopt the policy as written. Councilmember Wilkens seconded the motion which carried with unanimous approval.

Council then acknowledged receipt of a recommendation from Planning & Zoning Commission involving a proposal to amend Chapter 24 of the Code of Ordinances of the City of Meadows Place entitled "Planning and Zoning Regulations" Article X entitled "Signs." Section 24-1008 entitled "Signs – Residential," subsection (4) limiting the amount of time before an election when political signs can be placed. Mayor McGrath noted that a joint public hearing was held and the Planning Commission held another meeting at which time they considered the comments heard during the public hearing. Their recommendation to Council was to prohibit political signs in residential yards to no sooner than 30 days before the election for which they are advertising. Councilmember Jessup made a motion, seconded by Councilmember Kulhanek to accept the recommendation of the Planning and Zoning Commission. The motion carried unanimously. Mayor McGrath said he would ask the City Attorney to draft an ordinance for the City's Code.

Bills were presented to Council for ratification. After examination, Councilmember Kulhanek made a motion, seconded by Councilmember Jessup, to ratify the expenditures as presented. The motion carried by unanimous approval.

There were no audience comments at this time.

There being no further business to consider, Councilmember Kulhanek made a motion, seconded by Councilmember Jessup to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:05 p.m.

  
Elaine Herff, City Secretary



MINUTES OF SPECIAL MEETING  
OF DECEMBER 5, 2006  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

Aldermen:	Terry Henley
	Charles Kulhanek
	Rick Staigle
	Dave Wilkens

and the following absent:

Mayor:	Mark McGrath
Alderman	Charles Jessup

thus constituting a quorum.

Mayor Pro Tem Henley read the caption to the following resolution:

**A RESOLUTION APPROVING THE SUBMISSION OF A  
GRANT APPLICATION FOR THE PURCHASE OF MOBILE  
VIDEO EQUIPMENT.**

Mayor Pro Tem Henley asked Chief Stewart and Captain Ashton to explain what the grant was for. They said it was for \$25,000.00 to purchase mobile video equipment for police vehicles. The funds would pay for the equipment and installation costs. The city will not have to contribute any additional matching funds toward the grant. Councilmember Kulhanek made a motion, seconded by Councilmember Wilkens to adopt the resolution, numbered **2006-05**. The motion carried unanimously.

The next agenda item, consideration of and action on an ordinance authorizing the Mayor and the City Secretary to enter into an agreement with T-Mobile to install a cell tower on City property was not ready for action. Councilmember Kulhanek made a motion, seconded by Councilmember Staigle, to table the item. The motion carried unanimously.

There being no further business to consider, Councilmember Kulhanek made a motion, seconded by Councilmember Wilkens to adjourn the meeting. With unanimous approval the meeting was adjourned at 6:14 p.m.

  
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Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING  
OF DECEMBER 5, 2006  
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 Pro Tem Henley, for Mayor Mark McGrath who arrived late, 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 Kulhanek Rick Staigle Dave Wilkens

and the following absent:

Alderman:	Charles Jessup
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thus constituting a quorum.

Also present were Bill Lenhart and Lesley Sweet with WCL Enterprises.

Council discussed the management review report presented by Mr. Lenhart. The report explained the Mr. Lenhart and Mr. Sweet's background and what things they studied in Meadows Place. It contains a background of what existed with the prior administration and things that have been done since. It compared Meadows Place Police Department with the police departments in other, similar cities. It contained some recommendations including adding overtime pay to the budget, job descriptions for all police officer positions and required performance evaluations for all officers. It suggests updating the current operating and policy manuals, installing promotion and discipline policies, improving facilities to secure vehicles, additional training and dispatch improvements.

The report finds that vehicles and equipment are either adequate or above and the percent of salary to the total budget is right in line.

Mayor McGrath thanked Mr. Lenhart and Mr. Sweet and said he would put the report on the December regular agenda for Council's acceptance.

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

  
Elaine Herff, City Secretary