

MINUTES OF WORKSHOP MEETING
OF JANUARY 23, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS
and
MEADOWS ECONOMIC DEVELOPMENT CORPORATION

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

Mayor: Mark McGrath

Aldermen: Terry Henley
Charles Jessup
Charles Kulhanek
David Wilkens

EDC members: Terry Henley
Harry Hamilton
Bob Graf
Margaret Sandlin

absent was Alderman: Rick Staigle

thus constituting a quorum.

Also present were Barry Kaplan of B.J. Kaplan & Associates, Carole Minor of Encore Communications and Tom Boyles and Mary Carr, Principals of Artisan Field.

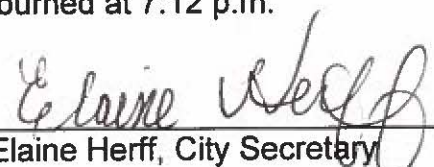
Council discussed Phase 2 of the City's marketing plan. Mayor McGrath said a subcommittee made up of himself, Councilmember Wilkens and Bob Graf met with three graphic design firms. They picked the firm of Artisan Field to develop the city's marketing campaign profile.

Mr. Kaplan introduced Mr. Boyles and Ms. Carr.

Mr. Boyles explained both he and Ms. Carr were Senior Creative Directors and Principals of Artisan Field. Together they would help to develop the city's Marketing Campaign Profile. Their goal is "to increase awareness in City of Meadows Place through a cohesively-branded marketing campaign initiated by several defined deliverables that will also lay the foundation for future applications in a variety of media. The campaign will leverage City of Meadows Place's strengths, namely its small town sense of community, its rapidly growing commercial presence (multi-story medical facility and other businesses) and sense of security. Target publics will include prospective home buyers (primarily single family), residential and commercial developers, professional people (especially medical) and private businesses interested in locating to City of Meadows Place."

Council was able to view previous Artisan Field projects and ask the team questions.

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 WORKSHOP MEETING
OF FEBRUARY 06, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

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

thus constituting a quorum.

Also present was Larry A. Weppler, P.E. of Jones & Carter, Inc., representing Fort Bend Water Control and Improvement District No. 2 (FBC WC&ID 2).

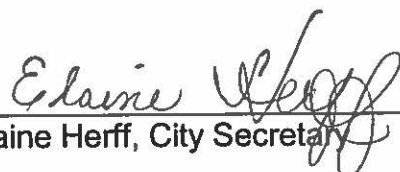
Mayor McGrath explained that a Groundwater Reduction Plan must be submitted by each entity that provides residential/commercial water by December 31, 2007. The EPA has listed a deadline of 2013 for total conversion to ground water. Meadows Place requested to be added added to Fort Bend WC&ID No. 2's plan for economic reasons. In December of 2006, the Board of Directors for FBC WC&ID No. 2 denied this request. In January the Mayor appealed to WC&ID 2's Board of Directors. The Board has agreed to allow Meadows Place to participate with no promise that they will sell us any of their surface water.

Mr. Weppler explained that sharing the capital cost of converting to ground water with other entities will lower the cost of surface water for those entities. Joining with FBC WC&ID No. 2 will require that only that entity make improvements to convert to surface water. The other entities will pay a pro-rate share of FBC WC&ID No. 2 costs for the plan. Feasible participants are FBC WC&ID No. 2, HC MUD '122, Texas Instruments, City of Meadows Place and Blue Ridge West MUD. Developing a group Groundwater Reduction Plan with contiguous entities allows for more flexibility in the future. It is estimated the maintenance and operation costs will increase 3% per year due to inflation. Capital Costs will include a surface water treatment plant and transmission lines to connect each entity's plant to FBC WC&ID No. 2's system. Each entity will pay for its own chloramine conversion costs. There will be an \$0.80 per gallon of our water usage assessed for buy-in to see the program and to pay for the Groundwater Reduction Plan assessed from 2008 to 2010. Each entity will be assessed a "pumpage fee" for each 1,000 gallons of water used and will receive a credit for each 1,000 gallons of groundwater pumped.

Mayor McGrath stated the prices quoted are very reasonable.

Councilmember Henley then reported on the activities of the interview committee regarding the police chief search. He said 67 resumes were received. The committee narrowed the field down to 15 viable candidates and seven "yes/maybe" candidates. The committee will meet again on Friday, February 9th to discuss what telephone questions will be asked of these candidates to narrow the field again.

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 7:30 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF FEBRUARY 27, 2006
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop of the Meadows Place City Council was called to order at 6:02 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

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

thus constituting a quorum.

Also present were Barry Kaplan of B.J. Kaplan & Associates, Carole Minor of Encore Communications and Tom Boyles of Artisan Field.

Mr. Kaplan explained that tonight we would pick a "brand line" for our marketing program. In the next few weeks, photos will be chosen, speakers will be picked, realtors and businesses will be identified.

Three brand lines were presented. They were #1 "City of Meadows Place - A Place For Life" #2 "City of Meadows Place - A Small Town In Town" and #3 "City of Meadows Place - Where Community Comes First."

Council discussed at length each suggestion. The brand line they felt most comfortable with was: "City of Meadows Place - Your Place For Life."

At a workshop meeting next month, multiple designs with that brand line will be presented.

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 7:30 p.m.



Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF MARCH 6, 2007
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 Charles Kulhanek Rick Staigle Dave Wilkens

thus constituting a quorum.

Also present were City Attorney Grady Randle, Code Enforcement Officer Tracey Spiller and Public Works Director Dan McGraw.

Council discussed city policy for enforcing the International Property Maintenance Code regarding driveways. Mayor McGrath said since we first hired our Code Enforcement Officer four and one half years ago, we have concentrated on homes that were in violation of the Property Maintenance Code because of peeling paint and rotten wood. While we will constantly be on the lookout for these properties, we are ready to move on to dangerous driveways. These driveways have large cracks or holes that have caused the cement to drop allowing a potentially dangerous situation to exist, especially in the dark, not just for the home occupants and their guests but for emergency personnel who might not be aware of the condition. Currently the city is requiring repairs to be made on all rental properties before a new resident can obtain an occupancy permit and is working on requiring repairs to for sale homes before new owners can move in. The Code Enforcement Officer will send individual notices to home sellers via regular and certified mail explaining that the driveway must be replaced before a new owner can obtain an occupancy permit. Mr. Randle suggested a notice be recorded with the County Clerk stating the City of Meadows Place (and describe the legal metes and bounds of the entire residential section of the city) has adopted the International Property Maintenance Code and requires each new property owner to obtain an occupancy permit before they can move into their home. When title companies do a title search, they will realize that an occupancy inspection must be made on the home and inform the new owner prior to closing on the residence. If the driveway is not in an acceptable condition, it will have to be repaired. We will inform current property owners of the city's policy in the Newsletter – perhaps in conjunction with our new marketing campaign – and maybe with a notice on resident's water bills. It was proposed that we use the same numbers as the City of Missouri City uses when determining if a driveway is in a dangerous condition or not, that being a one inch or more vertical drop or a two inch or more horizontal separation. Council would like residents to know they are being pro active on this situation.

Discussing the city's marketing program, Mayor McGrath said he has met with Margaret Sandlin, Garden Club President, who was enthusiastic about Garden Club members acting as mentors to new residents by acting as greeters on behalf of the city and giving the information and important resources about Meadows Place and answering any questions the new residents may have. Regarding the proposed Realtor Open House, it was suggested this be done at a catered luncheon either at City Hall or at the Community Center. The Parks Co-Directors have agreed to help with the picture project. Councilmember Jessup has agreed to approach area businesses for their input. Mayor McGrath, Councilmember Henley and Councilmember Staigle have agreed to act as Speakers when promoting the city.

Council received an update from the Interview Committee regarding the Police Chief search.

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



Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF MARCH 27, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop 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 Jessup Charles Kulhanek Rick Staigle David Wilkens

thus constituting a quorum.

Also present were Chris Sweedland of McCall Gibson Company and Dan McGraw, Public Works Director.

Mr. Sweedland talked to council about the audit for 2005-2006. He said that finances looked good. The city's net financial values went down some, a condition that was caused by several large capital expenses including building a new fire station, vehicle purchases, water and sewer plant improvements and park improvements. Currently the city has a six month reserve. Ideally a nine month reserved should be held. The city has held a 12 month reserve in the past.

The public utility department has gone over budget due mainly to many water and sewer breaks last summer. ECO's contract will expire this September. Perhaps a better way to manage the numbers such as a set rate per month can be negotiated. We may also look into asking Fort Bend WC&ID what they would charge to run our utility plants. Even if we can effectively control costs, we will probably need to look into raising water and sewer rates again.

Other items including additional administrative help, water well repairs and street and sidewalk repairs were discussed.

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 6:35 p.m.



Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF MARCH 27, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 6:38 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.

Mayor McGrath then announced he was closing the meeting so that Council might enter into EXECUTIVE SESSION: In accordance with Texas Government Code §551.074 (Personnel Matters) to discuss the position of Police Chief.

When Council reconvened into open session at 7:30 PM, Mayor McGrath explained to the audience that in early December the city posted the position of Police Chief and accepted resumes until the end of January. At that time he appointed an interview committee consisting of Mayor Pro Tem Henley, Councilmember Jessup, retired Fort Bend District Court Judge and Meadows Place resident Thomas Stansbury, Meadows Place Police Sergeant and Meadows Place resident Larry Eissler and long time member of the Fort Bend County law enforcement community Marshall Witchard. Sixty-five applicants were interested. Mr. Henley and Mr. Jessup culled the number to 22. At that time the total committee met and further reduced the number to five viable candidates. The committee personally interviewed each of the five and came up with the candidate they felt best suited the needs of a Police Chief for Meadows Place. This candidate, Mike Baker, was presented to the rest of Council at tonight's Executive Session meeting for their approval. Mayor McGrath then invited Mayor Pro Tem Henley and Councilmember Jessup to address the audience. Mr. Henley explained that it was a lengthy process, he is glad it is over and he believes the committee has chosen the best candidate for Meadows Place Police Chief. Councilmember Jessup said the committee members were very focused on their task and that it was a pleasure working with them. The candidate chosen was Mike Baker. Mr. Baker has been in law enforcement for 30 years – most recently as Police Chief for the City of Bay City, Texas for 19 years and before that as a Sheriff Deputy for Matagorda County. Mayor McGrath then called for a motion. Mayor Pro Tem Henley made a motion to appoint Mike Baker as the finalist for the office of Police Chief for Meadows pending adoption of an ordinance. Councilmember Jessup seconded the motion. The motion was approved unanimously.

Captain Jack Ashton gave a report on police activities since the last regular council meeting which was February 23, 2007. He said there were four reportable accidents, three arrests, 1034 calls for service, no city ordinance violation citations issued and 351 traffic citations issued. Eighteen city ordinance violation warnings and 137 traffic warnings were issued during this time frame. The statistics are down somewhat for this reporting period. Windows in thirteen vehicles were reported in one night to have been shot out with a BB or pellet gun. There were three stolen vehicles reported. One turned out to have been reposed, one was found in McAllen, Texas and the third is still missing. 264 house watches and 372 business visits were made. Residents have complained about residents parking along Dorrance between Meadow Trail and Amblewood in the no parking zone. A complaint was also received about shopping carts which were pushed into the ditch. There have been some

incidents of teens in groups walking down streets in a "challenging" manner. Captain Ashton told council that Officer Dottei has returned from training to become a Crime Prevention Specialist. The city now has two officers, Officer Dottei and Officer Lang, so trained that can now do home inspections.

During audience comments, Mr. Linden Wong, a Brook Meadows resident, asked about plans for the new traffic light along West Airport between Kirkwood and Amblewood noting that he is concerned about cut-through traffic using his block. Mayor McGrath said that a traffic study did not indicate that cut-through traffic would be an issue. The new light will be interconnected to the one currently at West Airport and Kirkwood and hopefully with the completion of the West Bellfort expansion, traffic on West Airport will be somewhat alleviated.

During Mayor's comments, Mayor McGrath said the Fort Bend County Mobility Bond Election to be held on May 12th includes two very important projects for improvements to streets in Meadows Place. He encouraged all residents to vote.

During Council comments Councilmember Jessup noted that residents have commented to him about the positive change in the Police Department since December and he thanked Police Captains Stewart and Ashton for "picking up the ball and running with it." Mayor McGrath also thanked the two Captains for their extra work.

Councilmember Henley then made a motion to approve the minutes of the January 23, 2007 workshop and regular meetings, February 6, 2007 workshop meeting, February 27, 2007 workshop and regular meetings and March 7, 2007 workshop meeting as presented. Councilmember Staigle seconded this motion which carried with unanimous approval.

The audit report was presented for Council's consideration. Mayor McGrath noted that while it was a good report, expenses indicate that more revenue must be generated. Councilmember Henley moved to approve the audit report. Councilmember Kulhanek seconded the motion which carried with unanimous approval.

Councilmember Kulhanek then made a motion, seconded by Councilmember Jessup, to acknowledge the receipt of the Certification of Unopposed Candidates from City Secretary as presented. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

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

Since the City Secretary certified that there were no unopposed candidates for the city's May 12, 2007 general election, the state has given the city the right to cancel its election. Councilmember Jessup made a motion, seconded by Councilmember Wilkens to adopt the ordinance, numbered **2007-06**, as written. The motion carried with unanimous approval. Councilmembers Henley and Staigle will be sworn in at the regular May, 2007 meeting on May 22, 2007.

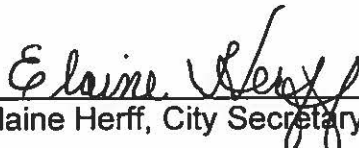
The next item to be considered was approval of a letter to be sent to Fort Bend County Water Control & Improvement District No. 2 (FBC WC&ID No. 2) committing the City of Meadows Place to be a participant in the proposed group Groundwater Reduction Plan and agreeing to enter into a contractual agreement with FBC WC&ID No. 2 and to pay a pumpage fee to FBC WC&ID No. 2 for over conversion to surface water. Mayor McGrath explained the Greater Fort Bend County Subsidence has required all water districts and city owned utilities in East Fort Bend County to submit a Ground Water Reduction Plan by the end of this year explaining how they plan to convert to surface water. All entities are required to convert in part to surface water

by 2013 This will impact every resident in Fort Bend County. Since Meadows Place has no supply of surface water, it will be less expensive to join with another entity. Fort Bend WC&ID has agreed to "over convert". Meadows will continue to pump water and will pay a pumpage fee of \$0.80 per 1000 gallons of pumped to WC&ID No. 2. WC&ID No. 2 wants us to send them a letter of intent and a \$15,000 deposit. Councilmember Kulhanek made a motion to approve sending the letter of intent and deposit to WC&ID No. 2. Councilmember Henley seconded this motion which carried with unanimous consent. Councilmember Jessup noted Meadows Place was way ahead of other entities on this issue, again showing we are proactive and not reactive.

A bill to Encore Communications for \$6,000 was presented to Council for ratification. The ½ cent EDC sales tax will be used to pay this. Councilmember Henley made a motion to ratify the expenditure. Councilmember Staigle seconded the motion which carried unanimously.

There were no audience comments at this time.

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



Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF APRIL 3, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 6:03 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: Charles Jessup
Charles Kulhanek
Rick Staigle
Dave Wilkens

and the following absent:

Alderman: Terry Henley

thus constituting a quorum.

Mayor McGrath read the caption to the following ordinance:

**AN ORDINANCE APPOINTING A POLICE CHIEF FOR THE
CITY OF MEADOWS PLACE PURSUANT TO THE
AUTHORITY AS PROVIDED UNDER SECTION 341.001 OF
THE TEXAS LOCAL GOVERNMENT CODE.**

Council had approved the appointment of Mike A. Baker to the position of Chief of Police at the regular council meeting on March 27, 2007. This ordinance makes the appointment official. Councilmember Kulhanek made a motion to adopt the ordinance, numbered **2007-07**, as presented. Councilmember Jessup seconded this motion which carried with unanimous approval.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY
SECRETARY TO ENTER INTO AN AGREEMENT WITH T-
MOBILE TO INSTALL A CELL TOWER ON CITY PROPERTY.**

This ordinance will allow T-Mobil to erect a tower at the sewer treatment plant. In exchange, Meadows Place will receive \$18,000.00 per year with an annual increase based on the Consumer Price Index. Councilmember Staigle made a motion, seconded by Councilmember Wilkens to adopt the ordinance, numbered **2007-08**, as presented. The motion carried unanimously.

There being no further business to consider, Councilmember Jessup made a motion, seconded by Councilmember Kulhanek, to adjourn the meeting. With unanimous approval the meeting was adjourned at 6:06 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF APRIL 3, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop of the Meadows Place City Council was called to order at 6:09 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

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

thus constituting a quorum.

Also present were Bob Graf, Barry Kaplan of B.J. Kaplan & Associates, Carole Minor of Encore Communications and Tom Boyles of Artisan Field.

Mr. Kaplan explained that tonight we would pick a "brand line" for our marketing program. In the next few weeks, photos will be chosen, speakers will be picked, realtors and businesses will be identified.

Three brand lines were presented. They were #1 "City of Meadows Place - A Place For Life" #2 "City of Meadows Place - A Small Town In Town" and #3 "City of Meadows Place - Where Community Comes First."

Council discussed at length each suggestion. The brand line they felt most comfortable with was: "City of Meadows Place - Your Place For Life."

At a workshop meeting next month, multiple designs with that brand line will be presented.

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 7:30 p.m.


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF APRIL 17, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop 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 Charles Kulhanek Rick Staigle David Wilkens

thus constituting a quorum.

Also present were Barry Kaplan of B.J. Kaplan & Associates, Carole Minor of Encore Communications and Tom Boyles of Artisan Field.

Council first discussed water and sewer rates. Mayor McGrath explained that he has compared Meadows Place rates with those of Houston and Sugar Land. Houston's rates are much higher. Sugar Land's are closer. He is proposing Meadows Place rates be increased by an average of 3.64% for water usage and by 14.72% for sewer for a 12,000 gallon of water user. Council's consensus was to put an ordinance reflecting these changes on the April 24, 2007 regular meeting agenda.

Council then discussed the proposed logo change being considered. Mr. Boyles summed up for Council their choices from the last, April 3, 2007, workshop meeting. A discussion on preferred colors, type styles and insertions on the current logo took place. Council was reminded that there is both an internal and an external audience. While change may be noticed by long time residents, the new residents we are trying to attract will not be affected.

Mayor McGrath reported that he has met with the Garden Club Board regarding a "meet and greet the new residents" and the proposal was well received. He received a commitment from them for a sub committee of six members. He has also received interest after a meeting with the PTO Board and the Swim Team Board. Both are interested in providing volunteers. He also hopes to meet with the baseball, MCIA and Scouting Boards. He will ask the rest of residents for their support through the Newsletter.

Councilmember Wilkens reported on his Realtor Committee. He noted we also have an internal and an external group of Realtors. He hopes to meet with them for the first time in June and quarterly thereafter.

A copy of the proposed logo will be voted upon at the next workshop meeting on April 24th.

There being no further business to consider, Councilmember Jessup made a motion, seconded by Councilmember Wilkens 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 APRIL 24, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

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

thus constituting a quorum.

Captain Gary Stewart gave a report on police activities since the last regular council meeting which was March 24, 2007. He said there were 1332 calls for service. There were six burglaries of motor vehicles, one Burglary of a habitation and one building burglary. There were two disturbance calls and eight accidents, five minor and 3 more serious, on West Airport at US 59 and West Airport and Dairy Ashford. Fifteen alarms were received, eight business and seven residential. The department performed 451 business checks, 144 security checks at the park, 268 house watch checks and 198 close patrol checks. Four drug arrests were made – all in drug free zones. There were 505 traffic citations issued and 175 warnings. There were 15 city ordinance warnings given and two citations written – both to solicitors without licenses.

During audience comments, Mr. Brock Ramey thanked the police force for being more visible. He said he received a response from the owners of the Garden Ridge building who said she'll send out a maintenance crew. He was concerned about seeing two vehicles parked in the lot at 3:00 am and felt "No Trespassing" signs would help to keep kids from congregating in the alleyway late at night. Mayor McGrath reminded him to call the police department when suspicious activity is observed.

Frazier Pless was present with two boy scouts who were working on their merit badges. He said he was concerned that the retainage walls along West Airport and Dairy Ashford may be holding back some water where mosquitoes could breed. Councilperson Jessup noted that the cement strips (sometimes called a mow strip) sometimes look like they are "bowing" but they are put there to help maintain the property.

Mathew Waithe, store manager for Wal*Mart said he is available should council or the audience have any comments or problems with his store.

During Mayor's comments, Mayor McGrath announced a "Meet and Greet" would be held for the new Police Chief on Wednesday, June 27th from 6:30 – 8:00 p.m. at the Community Center.

During Council comments Councilmember Kulhanek, following up on Mr. Pless' mosquito concern, reminded residents that the City's "Mosquito Plan" was on the City's web site along with other handy tips for mosquito control from Public Works Director Dan McGraw. Councilmember Jessup thanked the boy scouts in the audience for coming to tonight's meeting. He also welcomed Chief Baker and Captain Stewart to the meeting.

Councilmember Staigle then made a motion to approve the minutes of the March 27, 2007 workshop and regular meetings, the April 3, 2007 workshop meeting, and the April 17, 2007 workshop meeting as presented. Councilmember Wilkens seconded this motion which carried with unanimous approval.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, CHAPTER 29, ENTITLED "UTILITIES," ARTICLE I, ENTITLED "IN GENERAL," DIVISION 2 ENTITLED "BILLING AND CHARGES FOR WATER SERVICE AND SANITARY SEWER SERVICE," SECTION 29-11, ENTITLED "BILLING AND CHARGES FOR WATER SERVICE AND SANITARY SERVICE" AND SECTION 29-12, ENTITLED "APPLICATION FOR WATER SERVICE

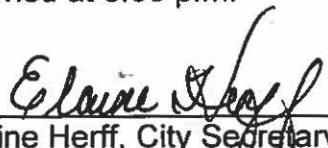
Mayor McGrath said that the water and sewer fund ran over budget last fiscal year due to the many main line brakes. This year's budget does not include funds for the city's conversion to ground water. It is necessary to increase water and sewer rates to cover the expenses and rebuild the reserve amount. He is proposing a \$6.00 increase to the minimum charge for sewer service. He is proposing water rates be increased by \$1.10 for each 1,000 gallons of water used over the minimum 4,000 – up to 10,000 gallons, \$1.30 for each additional 1,000 gallons used from 10,001 to 30,000 gallons and \$1.44 for each additional 1,000 gallons of water used over 30,000 gallons. These rates have been bench marked to those of the cities of Houston and Sugar Land. An average user uses 12,000 gallons per month. Currently, their bill in Meadows Place is approximately \$46.00. If they lived in Sugar Land it would be \$58.59 per month and in Houston it would be \$83.00 per month. After the increase, the Meadows Place residential user will pay \$53.00 per month for water and sewer service. Also, the deposit for residential property users will increase from \$100.00 to \$200.00. After some discussion where it was noted that this change will be announced in the next Newsletter and on the web site and will take place with bills mailed out June 1st. Councilmember Jessup made a motion to adopt the ordinance, numbered **2007-09**, as read. Councilmember Staigle seconded this motion which was unanimously adopted.

The City's Investment Portfolio was presented to council for its consideration. After review, Councilmember Henley made a motion, seconded by Councilmember Wilkens, to accept the Investment portfolio as presented. The motion carried unanimously.

A bill to Encore Communications for \$6,000 was presented to Council for ratification. The ½ cent EDC sales tax will be used to pay this. Councilmember Henley made a motion to ratify the expenditure. Councilmember Jessup seconded the motion which carried unanimously.

There were no audience comments at this time.

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


Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF MAY 08, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

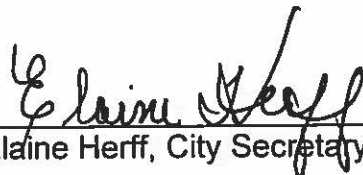
Mayor:	Mark McGrath
Aldermen:	Terry Henley Charles Jessup Charles Kulhanek Rick Staigle David Wilkens

thus constituting a quorum.

Also present were Joe and Dana Edwards with Bureau Veritas.

Mayor McGrath and Councilmember Wilkens caught everyone up on the recent interest in the old Garden Ridge property. A prospective developer wants to convert the area into office spaces that would support the high tech industry. This developer is the same one that developed the old Westwood mall into what it is today and they would like to do the same here. They are very impressed with the security available so close by and like the location of the property. They may also be interested in purchasing the balance of the property across Dorrance. A discussion took place concerning possible parking prohibitions.

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



Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF MAY 22, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

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

thus constituting a quorum.

Also present were Barry Kaplan of B.J. Kaplan & Associates, Carole Minor of Encore Communications and Tom Boyles of Artisan Field..

Mr. Kaplan discussed with Council the various items he, Mrs. Minor and Mr. Boyles were preparing. Any changes to the proposed brochure should be sent to Mrs. Minor by this Friday. The FAX sheet is good to go. The logo will be applied to the web site and, based upon cost, a search engine may be added. The new format for the Newsletter will be ready in PDF format by Friday.

Mayor McGrath noted he talked to all the groups comprising the "Welcome Team" and they are eager to move forward. Councilmember Wilkens said the first Realtors focus group meeting is scheduled for June 19th.

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 7:10 p.m.



Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF MAY 22, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 6:38 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.

Judge Ken Cannata, Justice of the Peace for Fort Bend County Precinct 3, swore in city officials as follows: Alderman Place No. 4, Terry Henley and Alderman Place No. 5 Rick Staigle.

Meadows Home and Garden club members Betty Schofield and Benét Gaytos then presented Brian Schroeder with a scholarship. Brian is an active member of the community and his church. He is currently employed as a Meadows Place Life Guard and is also a coach for the Meadows Marlin swim team. Council and the audience congratulated Brian and Mayor McGrath thanked Garden Club members for their annual scholarship presentations and the many other community events they are involved in.

Captain Jack Ashton gave a report on police activities since the last regular council meeting which was April 24, 2007. He said there were six reportable accidents, 26 arrests, 1,420 calls for service, one city ordinance violation citation and 479 traffic citations issued. Twenty-six city ordinance violation warnings and 22 traffic warnings were issued during this time frame. Activity levels are back up to normal. Two officers are being scheduled to be present at all Barefoot 'n Friday and Dive-in-Movie events. The Safe Haven for Children program will start next week. There was no Crime Watch meeting due to no resident participation. There were three motor vehicle burglaries during the time frame and a robbery at Discount Tire last week when used tires were taken. Two weeks ago the department received a missing person call. A 74 or 76 year old woman lost her way while walking her dog in Meadows Place and was found at Bellaire and Cook Road wandering down the street. A four year old child was found playing at the park by himself and a vehicle reported stolen was actually taken by the reportee's son. Councilmember Jessup congratulated Captain Ashton on the birth of his daughter, Meridian Nicole and the whole Police Department on their implementation of the Safe Place program. Meadows Place is the first department in Fort Bend County to have this program.

Parks co-Director Terry Modeland brought council up to date on activities in her department. She said the 187 kids attended the first Barefoot 'n Friday. The 1st Dive in Movie will be held this Friday. Splash Night will be held June 1st from 6 – 10 p.m. The annual 4th of July parade will be held this year with a Sheriff Mounted Patrol Color Guard and current Meadows Place residents home on leave who are serving in Iraq. There have been five "Theme Parties" held at the pool to date and 35 Meadows Place residents purchased pet tags at the Mobil Pet Clinic held last night. New \$10.00 tennis court/pool access cards will be sold at the pool this (Memorial Day) weekend. Councilmember Jessup congratulated the Parks Department for creating an event (Dive-in-Movies) that caters to the high school crowd.

During audience comments, a resident expressed concern over whether or not the traffic light at Kirkwood and West Airport are timed to allow pedestrians time to safely cross the street when left turn lanes and signals are involved. She was assured they were.

During Mayor's comments, Mayor McGrath said that while water and sewer rates increased last month, this month's Newsletter would inform residents that garbage rates will increase by \$0.30 with the utility bills received July 1st due to an increase being charged by Republic Waste Company. Our contract with Republic Waste expires in June of 2008. Prior to that time the city will inquire about the possibility of switching to another company. Mayor McGrath also reminded everyone to attend the "Meet & Greet" being held on Wednesday, June 27th from 6:30 to 8:00 p.m. to introduce our new Police Chief, Mike Baker, to the community.

During Council comments Councilmember Henley said it looked as if no appraisal/revenue caps would be placed on cities by the state legislature this session. He noted that, while we all want lower taxes, cities and counties are not the problem. The majority of ad valorem taxes are imposed by school districts. Alternate funding is being looked at. He also noted that, regarding garbage rates, ours are still relatively low with some areas paying over \$20.00 a month for this service. He expressed concern that the city was locked into this contract requiring us to pay more for increasingly poorer service. Councilmember Staigle commented that all garbage companies are wanting to go to one big can per residence that trucks can pick up with only one man. Councilmember Jessup applauded Mayor McGrath and the rest of Council for working on the best solution for Meadows Place garbage service.

Mayor McGrath then read the caption to the following ordinance:

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

He said he was recommending Councilmember Terry Henley, who has served in this position for the past several years, to be elected again this time. Councilmember Staigle made a motion, seconded by Councilmember Kulhanek, to adopt the ordinance, numbered **2007-10**, electing Councilmember Henley as Mayor Pro Tem until the next regular City election. The motion carried unanimously. Councilmember Jessup recognized Councilmember Henley for the asset he is to the City of Meadows Place.

Mayor McGrath then read the caption to the following ordinance:

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

Claunch Miller maintains the GIS system for the City to use. This ordinance is identical to the one passed for the last few years. Councilmember Kulhanek made a motion, seconded by Councilmember Staigle, to adopt the ordinance, numbered **2007-11**, as presented. The motion carried unanimously.

Mayor McGrath then read the next agenda action as follows:

A NOTICE OF ADOPTION OF INTERNATIONAL PROPERTY MAINTENANCE CODE AFFECTING ALL DRIVEWAYS WITHIN THE CORPORATE LIMITS OF THE CITY OF MEADOWS PLACE, TEXAS.

As discussed several months ago, the City is now enforcing the International Property Maintenance Code in regards to driveways. There are two classes of enforcement. The first pertains to owners of rental properties who must repair broken driveways as a condition of the city before being granting a Certificate of Occupancy to a new resident. The second class pertains to owner/residents with broken driveways. Acknowledging driveway repair can be expensive, homeowners who are in the process of selling their homes, will not be able to sell them without some assurance that the broken driveway will be fixed before new occupancy can take place. This will affect every single house in the City of Meadows Place. This is a safety issue which also involves property value issues. The intent of this notice is to make potential home buyers and sellers aware of the Code. Councilmember Henley made a motion, seconded by Councilmember Jessup to approve the Notice of Adoption of the International Property Maintenance Code affecting all driveways within the Corporate Limits of the City of Meadows Place, Texas.

Mayor McGrath then read the caption to the following ordinance:

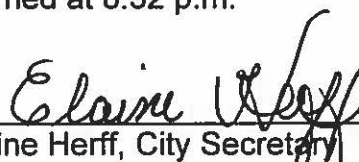
AN ORDINANCE AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE, TEXAS, ENTITLED "BUILDINGS" ARTICLE I ENTITLED "IN GENERAL," SECTION 9-8 ENTITLED "OCCUPANCY PERMIT REQUIRED; FEE." BY ADDING A NEW SUBSECTION (d).

This ordinance will require that a residence have electricity and water service in place to maintain their Certificate of Occupancy. It will also allow the City to withhold water service if a residence has not passed an occupancy inspection. The ordinance does provide for an appeal process. Councilmember Henley made a motion, seconded by Councilmember Wilkens to adopt the ordinance, numbered **2007-12**, as presented. The motion carried unanimously.

Bills totaling \$25,847.45 to Artisan Field Visual Communications, Encore Communications, Kraftsman Playground & Park Equipment and Randle Law Office were presented to Council for ratification. Councilmember Henley made a motion to ratify the expenditures. Councilmember Staigle seconded the motion which carried unanimously.

During audience comments, David Lin asked how he could replace his driveway properly if the sidewalk approaches were not even. He was told the City would work with him and would provide him with a list of reputable contractors (with no specific recommendations) should he desire one.

There being no further business to consider, Councilmember Wilkens made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:32 p.m.



Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF JUNE 26, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop 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
Charles Kulhanek
David Wilkens

and the following absent

Aldermen: Terry Henley
Rick Staigle

thus constituting a quorum.

Also present were Barry Kaplan of B.J. Kaplan & Associates, Carole Minor of Encore Communications and Tom Boyles of Artisan Field..

Mr. Kaplan discussed with Council what was learned at the first luncheon meeting with the Realtor Focus Group. Aldermen Jessup and Wilkens and City Secretary Herff, all who attended the luncheon, also gave their views.

Mrs. Minor discussed the welcome packet which should be ready soon.

Mayor McGrath gave an update on the Welcome Committee. The Website Committee was discussed with Councilmember Kulhanek. Council also discussed suggested amenities to be distributed.

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


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF JULY 17, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special 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 Charles Kulhanek Rick Staigle Dave Wilkens

thus constituting a quorum.

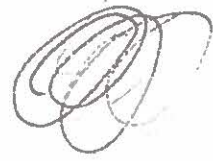
Mayor McGrath read the caption to the following ordinance:

**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 FOR THE
COLLECTION OF TAXES.**

Mayor McGrath explained that this is the same ordinance that we are requested to adopt annually to authorize the County Tax Assessor/Collector to collect ad valorem taxes due to the City of Meadows Place. Councilmember Wilkens made a motion, seconded by Councilmember Jessup to adopt the ordinance, numbered **2007-13**, as presented. The motion carried unanimously.

There being no further business to consider, Councilmember Kulhanek made a motion, seconded by Councilmember Henley, to adjourn the meeting. With unanimous approval the meeting was adjourned at 6:07 p.m.


Elaine Herff, City Secretary



MINUTES OF WORKSHOP MEETING
OF JULY 17, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:07 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

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

thus constituting a quorum.

Council discussed the proposed 2007-2008 Police Department budget with Police Captains Gary Stewart and Jack Ashton. Chief Baker was unable to attend the meeting due to a death in his family.

Council also discussed projected revenues from ad valorem and city sales taxes.

Mayor McGrath told Council that he has been notified by Al Fairfield that one of the planned hospital sites would not be built. In its place, the property owner is proposing to build condominiums for occupancy by seniors. This will require a change in their Planned Development approval. A joint public hearing with the City Planning Commission will be called next week at Council's regular meeting.

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



Elaine Herff, City Secretary

MINUTES OF WORKSHOP MEETING
OF JULY 24, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

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

thus constituting a quorum.

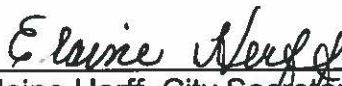
Also present was Public Works Director Dan McGraw.

Councilmember Henley reminded everyone about the upcoming TML Region 14 meeting being held August 17 – 18, 2007 in Galveston at Moody Gardens.

Council then discussed the proposed 2007-2008 budget for the Public Works Department with Mr. McGraw. Significant increases are projected for the line items Fire Protection and Fuel & Lubricants. Street repair costs are also expected to increase.

Council then discussed the proposed 2007-2008 budget for the Public Utilities Department. Eco Resources has been operating our water and sewer plants for several years. Mayor McGrath asked for a new proposal (contract costs) from ECO as well as a proposal from Fort Bend County WC&ID #2 to operate the two plants. Mr. McGraw is comparing the two proposals and the results will be discussed at the August 14th special council meeting.

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



Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF FEBRUARY 27, 2007
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 which was January 23, 2007. He said there were six reportable accidents, 33 arrests, 1452 calls for service, no city ordinance violation citations issued and 563 traffic citations issued. Seventeen city ordinance violation warnings and 159 traffic warnings were issued during this time frame. There was one report of a burglary of a motor vehicle. 373 house watches and 488 business visits were made. Three arrests for possession of a controlled substance and four marijuana arrests were made. Officer Dottei apprehended an individual who robbed a residence on Dorrance. He has since been indicted. A ticket was issued to a "graffiti artist" who was caught in the act when an observant homeowner called the police. A resident was cited on Dorrance for operating a "used car lot" business out of his home. Six vehicles were being offered for sale and a mechanic was working on two cars in the garage.

There were no audience comments at this time.

During Mayor's comments, Mayor McGrath said council will hold a workshop session next week to discuss detail on enforcing the International Property Maintenance Code regarding broken and cracked driveways. He also noted that with help from the County, nine areas in the city received asphalt overlays due, predominantly, to a center line failure in the streets. While ideally the areas would be repaired with cement, this is very costly. Hopefully, someday, the city will be able to replace all streets with new cement.

During council comments, Councilmember Henley reported that 67 resumes for Police Chief had been received. The committee narrowed the list to 22 potential candidates and sent questionnaires to all 22 to receive a more personal feeling of the candidates' qualifications. The field was then narrowed down to nine. Criminal backgrounds are being performed on these candidates and a face to face interview will be conducted. The committee hopes to limit the field to two or three candidates for the Mayor to consider. Mayor McGrath thanked the committee members for their time and effort in this task. Besides Councilmember Henley, other members of the committee are Councilmember Charles Jessup, Meadows Place Police Sergeant Larry Eissler, Meadows Place resident and retired Judge Thomas Stansbury and Marshall Witchard, a long time member of the Fort Bend law enforcement community.

Councilmember Kulhanek reminded everyone that Friday, March 2nd, the Meadows Elementary PTO was holding their annual "Old Time Meadows" fundraising event from 6 – 9 p.m.

Mayor McGrath then read the caption to the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS, SUPPORTING APPROVAL OF THE FORT BEND COUNTY, TEXAS, PROPOSED BOND ELECTION IN MAY OF 2007 FOR APPROXIMATELY \$153 MILLION FOR ROAD AND BRIDGE IMPROVEMENTS.

This resolution encourages residents to become informed and vote in the May 12th County Bond Election. Included in the proposed bonds are funds for the reconstruction of West Airport from US 59 to Kirkwood. Councilmember Henley said he would meet with Congressman Nick Lampson while he was in Washington to remind Mr. Lampson how important the funds that were originally approved by Tom Delay are to this project and request that they not be cut. Councilmember Henley made a motion, seconded by Councilmember Staigle to adopt the resolution, numbered **2007-01**, as read. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE CALLING AN ELECTION FOR THE CITY OF MEADOWS PLACE, TEXAS, TO BE HELD ON SATURDAY, THE 12TH DAY OF MAY, 2007, FOR THE PURPOSE OF ELECTING CITY OFFICIALS, PROVIDING FOR EARLY VOTING AND PROVIDING FOR NOTICE OF SAID ELECTION.

Up for election this year are Alderman, Place 4 and Alderman, Place 5. These positions are currently held by Councilmember Henley and Councilmember Staigle respectively. The canvass of the election will be held on Tuesday, May 15th at 7:00 p.m. Councilmember Jessup made a motion, seconded by Councilmember Wilkens, to adopt the ordinance, numbered **2007-02**, as written. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

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

The cost to contract with the county to run this joint election would be \$2,600 which is very reasonable. Councilmember Kulhanek made a motion, seconded by Councilmember Jessup, to adopt the ordinance, numbered **2007-03**, as presented. The motion carried unanimously.

AN ORDINANCE APPOINTING FIVE (5) MEMBERS OF THE MEADOWS ECONOMIC DEVELOPMENT COUNCIL AS DIRECTORS OF THE MEADOWS ECONOMIC DEVELOPMENT CORPORATION FOR A TERM COMMENCING IMMEDIATELY UPON PASSAGE OF THIS ORDINANCE, AND ENDING ON THE 31ST DAY OF DECEMBER, 2008.

Mayor McGrath recommended reappointing the same five members that currently serve on this Corporation. They are Ken Blankenship, Bob Graf, Harry Hamilton, Terry Henley and Margaret Sandlin. Councilmember Henley made a motion, seconded by Councilmember Jessup to adopt the ordinance, numbered **2007-04**,

reappointing the five members to the EDC Board until December of 2008. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE CONFIRMING THE APPOINTMENT OF REGULAR MEMBERS OF THE PLANNING COMMISSION OF THE CITY OF MEADOWS PLACE, TEXAS, (CITY PLANNING AND ZONING COMMISSION) FOR A TERM BEGINNING IMMEDIATELY UPON PASSAGE OF THIS ORDINANCE, AND ENDING ON THE 26TH DAY OF FEBRUARY, 2009, PURSUANT TO THE TERMS AND PROVISIONS OF CHAPTER 24 OF THE CODE OF ORDINANCES OF THE CITY OF MEADOWS PLACE.

Mayor McGrath recommended reappointing the three members whose terms are expiring. They are long time member Theresa Bathe, Civil Engineer Steve Gardner and Mr. E.J. Messarra. Councilmember Kulhanek made a motion to adopt the ordinance, numbered **2007-05**, reappointing the three members to the Planning Commission as presented. Councilmember Staigle seconded the motion which carried unanimously.

A bill to McCall Gibson for progress billing on the city's annual audit totaling \$12,000.00 was presented to council. Councilmember Kulhanek made a motion, seconded by Councilmember Henley to pay the bill as presented.

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

During comments from the audience, resident Gary Littlejohn asked if there were any plans to convert the city to surface water and if subsidence was a cause of the streets needing repair. Mayor McGrath noted that we are under a mandate to convert to surface water. The city will participate with Fort Bend County Water Control and Improvement District No. 2 in their Groundwater Reduction Plan. He also noted that while subsidence plays an issue in the condition of city streets, most are over 30 years old and beginning to fail. The soil conditions and mature trees in the city also play a large part.

At this time, Councilmember Staigle commented that the City of Houston has recently signed a contract to bring wi-fi to residents throughout their city. He hopes that he the same can happen for Sugar Land, Missouri City, Stafford and Meadows Place soon.

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


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF AUGUST 14, 2007
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

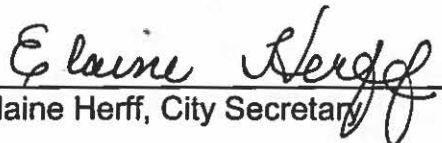
thus constituting a quorum.

Council discussed the proposed Parks and Recreation Department budget with Co-directors Monya Kennen and Terry Modeland.

The Pool Aquatics Director, Scot Herff, is now taking care of pool chemicals on an hourly basis. There is therefore a decrease in the pool maintenance line item as this was previously contracted out. The proposed budget includes repairs to the City's barbeque pit and the drainage problems at the park. A "wish list" for Capital Improvements was discussed but no funding is included in the proposed budget. It is hoped some of the items can be obtained with another matching Texas Parks and Wildlife Grant.

Council briefly discussed revenues which are expected to be stagnant next year. The current tax rate is \$0.73 and Mayor McGrath is suggesting at \$0.79 tax rate may be necessary to balance the budget. This amount is just below the projected roll back tax rate and will result in an approximate \$54.00 a year increase for a average house in Meadows Place.

There being no further business to discuss, 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.


Elaine Herff, City Secretary

MINUTES OF SPECIAL JOINT MEETING
OF AUGUST 14, 2007
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
OF THE CITY OF MEADOWS PLACE, TEXAS

The special joint meeting of the Meadows Place City Council and the Planning and Zoning Commission of the City of Meadows Place was called to order at 7:02 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor: Mark McGrath

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

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

and the following absent: Steve Gardner
Travis Tanner

thus constituting a quorum of both bodies.

Also present were Al and Rae Fairfield and Dana and Joe Edwards.

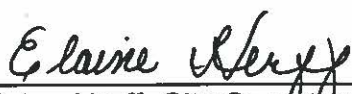
Mayor McGrath invited Mr. Fairfield to give his presentation on how he proposed to amend the existing Planned Development Ordinance issued to The Oasis. Mr. Fairfield explained that recent developments with Doctor owned acute care hospitals indicate that it is no longer a prudent idea to build this sort of facility. Two hospitals were planned for The Oasis campus. The multi-specialty hospital is still planned. It will contain several specialty groups such as a cancer center, a neuro medicine center, an Alzheimer's center and a stroke/seizure center among other things.

In place of the planned acute care hospital they are proposing to build a condominium building for seniors. The building will carry the same foot print as the acute care hospital. The cost of the condos will range from just under \$200,000 up to \$500,000, with the average price in the high \$200,000's. There will be five floors of units over a two floor parking and activity area. There will be approximately 200 units ranging from 550 square foot studios to one and two and possibly some three bedroom units. A meal plan will be offered to residents. The condos will be age restricted, requiring at least one of the owners of each condo to be at least 55 years old. No one under the age of 19 will be allowed to live in a unit longer than three weeks per year. The total building will be valued at between \$50 and \$60 million.

Mr. & Mrs. Fairfield answered several questions.

Mayor McGrath said that a public hearing will be held at 7:00 p.m. on August 28th to hear comments from the public. Members of the Planning Committee will hold a separate meeting to deliberate the comments presented and will make a recommendation to Council. Council hopes to receive the recommendation at their September 25th meeting. If the recommendation is favorable, Council will amend the existing Planned Development to allow for senior condominiums to be build in place of the acute care hospital.

There being no further business to discuss, Mayor McGrath declared the meeting closed at 8:10 p.m.


Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF AUGUST 14, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 8:20 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

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

thus constituting a quorum.

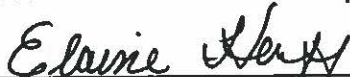
Mayor McGrath said he had compared rates proposed by Fort Bend WC&ID #2 and ECO Recourses to operate the city's water and sewer plants for fiscal year 2007-2008. ECO currently operates these plants. While ECO's rates are up significantly, many of the WC&ID proposed rates are in line with what ECO currently charges. WC&ID rates are considerably higher, however, in their per connection cost. Mayor McGrath said he would like to negotiate with WC&ID #2 to see if they were interested in lowering their per connection cost. Council discussed the situation. Councilmember Jessup made a motion, seconded by Councilmember Staigle, to release the Mayor to negotiate the best contract – with either company – with the stipulation that the cost per connection with WC&ID #2 not be greater than \$1.80. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE APPOINTING ONE (1) MEMBER OF THE MEADOWS ECONOMIC DEVELOPMENT COUNCIL AND DIRECTOR OF THE MEADOWS ECONOMIC DEVELOPMENT CORPORATION FOR A TERM COMMENCING IMMEDIATELY UPON PASSAGE OF THIS ORDINANCE, AND ENDING ON THE 31ST DAY OF DECEMBER, 2008.

Mayor McGrath said that Travis Tanner was highly recommended by both Terry Henley and Harry Hamilton to be appointed as a member of the EDC. Councilmember Staigle made a motion, seconded by Councilmember Henley, to adopt the ordinance, numbered **2007-16**, appointing Travis Tanner as a member of the Meadows Economic Development council and Director of the Meadows Economic Development Corporation for a term commencing immediately upon passage of this ordinance and ending on the 31st day of December, 2008. The motion carried unanimously.

There being no further business to discuss, Councilmember Staigle made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at closed at 8:45 p.m.



Elaine Herff, City Secretary

MINUTES OF JOINT PUBLIC HEARING
OF AUGUST 28, 2007
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
OF THE CITY OF MEADOWS PLACE, TEXAS

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

Mayor: Mark McGrath

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

P&Z Commissioners: Steve Gardner
Theresa Bathe
Bob McDonald
Bryan Swinney
Travis Tanner

and the following absent: E.J. Messarra

thus constituting a quorum of both bodies.

Also present were Al and Rae Fairfield.

Mayor McGrath said the purpose of the meeting was to hear comments regarding a proposed amendment to the existing Planned Development Ordinance issued to The Oasis. He asked Mr. Fairfield to explain the proposal.

A six minute DVD was shown. Mr. Fairfield then said that because of recent problems with doctor-owned acute care centers, his company is proposing to instead build a Senior Condominium Building. It will contain approximately 200 condos on five floors and a two story garage with a club house. The average condo will contain 700 to 750 square feet and sell for approximately \$285,000. A meal plan to residents will be offered. A few units will sell for under \$200,000 and there will be two penthouse condos selling for \$500,000. It will be a first class building. They will pre-sell at least 50% of the condos before starting to build. No architect as yet has been chosen. The architect must work closely with our city's codes. Current plans are to have the total property built out in six years, with one building being completed each year. Construction has just begun on a large park and it is hoped to be completed in October with a grand opening on November 10th.

The condos will have an age restriction where one of the owner/residents in each unit must be at least 55 years of age. Condo restrictions will state that anyone under the age of 19 can only live on the premise for three weeks out of each year. Rules will be enforced by a Condo Board.

Theresa Bathe said she was concerned that the condos would be selling for \$200 per square foot when the average home in Meadows Place sells for about \$70 per square foot. Mr. Fairfield noted the condo owners would get more for their money.

Mr. Fairfield said that the medical office building is now over 90% leased. It is anticipated that some of the tenants may choose to relocate into the specialty hospital which will be started next year and take about 15 months to build.

Tax revenue is based on the value of the property, whether it is vacant or leased. Personal property tax is also collected on the equipment in a commercial building.

Linda Littlejohn stepped to the microphone. She said she was representing several of the ladies who currently live in the Senior Meadows Place Apartments. They feel their buildings are very poorly managed and are concerned that the new Senior Condos won't be managed any better. They are concerned about safety issues for the Condos. They feel that current management takes no concern for the apartment residents' safety. They are concerned that management issues at the apartments will be replicated at the condo project.

Bob McDonald asked Mr. Fairfield what kind of commitment will be required for pre sales. Mr. Fairfield said potential buyers will all be pre-qualified.

Gary Littlejohn said that looking at the track record of the management of the apartment building; he believes that the people managing all are under-qualified. Councilmember Jessup noted that the Alzheimer's unit had been part of the group for quite some time now. Hopefully the new condos will have that same type of management as the Alzheimer's unit. Mrs. Fairfield acknowledged there was a problem with the management at the apartments right after they first opened but she believes they now have a handle on it and it will improve.

There were no further questions concerning the proposal to change the original planned development to allow for the building of a senior condominium building in place of an acute hospital. The Planning and Zoning Commission will meet in a special meeting and consider the comments presented tonight. They will make a recommendation to City Council, hopefully for Council's September 25th meeting.

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


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF AUGUST 28, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 8:15 p.m., immediately following the joint Public Hearing with the Planning Commission, 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 David Wilkens

thus constituting a quorum.

Captain Gary Stewart gave a report on police activities since the last regular council meeting which was July 24, 2007. He said there were 11 reportable accidents (five on West Airport, three on Kirkwood, two on Scottsdale at Dorrance and one on the Southwest Freeway feeder road.) There were 10 arrests made (seven on warrants from other jurisdictions, two for possession of a controlled substance and one for possession of marijuana.) There were three assaults reported, 1214 house watches performed, 264 close patrols and 328 business checks. During this time there were two burglaries of motor vehicles and three residential burglaries reported. Police performed 163 park security checks where an officer goes by to check on the activity going on at the parks. If someone is perceived as having no business being there, they are asked to leave. Mayor McGrath thanked Captain Stewart for the work he did coordinating the Code RED system demonstration. This is a web-based and web driven, reverse 9-1-1 type of system where all residents can be notified over their home and/or cell phones of any pertinent information. Funds will be in the budget for this system beginning October 1st. Sharon Kitchen asked Captain Stewart if Meadows Place vehicle decals were effective. Captain Stewart said yes as they identified vehicles that were domiciled in Meadows Place. Mrs. Kitchen suggested they might be used at Meadows Place Senior Village to identify vehicles that belong to those residents.

During Audience comments, Janet Pote told council that she feels that the fact that there is no sidewalk along Kirkwood, adjacent to the Sugar Grove School, is a dangerous situation. Mayor McGrath noted that the city should have required the church to install the sidewalk during construction of the school. At a cost of \$6.00 per square foot, this will be an expensive item for the city to install. Mrs. Pote also asked if it were true that council passed an ordinance requiring broken/cracked driveways to be repaired before a house can be sold or rented. Mayor McGrath said yes, the city was in accordance with the International Property Code in this matter.

Mary Rowel then reminded council that a blood drive for resident Bruce Mills, whose leg was required to be amputated, was being held on Monday, Sept. 3rd, Labor Day, from 10:00 am – 3:00 pm.

Another resident asked why the city was repairing its concrete streets with asphalt overlays. Mayor McGrath said it was too expensive to use cement.

Diann Hamilton asked if we knew yet what businesses would be locating in the new strip mall. Mayor McGrath said he heard so far that a Title Company and a Sandwich Shop would be among the new tenants. The project is expected to be complete in January of 2008.

Other residents asked if something could be done about high weeds in flower beds and vehicles parked in driveways and backyards with tarps over them. These comments were noted by council.

Mayor McGrath thanked Mrs. Rowel for heading the Blood Drive. He also noted that the city received about 3½ inches of rain in a two hour period recently, which tested the storm drainage system and caused street flooding. He noted when residents and landscapers blow grass clippings down the storm drains, it not only causes blockages but it is also illegal. He encouraged residents to call the police department when they see this happening. He also noted that a complete drainage study in the city has never been done and he felt it was something that should be considered. He will ask our consulting engineers for the cost of such a study.

During Council comments, Councilmember Jessup said that six plaques for the Community Center "Wall of Heroes" have been ordered to date. He reminded everyone that Sharon Kitchen was the point of contact for this project. He also said that most of the storm drains were working well. The streets are part of the drainage system and, for the most part, they do drain quickly. Councilmember Henley said he has lived in Meadows Place since 1981. He remembers that in 1983, during Hurricane Alicia, water came half way up to his front door. While street flooding can be a problem, it is not the first time that this has happened. Councilmember Jessup said that Houston/Harris County has begun a campaign on keeping our drains clean. Meadows Place is joining this campaign and our residents will become more aware of the importance of keeping storm drains clean in the future.

Councilmember Wilkens then made a motion, seconded by Councilmember Kulhanek, to approve the minutes of the July 24, 2007 workshop and regular meetings, the August 14, 2007 workshop, special joint meeting with the Planning Commission, and special council meeting and the July 17, 2007 special and workshop meetings. The motion carried unanimously.

Mayor McGrath then acknowledged receipt of the 2007 Tax Year Value of New Property and the 2007 Tax Year Certified Appraisal Roll Totals as submitted by Patsy Schultz, RTA, Fort Bend County Tax Assessor/Collector. The city's total tax valuation is \$256 million. This is an increase of 1.6% over last year. Councilmember Kulhanek made a motion, seconded by Councilmember Henley, to approve the acknowledgement from Ms. Schultz. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE CALLING A PUBLIC HEARING ON THE
BUDGET FOR FISCAL YEAR 2007-2008.**

Councilmember Kulhanek made a motion, seconded by Councilmember Henley, to adopt the ordinance, numbered **2007-17**, calling a public hearing for Tuesday, September 11, 2007 at 7:00 p.m. to hear all comments, for and against, the proposed fiscal year 2007-2008 budget. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE CALLING TWO PUBLIC HEARINGS ON A
PROPOSAL TO INCREASE TOTAL TAX REVENUES FROM
PROPERTIES ON THE TAX ROLL FOR YEAR 2007.**

Councilmember Staigle made a motion, seconded by Councilmember Henley, to adopt the ordinance, numbered **2007-18**, calling public hearings for Tuesday, September 11, 2007, and Tuesday, September 18, 2007, to hear all comments, for and against, the proposal to increase total tax revenues from properties on the tax roll for year 2007. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO EXECUTE AN INTERLOCAL AGREEMENT FOR THE PURCHASE OF CERTAIN GOVERNMENTAL ADMINISTRATIVE FUNCTIONS, GOODS OR SERVICES BETWEEN FORT BEND COUNTY AND THE CITY OF MEADOWS PLACE, TEXAS.

Councilmember Kulhanek made a motion, seconded by Councilmember Henley, to adopt the ordinance, numbered **2007-19**, as presented. Motion carried unanimously.

Councilmember Henley then made a motion, seconded by Councilmember Wilkens, to ratify the expenditures as presented on the agenda. The motion carried unanimously.

During audience comments, Vivian Whiteman asked if there was any information available concerning the old Deauville Mall property. Mayor McGrath explained the situation with two property owners not willing to give in to each other regarding their first right of refusal on contracts for sale.

Sharon Kitchen thanked Council for their participation in National Night Out this year. Mayor McGrath said there was a movement going on to change the date for National Night Out to a month when it is cooler outside.

There being no further business to consider, Councilmember Jessup made a motion, seconded by Councilmember Kulhanek to adjourn the meeting. With unanimous approval the meeting was adjourned at 9:09 p.m.


Elaine Herff, City Secretary

MINUTES OF PUBLIC HEARINGS
OF SEPTEMBER 11, 2007
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 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 David Wilkens

and the following absent:

Alderman:	Rick Staigle
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thus constituting a quorum.

Mayor McGrath explained the purpose of tonight's public hearings was to discuss with the public the city's proposed budget and tax revenues for fiscal year 2007-2008.

No members of the public were in attendance. Council waited until 7:08 at which time Mayor McGrath said he would entertain a motion to close the public hearings and the meeting.

Councilmember Kulhanek made a motion to adjourn the public hearings and the special meeting, Councilmember Wilkens seconded this motion and with unanimous approval the public hearings and special meeting were adjourned at 7:08 p.m.



Elaine Herff, City Secretary

MINUTES OF SPECIAL MEETING
OF SEPTEMBER 18, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:02 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

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

and the following absent:

Aldermen:	Charles Kulhanek David Wilkens
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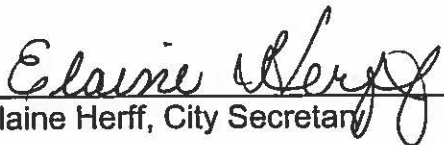
thus constituting a quorum.

Mayor McGrath explained this was the Second Public Hearing on a proposal to increase total tax revenues from properties on the tax roll for calendar year 2007. State law requires two public hearings be held when the expected amount of money to be received from ad valorem taxes for the coming year will exceed what was expected to be received from the past year. Our first public hearing was held on September 11, 2007.

There were no members of the public present. Mayor McGrath said that since this meeting was called for 7:00 p.m. but published in the Fort Bend Southwest Star to begin at 7:30, council would wait until 7:30 to see if any members of the public would come.

At 7:30 p.m. there were still no members of the public present and Mayor McGrath said he would entertain a motion to adjourn the public hearing. Councilmember Henley made a motion, seconded by Councilmember Jessup to adjourn the public hearing. The motion carried with unanimous approval.

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


Elaine Herff, City Secretary

MINUTES OF SPECIAL WORKSHOP MEETING
OF SEPTEMBER 25, 2007
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 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 Jessup
	Charles Kulhanek
	Rick Staigle
	David Wilkens

thus constituting a quorum.

Mayor McGrath arrived a few minutes later.

Also present were Barry Kaplan of B.J. Kaplan & Associates, Carole Minor of Encore Communications and Tom Boyles of Artisan Field.

Mr. Kaplan gave Council an update of the city's marketing program. He said that while the real estate market for homes in the category that most homes in Meadows Place fall into (\$120,000 - \$160,000) and hopefully our marketing program will help to bring those people looking for a home in that cost bracket to our city.

He said the website under the direction of Councilmember Kulhanek was progressing. A "discovery" meeting was held on August 30th with Mr. Kaplan, Councilmembers Jessup and Kulhanek, the web site people and city staff for ideas. The front page of the website will have the city's logo across the top. The page will then be divided into three sections: Future Neighbors, City and Our Neighbors. A temporary link should be available for us to look at early next week.

Mrs. Minor said that Artisan Field has completed everything we need and we are only waiting for the final stationary package.

Council discussed potential publicity projects. Meetings with two real estate companies are scheduled. The Mayor will attend the meetings and talk about his relationship to Meadows Place, where we are located and average home prices. He will hand out brochures to everyone who would like one.

Mr. Kaplan said we are ready to start our presentations.

Terry Henley and Rick Staigle, both on the Welcome Team, said they have had positive meetings with the new residents they visited. Councilmember Henley said the residents were impressed with our Exemplary elementary school. Councilmember Staigle said he welcomed back to the city a resident who grew up here. Mr. Kaplan suggested Councilmember Staigle do a follow up call to that resident in two to three months to see if they would be interested in doing a testimonial as to why they moved back here.

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


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF SEPTEMBER 25, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

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

thus constituting a quorum.

Captain Jack Ashton gave a report on police activities since the last regular council meeting which was August 28, 2007. He said there were six reportable accidents, six arrests, 1,335 calls for service, 39 incidents requiring police services and 24 warnings issued. These numbers are down quite a bit from last month. Police conducted 239 business watches, 503 house watches and 124 close patrols during this time period. There were two instances of a burglary to motor vehicles and one residential burglary. The police department is gearing up for Halloween next month. The RAD program, a kids self defense/self awareness program, is coming along. The department has received a \$38,000 grant for a base radio station.

There were no audience comments at this time.

During Mayor's comments, Mayor McGrath said that West Nile has been detected in the city for the second straight month. The county will continue to spray the city for three or four nights in a row. The city will do everything possible to let the residents know which evenings this will happen. Check the website and the marquee by the Community Center. On another note, Mayor McGrath said the Code RED system, to be used to inform residents of emergencies, etc. will be up and running in a few months.

During Council comments, Councilmember Kulhanek introduced Brownies from Troop 19116 present in the audience as Ellie, Madalyn, Jessica, Samantha and Brianna. The girls are earning a patch. Councilmember Kulhanek also said the Cub Scouts and Boy Scouts would be busy helping the city to ensure that the Halloween Carnival is a big success.

Councilmember Jessup wanted residents to know that the city has been working diligently since last spring on a mosquito control program. Spraying by the County is an added extra.

Council then received the recommendation from the Planning and Zoning Commission. At a public Hearing held last month, comments were heard regarding a request from the owners of The Oasis to change some of the terms of their Planned Development. It has been determined that there is not a market for an acute care hospital as originally planned. In its place, the owners asked permission to build Senior Condominiums. The specialty hospital will still be built. The Planning Commission recommended the request be granted with several conditions – one of which requires the city to be involved in the condo documents/deed restrictions. The Commission also recommended requiring the condos be started before three years are up. Screening of trash and utilities would be required. The city will have the right

to inspect the building at any time. Councilmember Wilkens added that a 24-hour security company with bonded personnel be required and Councilmember Jessup felt the address should be listed as Meadows Place and not Stafford. Mayor McGrath said all of these recommendations, and any additional ones Council may have, will be considered and it is hoped that an ordinance can be in place by November. Councilmember Jessup said it was obvious that Planning and Zoning gave a great deal of thought to the request. The original Planned Development, with the acute care hospital, would have brought in a significant amount of property tax to the city. The new plan, realizing that property owners of the condos will be eligible to receive both homestead and over 65 exemptions, should be structured so that at least the same amount of property taxes will be received by the city as it would using the old plan. He commended the Planning Commission for listening to the comments made by residents at the Public Hearing. Councilmember Kulhanek made a motion, seconded by Councilmember Henley to accept the recommendations of the Planning and Zoning Commission in relation to the Oasis Planned Development. The motion carried unanimously.

Councilmember Staigle requested the regular council meeting for October be moved to the 5th Tuesday (October 30th) due to several members of Council having absences planned for October 23rd. Council's consensus was to move the meeting date.

Mayor McGrath asked if there were any items Council wished to have removed from the consent agenda for further discussion. There were none. Councilmember Henley made a motion to approve the consent agenda as presented. Councilmember Wilkens seconded this motion which carried unanimously. The following items were approved:

- Minutes of the August 28, 2007 joint public hearing and regular meeting, the September 11, 2007 public hearing and the September 18, 2007 public hearing;
- A proclamation naming September 28, 2007 as Fort Bend County Fair Day in Meadows Place, Texas;
- An Ordinance (No. 2007-20) authorizing an interlocal agreement between Fort Bend County and Meadows Place for police protection for a two year term;
- An Ordinance (No. 2007-21) authorizing an interlocal agreement between Fort Bend County and Meadows Place for prisoner housing for a one year term;
- An Ordinance (No. 2007-22) authorizing an interlocal agreement between Fort Bend County and Meadows Place for use of the county's radio system for a one year term;
- An Ordinance (No. 2007-23) authorizing a primary interlocal agreement between Fort Bend County and Meadows Place for a two year term;
- An Ordinance (No. 2007-24) authorizing an interlocal project agreement between Fort Bend County and Meadows Place for assistance with asphalt overlay of section of concrete city-owned streets.
- Ratification of expenditures totaling \$178,865.00.

Mayor McGrath then read the caption to the following resolution:

A RESOLUTION DESIGNATING A REPRESENTATIVE AND OFFICIAL ALTERNATE TO THE GENERAL ASSEMBLY OF THE HOUSTON-GALVESTON AREA COUNCIL FOR THE YEAR 2008.

Mayor McGrath noted that Councilmember Terry Henley and Councilmember Staigle, respectively have served as the city's representative and official alternate to the H-GAC General Assembly for the past several years and he was recommending that council reappoint them to serve next year also. Councilmember Henley explained some of the many action items accomplished during his representation. He appreciated Council's support and was willing to do so again. Councilmember Jessup then made a motion to adopt the resolution, numbered **2007-02** as he proudly designated Terry Henley to serve as our Representative and Rick Staigle to serve as our Official Alternate to the General Assembly of the Houston-Galveston Area Council for the year 2008. This motion was seconded by Councilmember Kulhanek and unanimously approved.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE ADOPTING THE FISCAL 2007-2008 BUDGET FOR THE CITY OF MEADOWS PLACE AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED.

Mayor McGrath noted that Council has been working on this budget since July in a series of workshops. The total budget is over \$4.5 million and total expenditures are up 5.3%. The budget is very much personnel driven with a 3% across the board pay raise and a 5% increase in medical insurance. Sales tax receipts have been rising steadily and based on recent history we anticipate a 3% total increase in this line item. Councilmember Henley made a motion, seconded by Councilmember Staigle to adopt the ordinance, numbered **2007-25**, adopting the fiscal 2007-2008 budget and appropriating the several sums set up therein to the objects and purposes therein named. The motion carried unanimously.

Councilmember Jessup then made a motion, seconded by councilmember Wilkens to ratify the fiscal year 2007-2008 budget that raises more property taxes than the fiscal year 2006-2007. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE ADOPTING THE FISCAL 2007-2008 BUDGET FOR THE CITY OF MEADOWS PLACE ECONOMIC DEVELOPMENT CORPORATION AS ADOPTED BY THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AT THEIR SEPTEMBER 13, 2007, REGULAR MEETING AND APPROPRIATING THE SEVERAL SUMS SET UP THEREIN TO THE OBJECTS AND PURPOSES THEREIN NAMED. This budget includes payment of Water Well #3 bonds principal and interest, the city's marketing program and website and landscaping the Dairy Ashford esplanades, a project to be shared with the City of Sugar Land. Councilmember Henley made a motion to adopt the ordinance, numbered **2007-26**, approving the EDC budget. Councilmember Jessup seconded this motion which carried with unanimous approval.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE LEVYING A TAX RATE FOR THE CITY OF MEADOWS PLACE, TEXAS FOR THE TAX YEAR 2007.

Mayor McGrath noted that the budget was prepared using a 79 cent tax rate. He therefore proposed the tax rate for 2007 should be \$0.593 for Maintenance and Operation purposes and \$0.197 for debt service purposes, making the total tax rate \$0.79. Councilmember Wilkens made a motion, seconded by Councilmember Henley, to adopt the ordinance, numbered **2007-27**, levying the tax rate for the City of Meadows Place for the tax year 2007 at 79 cents. The motion carried unanimously.

There were no audience comments at this time.

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



Elaine Herff, City Secretary

MINUTES OF SPECIAL WORKSHOP MEETING
OF OCTOBER 30, 2007
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 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 David Wilkens

thus constituting a quorum.

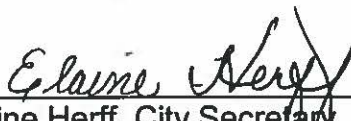
Also present were Barry Kaplan of B.J. Kaplan & Associates, Carole Minor of Encore Communications and Tom Boyles of Artisan Field.

Mr. Kaplan said the stationary package containing specs for the city's note cards, letterhead, envelopes and labels with the new logo was almost ready.

Mrs. Minor said several publicity items had been sent out concerning the city's new marketing program and were well received.

Councilmember Jessup went through his speech which included an introduction, background on the city, its location, the types of homes in the city, features and benefits of living in Meadows Place and a close. The speech was critiqued and well received.

There being no further business to discuss, Councilmember Kulhanek made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:26 p.m.



Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF OCTOBER 30, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

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

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

thus constituting a quorum.

Mayor McGrath received Council's consensus to rearrange the agenda to consider item 10 to accommodate representatives from ECO Resources, Mike Thelen and Gary Orsak, and 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 ECO RESOURCES, INC.
TO PROVIDE FOR THE OPERATION AND MAINTENANCE OF
THE CITY'S WATER AND WASTEWATER UTILITY SYSTEM; IN
A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A."**

ECO Resources has been operating our water and sewer departments for the past several years. They have done a good job. Their contract has expired and the new prices are reasonable in comparison to those in today's market. Mr. Orsak, on behalf of the 500 employees at ECO, thanked the city for the opportunity to serve them. He said the company is continuing to increase their services with a new and enhanced call center. They hope to continue to provide great services to Meadows Place. Councilmember Jessup made a motion, seconded by Councilmember Wilkens, to adopt the ordinance, numbered **2007-28**, as presented. The motion carried unanimously.

Captain Jack Ashton then gave a report on police activities since the last regular council meeting which was September 25, 2007. He said there were eight reportable accidents, 19 arrests, 1,669 calls for service, 68 incidents requiring police services, 470 traffic citations and 108 warnings issued. Four of the eight accidents were on the 59 feeder road. Police conducted 358 business watches and 461 house watches during this time period. There were three instances of a burglary to motor vehicles and four residential burglaries (three on the same day where the doors were kicked in and electronics were stolen.) Sheets with Halloween safety tips were made available – wear light color clothing, carry flash lights and attach reflective materials to kid's clothes. An Alzheimer's walk, spearheaded by the police department, was conducted last Saturday and there were quite a few entrants from Meadows Place.

Parks and Recreation Director Monya Keenen gave a report of current activities. She said there are several events coming up. Tomorrow is Halloween night. The Parks and Police Departments, together with Boy Scout and Cub Scout Troops 301, will be joining together to provide fun in the form of carnival games, a car bash and free "Glow in the Dark" necklaces (to the first 500 children.) The Swim Team will be providing refreshments. Friday night, November 2nd, a Ladies Night Out

will take place at the Community Center with a social gathering at 7:30 p.m. and a movie, "Sweet Home Alabama" being shown at 9:00 p.m. sharp. November 16th, the 15th annual Golf Tournament will be held at the Greatwood Golf Course beginning with a shotgun start at 12:00 noon. An animal pet clinic will take place on Monday, November 19th at the Community Center parking lot from 4:00 p.m. to 6:30 p.m. And, on Friday, December 7th, the Parks Department will conduct the city's annual Christmas Memories evening with a snow hill, Santa, hay rides among other events as well as great food being offered by various city organizations.

There were no audience comments at this time.

There were no Mayor's comments at this time.

During Council comments, Councilmember Staigle recognized Cub Scouts from Den 1, Pack 301, in the audience who were working on their citizenship badge. They are: Kenny King, Christopher Kulhanek, Devon Kulhanek, Anthony Primm, Ryan Schmidt, Brandon Staigle, Jason Swinney and Andrew Wittmann.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE AMENDING ORDINANCE 2006-36 WHICH AMENDED 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, 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 owners of the Oasis Development applied for a change to their Planned Development agreement. Originally, an Acute Care Hospital was asked for and allowed. They have since realized that this type of hospital is no longer feasible in today's market. They have proposed replacing this hospital with a Senior Condominium Tower. A public hearing was held to hear comments both for and against the request. The Planning Commission met and reviewed the comments made during the public hearing. The Commission recommended approval of the request with several conditions. The most notable changes included: a requirement that the speciality hospital be built before the condominium building to assure value on the ground to support the condo proposition; the pre-sale of at least 50% of the condo units prior to the start of construction; and, if construction is not started before January 1, 2011, this Planned Development Agreement will be null and void and the land will revert back to its original Planned Development Agreement. Councilperson Kulhanek noted that, as always, the Planning and Zoning Commission has done an outstanding job looking out for the best interests of the city as a whole. Councilmember Jessup agreed, noting they incorporated the comments and concerns of the folks at the hearing. A motion was made by Councilmember Jessup and seconded by Councilmember Henley to adopt the ordinance, numbered **2007-29**, as presented. The motion carried unanimously.

Mayor McGrath then opened a public hearing to hear comments both for and against the Taxation of Personal Property in Transit in Accordance with HB 621. This tax affects Meadows Place because we have two car dealerships in our city. There were no comments, for or against, heard. Councilmember Jessup then made a motion, seconded by Councilmember Henley, to close the public hearing.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE OF THE CITY OF MEADOWS PLACE, TEXAS,
TO TAX TANGIBLE PERSONAL PROPERTY IN TRANSIT WHICH
WOULD OTHERWISE BE EXEMPT PURSUANT TO TEXAS TAX
CODE, SECTION 11.253.**

Noting that if we allowed this tax exemption, the homeowners in Meadows Place would have to come up with the additional taxes, Councilmember Staigle made a motion, seconded by Councilmember Henley to approve the ordinance, numbered 2007-30, as written. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY
SECRETARY OF THE CITY OF MEADOWS PLACE TO
EXECUTE AN INTERLOCAL COOPERATION CONTRACT
BETWEEN THE CITY OF MEADOWS PLACE, TEXAS, AND THE
CITY OF STAFFORD, TEXAS, FOR FIRE FIGHTING, FIRE
PROTECTION AND FIRE INVESTIGATION SERVICES, IN A
FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A."**

This is a three year agreement with the City of Stafford. They provide the personnel and equipment and we provide a place to house the equipment. They are very pleased with our new fire station. The city's ISO rating has gone down to a "2" for insurance purposes so this arrangement is very beneficial to the city. The fee is based on Stafford's budget. Three years ago it was \$115,000. Last year it was \$172,000 due to the purchase of needed equipment. This year's base figure is \$163,000. Councilmember Jessup said he appreciated Mayor McGrath's negotiations on our behalf and he made a motion to adopt the ordinance, numbered 2007-31, as written. Councilmember Kulhanek seconded this motion which carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY
SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO
ENTER INTO AN AGREEMENT WITH CLAUNCH & MILLER, INC.
FOR ENGINEERING SERVICES FOR PREPARATION OF A
DRAINAGE STUDY FOR THE CITY OF MEADOWS PLACE; IN A
FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A".**

This ordinance will allow Claunch & Miller to do the engineering preparation for a comprehensive drainage study in the city. This will benefit us now and in the future. It is estimated the cost of the study will be about \$60,000. Councilmember Staigle noted that we hope to redo the streets in Meadows Place within the next five to ten years. Any major repairs to the storm sewers could be accomplished during that time. The budget figures for this survey are in range of what was expected. Councilmember Staigle made a motion, seconded by Councilmember Kulhanek, to adopt the ordinance, numbered 2007-32, as read. The motion carried unanimously.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MEADOWS PLACE, TEXAS, DESCRIBING THE PURPOSE OF
THE UPCOMING BOND ELECTION OF FORT BEND
INDEPENDENT SCHOOL DISTRICT AS IT APPLIES TO CITY OF
MEADOWS PLACE RESIDENTS AND ENCOURAGING ITS
RESIDENTS TO VOTE IN SUCH ELECTION.**


Fort Bend ISD will be holding a bond election on November 6th requesting voters to approve \$400 million in bonds. Councilmember Jessup made a motion, seconded by Councilmember Henley to adopt the resolution, numbered 2007-03, encouraging

Meadows Place residents to vote in the Nov. 6th election. The motion carried unanimously.

Councilmember Wilkens then made a motion, seconded by Councilmember Henley to ratify the expenditures as noted on the agenda. The motion carried unanimously.

During audience comments, Mr. Donoghue said he had been trying to get approval to paint his residence. He left three phone messages and it took someone over a week to look at his request. Mayor McGrath said Council would be looking at this issue in the coming weeks.

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 8:25 p.m.


Elaine Herff, City Secretary

MINUTES OF REGULAR MEETING
OF NOVEMBER 27, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 7:31 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Section 551.041, TGC with the following members present and in attendance:

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

thus constituting a quorum.

Police activities since the last regular council meeting which was October 23, 2007 consisted eight reportable accidents, 14 arrests, 1,401 calls for service, 74 incidents requiring police services, 391 traffic citations and 99 warnings issued. During this time period there were seven burglaries of motor vehicles reported – five at Pappas Grill where laptop computers were stolen. There was one incident of a vehicle driven into a yard. The driver had passed out as he was high on computer aerosol cleaner. This is a very dangerous practice as the substance is very cold and freezes the esophagus. The PD is preparing for Christmas memories next Friday. Mayor McGrath noted that the on-line Newspaper, *Fort Bend Now*, using FBI 2006 statistics, has listed Meadows Place as the safest city in Fort Bend County. He thanked the Police Department for doing a fine job.

During audience comments, Leen Zellers told the police officers to write more tickets.

During Mayor's comments, Mayor McGrath noted that since the next regular council meeting is scheduled for December 25th (the 4th Tuesday in December) it would be moved up to the week before – December 18th.

During Council comments, Councilmember Kulhanek noted that he recently returned from attending the TML Annual Conference in Dallas. It was a very valuable conference where he found out the city was doing many things correctly but needs to improve in some instances. He encouraged everyone to come out and enjoy Christmas Memories on Friday, December 7th.

Councilmember Henley thanked the City of Meadows Place for allowing him to represent the city in the General Assembly of the Houston-Galveston Area Council. A direct result is the receipt of many thousands of dollars in transportation funds received. Councilmember Henley also represents the area on the Texas Area Regional Council.

Mayor McGrath then read the caption to the following resolution:

**A RESOLUTION CASTING CITY OF MEADOWS PLACE 12
VOTES FOR THE BOARD OF DIRECTORS OF THE FORT
BEND CENTRAL APPRAISAL DISTRICT.**

Mayor McGrath recommended casting all 12 votes for Mary Gayle Brindley, who is a Fort Bend Banker and is very active in community affairs. Councilmember Jessup made a motion to pass the resolution, numbered 2007-03, casting all 12 votes for Mary

Gale Brindley. Councilmember Kulhanek seconded the motion which carried unanimously.

Councilmember Kulhanek then made a motion to ratify the expenditure of \$11,004.00 to Randle Law Office and of \$7,745.00 to the Texas Commission on Environmental Quality. The motion was seconded by Councilmember Staigle and unanimously approved.

There were no audience comments at this time.

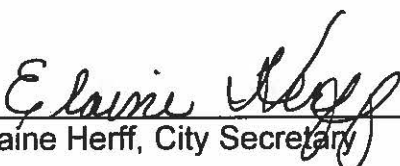
Next item on the agenda was consideration of accepting the resignation of Mayor Mark McGrath and action on an ordinance of appointment of his replacement. Mayor McGrath read his resignation letter, on file with the City Secretary and made a part of these minutes. He went on to explain that he had been thinking about it for quite some time. He said he was blessed with many personal business opportunities which all take his time away from acting as Mayor. He thanked the current City Council, as well as previous Council members, David Piwonka, Joe McCann, Leen Zellers and Mayor Jim McDonald. He said he appreciated their efforts and support. In his 5 ½ years as Mayor, he saw monument signs erected on West Airport, renovations completed to the community center, the establishment of the City's web site, installation of lights on the major's baseball field, McDonald Park improvements, a new fire station – which has brought our fire rating to the best possible rating, a new parking lot and a city on-going marketing program. He is proud of his legislative action with establishing a teen curfew ordinance, being the first city in Fort Bend County to regulate sexual offenders, establishing a garage sale ordinance, and planned developments encompassing The Oasis, CVS Pharmacy, and the new shopping center on West Airport and Kirkwood. Soon the reconstruction of West Airport and Kirkwood, landscaping improvements along Dairy Ashford and participation in Fort Bend Water Control and Improvement District for surface water use will all take place. Mayor McGrath acknowledged the city staff – Elaine Herff, City Secretary; Police Chief Mike Baker and Police Captains Jack Ashton and Gary Stewart; Public Works Director Dan McGraw; Code Enforcement Officer Tracey Spiller; and Parks and Recreation Directors Terry Modeland and Monya Keenen – for being a great group of people to work with, always exhibiting professionalism and patience with problem people. Mayor McGrath also said thank you to the people of the City of Meadows Place for three times electing him to City Council and three times to the position of Mayor. He said he would miss everyone and ended with "God Bless the City of Meadows Place."

Captain Ashton presented Mayor McGrath with a plaque from the Police Department.

Councilmember Jessup said he knew Mark would always be around. He was losing a Mayor as well as a friend. He appreciated and thanked Mayor McGrath for all that the city has gained as a result of his actions.

Councilmember Kulhanek made a motion to reluctantly accept the resignation of Mayor McGrath and to appoint Councilmember Jessup to serve as Mayor to fill out the current term. Councilmember Staigle seconded the motion which carried with Councilmembers Kulhanek, Staigle and Jessup voting yes, Councilmember Henley abstaining and Councilmember Wilkens absent. Mayor McGrath then swore Councilmember Jessup in as Mayor. Mayor Jessup then thanked Mayor McGrath and Council for his appointment. He did not seek the office but has a great deal of respect for it and therefore accepts.

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


Elaine Herff, City Secretary

MINUTES OF SPECIAL WORKSHOP MEETING
OF DECEMBER 11, 2007
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The workshop meeting of the Meadows Place City Council was called to order at 6:02 p.m. by Mayor Charles Jessup 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 Section 551.041, TGC with the following members present and in attendance:

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

thus constituting a quorum.

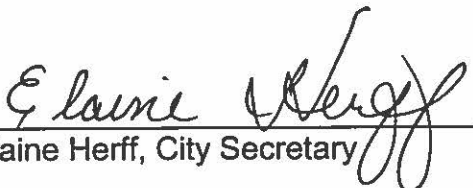
Also present were Police Chief Mike Baker, Barry Kaplan of B.J. Kaplan & Associates, Carole Minor of Encore Communications and Heidi Case.

Council discussed the last step in the city's new marketing plan – choosing a design for the city's stationery. Council agreed to place the Logo to the top left, the motto "*Your Place for Life.*" to the top right, the address information along the bottom and the dignitary names along the left side top.

In summary, Mayor Jessup noted that this marketing program began about 18 months ago with a survey conducted in partnership with Mr. Kaplan and Mrs. Minor. A new website, a welcome packet for new residents, the tag line "*Your Place for Life.*" and a focus group of realtors were developed. And we received great press and media coverage.

Mr. Kaplan said he and Mrs. Minor have worked together for 16 years and it has been a pleasure for them to work with us.

There being no further business to discuss, Councilmember Wilkens made a motion, seconded by Councilmember Kulhanek to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:05 p.m.


Elaine Herff, City Secretary