

# **City of Meadowlakes**

## **AGENDA**

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### **City Council Meeting**

**Tuesday, October 15, 2024 – 6:00 p.m.**

**Totten Hall, Meadowlakes Municipal Offices**

**177 Broadmoor St., Meadowlakes, Texas**

**Notice is hereby given that a Meeting of the City Council of the City of Meadowlakes, Texas, will be held on Tuesday, October 15, 2024, at 6:00 p.m. at Totten Hall, Meadowlakes Municipal Building, Meadowlakes, Texas, at which time the following subjects will be discussed, to wit:**

- 1. CALL TO ORDER AND QUORUM DETERMINATION**
- 2. PLEDGE OF ALLEGIANCE AND PRAYER**
- 3. CITIZEN COMMENTS** *(Limited to 15 minutes total on general subjects and agenda-related items. Citizens wishing to address the Council must complete an "Application to Address," which must be submitted to the City Secretary at least thirty (30) minutes before the commencement of the City Council Meeting, and each speaker will be limited to a maximum speaking time of three (3) minutes.*
- 4. MONTHLY STANDARD LIVE REPORTS** *(Progress and Status Reports Only.)*
  - A. Operations in general - City Manager Johnnie Thompson**
    - 1. Briefing on current utility operations**
    - 2. Ordinance and Animal Control Report**
    - 3. Patrol Activity Report**
    - 4. Building Committee Report**
  - B. Briefing on Golf-Klotz**
- 5. CONSENT ITEMS** *(The items listed are considered routine and non-controversial by the City Council and may be approved by a single motion of the Council. No separate discussion or action on any of the items is necessary unless the Council desires, at which time the select item(s) may be discussed separately under consent items and separate motion(s).*
  - A. Minutes of the prior Council Meetings**
  - B. September 2024 Financial Statements**

## **6. OLD BUSINESS**

- A. Discussion/Action: Update on Renovations of Wastewater Treatment Plant. - Thompson**
- B. Discussion/Action: Community Center Update including the following:**
  - 1. Update on the budget for new community center complex.**
  - 2. Other Community Center-related matters.**
- C. Discussion/Action: Variance to Ordinance 2017-01 regarding an application for a boat dock at 339 Meadowlakes Dr. adjacent to the City Raw Water Intake – Thomson/Bentley**
- D. Update on new City Manager - Bentley**

## **7. NEW BUSINESS**

- A. Discussion/Action: Approval of variance at 106 Meadowlakes.– Thompson/Bentley**
- B. Discussion/Action: Resolution 2024-08 - Appointment to Committees, Commissions & Boards –Thompson/Bentley**
- C. Discussion/Action: Ordinance 2024-07- Regulating Portable Storage and Shipping Containers – Thompson/Bentley**
- D. Discussion/Action: Street Parking Regulations – Thompson/Bentley**

### **MAYOR ANNOUNCEMENTS about Items of Community Interest**

- *Announcements during this agenda item are limited to the following, as authorized under Section 551.0415, Tex. Gov't Code.)*
- *Expressions of thanks, congratulations, or condolence;*
- *An honorary or salutary recognition of a public official, public employee, or sthe person's public employment is not an honorary or salutary recognition for this subdivision;*
- *A reminder regarding a social, ceremonial, or community event organized or sponsored by an entity governing body or an official or employee of the municipality and*
- *Announcements involving an imminent threat to the public health and safety of the municipality have arisen after posting the agenda.*

***The next City Council meeting is Tuesday, November 19, 2024.***

## **8. ADJOURNMENT**

*The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).*

*An agenda packet is available for public inspection at City Hall, 177 Broadmoor, Suite A, Meadowlakes, between 8:00 a.m. and 4:00 p.m., Monday through Friday.*

I, Evan Bauer, City Secretary for the City of Meadowlakes, Texas, do certify that this Notice of Meeting was posted at City Hall, in a place readily accessible to the general public at all times, on October 9, 2024, at 11:15 a.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

/s/ Evan Bauer  
Evan Bauer, City Secretary

/s/ Mark Bentley  
Mark Bentley, Mayor

PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT (830) 693-6840 FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING TIME.
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Posting Removed: \_\_\_\_\_ at \_\_\_\_\_ by \_\_\_\_\_

(To be recorded upon removal, document retention at City Hall, posting removal date will not be reported via the website)

# ORDINANCE REPORT - SEPTEMBER :

## CALLS

Ordinance line	2
Security Gate	0
Email/text	0
City Hall	5

## PARKING/TRAILERS/GOLF CARTS

Written warning	1
Verbal warning	14
Door hanger	0
Citations - parked in a no parking zone	1

## TRASH CANS

Verbal warning	1
Door hanger	2

## GRASS/LIMBS/DEBRIS

Verbal warning	10
Door hanger	12

## MISCELLANEOUS

Inopperable vehicle	1
Commercial yard signs - warning/door hanger	1
Illegal size political sign	1

<b>CHECKED FOR ROOF PERMITS</b>	<b>27</b>
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## Animal Control Report September 2024

Received a call about a loose dog running around. Went and located the dog. Picked it up and returned it home.

Got a call from a resident who said he could smell a skunk in the morning when he got up. I checked it out and walked around his yard but could not find any skunk or where it may be living.

A resident called about barking dogs in a backyard. I went and checked on the dogs to make sure they had food and water. The house is on the golf course and the dogs bark when a golfer gets close to the yard looking for their golf balls. I talked to the homeowner. Not much I can do as it is during the day.

A homeowner called and reported that there was two big vicious dogs in the backyard. I hopped in my truck and checked it out. When I arrived it turned out to be two big very friendly boxers. They jumped in my truck and gave me kisses. I found the owner who was looking for them and helped her get them back home.

Got a call about a sick possum on hole seven. By the time I located it the possum had died. I picked it up and properly disposed of it.

Received a call from a resident wanting me to trap a skunk. I informed her that I did not trap and suggested she might want to get a trapped to remove it.

Got a call about a dog that had been sprayed by a skunk when she let it out at night. I walked the back yard looking for a place where the skunk might have got in. Came to the conclusion that the skunk sprayed thru the chain link fence. I helped de skunk her dog.

Got a call about a missing cat. I looked for it but cats are hard to find. Cats usually return in a few days.

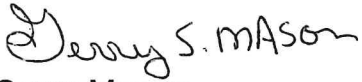
A resident called and reported that she had skunks in her backyard. I went and checked it out. She told me she was putting food out to feed the deer and the skunks were eating it. So I advised her to quit putting food out to feed the deer.

Got a call about an armadillo digging in a yard. Advised that they might want to get a trapper.

On Wed. Sept 25 Received a call about dogs in a backyard barking during the day. I went to 105 Firestone Place to check it out. The dogs only bark when someone gets close to the backyard. When he called back I told him there was not much I could do. I did have a talk to the homeowner about it.

On Monday September 30 the person went to city hall and filed a formal nuisance complaint about the barking dogs. I then issued a verbal warning at 10:00am. I suggested that she might want to get no-bark collars to put on her dogs.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Gerry S. Mason".

Gerry Mason

Animal Control Officer

## PATROL ACTIVITY REPORT SEPTEMBER 2024

PATROL ACTIVITY REPORT SEPTEMBER 2024										
DATE	DAY	DEPUTY	START TIME	END TIME	HRS	CITATION	WARNING	VERBAL		TOTAL MILES
09/16/24	Mon	Ciolfi	5:40am	5:40pm	12	0	2	0	Patrol & radar 0900 - 0909 Traffic stop at Firestone Dr / Firestone Place warning # 0033777 0921 - 0942 Olympia Fields EMS transport 0948 - 1007 Mahan EMS transport	48
09/25/24	Wed	Ciolfi	6am	9am	3	0	2	0	Patrol & radar	21
09/25/24	Wed	Ciolfi	11am	5pm	6	0	0	0	1109 - 1130 Spyglass Medical, EMS transport to Scott and White 1325 - 1400 Motorist assist 100 block Meadowlakes Dr. Warning 003778 1447 - 1456 Traffic stop (rans stop sign) Firestone Dr. / Firestone Place Warning # 003779	20
09/26/24	Thurs	Ciolfi	6:15am	10:15am	4	1	0	0	0845 - 0859 Traffic stop (Missing Mud Flap) Citation 003573	30
09/26/24	Thurs	Ciolfi	3pm	6pm	3	0	0	0	Patrol & radar	31
TOTALS					28.0	1	4	0		150

# Building Committee Report

Authorized By: Steve Nash,  
Building Committee Chairman  
Sep-24

<b>Approved Permits</b>	<i>Issued</i>	<i>Denied/tabled</i>	<i>In progress</i>
Deck			
Fence	2		
Remodel			
New Construction			2
Variance			
Patio Cover/Remodel			1
Arbor/Pergola			
Swimming Pool/Hot Tub			1
Boat dock/jet ski lift			
Play Scape			
Other			
Plat Amendment			
Consultation			
Permit Revision			
<b>Total</b>	<b>2</b>		<b>4</b>

# *City of Meadowlakes*

## Memorandum to Council

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October 15, 2024, Council Meeting

**DATE:** October 8, 2024 2024

**TO:** Honorable Mayor Bentley and Councilmembers

**FROM:** Johnnie Thompson, City Manager

**SUBJECT:** 5-Consent Items

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**SUBJECT:**

**Minutes of prior Council Meetings**—The minutes of the special council meeting held on September 16<sup>th</sup> and your regularly scheduled September 17<sup>th</sup> meeting is attached for your review and possible approval. Should you have any questions or concerns, please contact Evan.

**September 2024 Financial Statements**—I have attached copies of the September 2024 financial statements for your review. Since September is the end of FY24, these statements are only drafts and will not be finalized until later. No approval will be requested until your November meeting to ensure all expenses incurred in FY24 are correctly posted to the proper fiscal year. I will briefly review the draft financials for you below:

- **General Fund** – The General Fund is expected to end the fiscal year in much better shape than originally budgeted. Earlier in the fiscal year, you approved the transfer of an additional \$137,000 to the Recreation fund for the purchase of ten additional golf carts and a new mower. You also allocated funds for the installation of an auxiliary emergency generator for City Hall. Despite the additional expenditures totaling approximately \$162,000, the General Fund is projected to finish the fiscal year with a net gain of around \$90,000, whereas the initial adopted budget had projected a net gain of only about \$14,000. This increase in net gain is attributed to higher revenues and significantly lower operating expenditures than initially budgeted
- **Utility Fund** —The Utility Fund is expected to end FY24 with a net gain of over \$79,000 when a net gain was not budgeted for the fiscal year. The net gain was accomplished even though revenues ended the fiscal year slightly below those initially budgeted; a decrease in expenditures resulted in the net gain.
- **Recreation Fund**—While both the General Fund and Utility Fund are anticipated to have a net gain for FY24, the Recreation Fund, unfortunately, will have a loss of approximately \$10,000. The loss was mainly due to a decrease in anticipated

revenues for September and a slight increase in the costs associated with golf cart path renovations.

I have also attached copies of the Debt Service Fund profit and loss statement, the Fund's only activity is a slight amount of interest earned. Additionally, I have also attached profit and loss statement for the Capital Projects Fund.

Should you have any questions regarding the foregoing please do not hesitate to give me a call or email me.

**City of Meadowlakes**  
**Special Meeting Minutes**  
**September 16, 2024 – 9:00 a.m.**  
**Totten Hall, Meadowlakes Municipal Offices**  
**177 Broadmoor Street, Meadowlakes, Texas**

The City Council of the City of Meadowlakes held a Special Meeting at Meadowlakes Municipal Building in Totten Hall on September 16, 2024, beginning at 9:00 a.m. in accordance with the duly posted notice of said meeting.

**Present:**

Mark Bentley, Mayor  
Don Wheeler, Councilmember  
Barbara Peskin, Councilmember  
Carolyn Richmond, Councilmember  
Roxanne Morgan, Councilmember

**Absent:**

Garrett Wood, Councilmember

**Staff:**

Johnnie Thompson, City Manager  
Evan Bauer, City Secretary  
Debbie Holley, Treasurer

1. **Call to order.** Mayor Bentley called the meeting to order at 9:00 am and announced the presence of a quorum.
2. **Discussion/Action: Executive Session per Section 551.074 to interview City Manager candidates.**  
Mayor Bentley adjourned council to closed session at 9:00 a.m.  
Mayor Bentley called the special meeting back to order at 12:13 p.m. Councilmember Richmond made the following motion: "I move that we authorize the Mayor to negotiate a contract to hire William De Roos as Meadowlakes City Manager." The motion was seconded by Councilmember Morgan and carried unanimously.
3. **Adjournment.** Mayor Bentley adjourned the meeting at 12:14 p.m.

**Approved:** \_\_\_\_\_  
Mayor, Mark Bentley

**Date:** October 15, 2024

**Attest:** \_\_\_\_\_  
City Secretary, Evan Bauer

**Date:** October 15, 2024

**City of Meadowlakes**  
**Public Hearing and City Council Stated Meeting Minutes**  
**September 17, 2024 – 5:00 p.m.**  
**Totten Hall, Meadowlakes Municipal Offices**  
**177 Broadmoor Street, Meadowlakes, Texas**

The City Council of the City of Meadowlakes held a Public Hearing and their Regular Meeting at Meadowlakes Municipal Building in Totten Hall on September 17, 2024, beginning at 5:00 p.m. in accordance with the duly posted notice of said meeting.

**Present:**

Mark Bentley, Mayor  
Don Wheeler, Councilmember  
Barbara Peskin, Councilmember  
Carolyn Richmond, Councilmember  
Garrett Wood, Councilmember

**Absent:**

Roxanne Morgan, Councilmember

**Staff:**

Johnnie Thompson, City Manager  
Evan Bauer, City Secretary  
Debbie Holley, Treasurer

1. **CALL TO ORDER AND QUORUM DETERMINATION.** Mayor Bentley called the meeting to order at 5:00 pm and announced the presence of a quorum.
2. **PLEDGE OF ALLEGIANCE AND PRAYER.** Mayor Bentley led the Council and staff in the Pledge of Allegiance and Councilmember Richmond led the prayer.
3. **PUBLIC HEARING ON PROPOSED TAX RATE FOR FISCAL YEAR 2024.** Mr. Thompson gave a presentation over the uses of ad valorem taxes, what property owners' taxes are used for, and how it will affect the average homeowner. The proposed tax rate for FY24 is \$0.2467 per \$100 taxable valuation, 96% higher less than last year's rate of \$0.1374, generating about \$515,100 more revenue than CY23.
4. **PUBLIC HEARING ON PROPOSED FISCAL YEAR 2025 BUDGET.** Multiple workshops have been held to develop the FY25 budget. Mr. Thompson presented the proposed budget. Texas Local Government Code requires cities to adopt a budget each fiscal year, and the proposed FY25 budget covers operating revenues and expenditures for the General, Debt Service, Utility, and Recreation Funds. It does not reflect any water or sewer rate increases, but it does reflect a solid waste collection fee increase of 3.23%.
5. **CITIZEN COMMENTS.** None
6. **MONTHLY STANDARD LIVE REPORTS** (*Progress and Status Reports Only.*)



## **A. Operations in general - City Manager, Johnnie Thompson**

1. Current Utility Operations – Mr. Thompson reported that there was an issue with the screen to the SCADA control system but has now been repaired. The new generator is set to be installed later in the week. All other operations have been running as they should.
2. Ordinance reports – In August, 9 calls/texts were received, 43 warnings were given for parking related violations, 5 warnings were given for trash can violations, 19 warnings were given for limb/grass violations, and the following miscellaneous warnings were given: 8 for commercial yard signs and 1 for an illegal sized political sign.
3. Animal Control Report – In August, there were several calls about loose dogs; all were returned to their homes. There was a call about a dead bat, lost cats, several calls about skunks and other various concerns.
4. Patrol Activity Report – Officer Ciolfi logged 55 hours and 219 miles in August. There were 2 citations issued; 1 for no DL and 1 for having an unsecure load (spilling paint down the road). There were 11 warnings issued.
5. Building Committee Report – In August, there were 4 permits issued; 3 fence and 1 pergola. There was 1 variance issued. There are currently 7 ongoing projects.

- B. Briefing on Golf Operations – Mr. Thompson reported that golf operations continue to run as they should and that the new golf carts arrived last week.

**7. CONSENT ITEMS** *(The items listed are considered to be routine and non-controversial by the City Council and may be approved by a single motion of the Council. No separate discussion or action on any of the items is necessary unless desired by the Council; at which time the select item(s) may be discussed separately under consent items and separate motion(s)).*

- A. Minutes of the prior Council Meetings/Workshops  
B. August 2024 Financial Reports

After discussion, Councilmember Peskin made a motion to approve the minutes from the August 20<sup>th</sup> council meeting as presented. The motion was seconded by Councilmember Richmond and carried unanimously. Councilmember Richmond made a motion to approve the August 2024 financials as presented. The motion was seconded by Councilmember Wood and carried unanimously.

## **8. OLD BUSINESS.**

**A. Discussion/Action: Update on Renovations of Wastewater Treatment Plant.** Mr. Thompson informed council that new blowers have been delivered for the older of the two sewer plants as well as one control panel for the newer plant. Also, the enclosure of one of the buildings is almost complete.

**B. Discussion/Action: Executive Session per Section 551.074 to discuss the City Manager Search.** Council did not adjourn to closed session. Councilmember Richmond made the following motion: “I move that council accepts William De Roos as the new City Manager beginning approximately November 1, 2024 and also approve the contract that all parties have agreed to.” The motion was seconded by Councilmember Peskin and carried unanimously.

**C. Discussion/Action: Community Center Update including the following:**

1. **Cart Barn** – Councilmember Wheeler reported that the city will be the general contractor for the cart barn. The cart barn will be constructed first; nothing else can be started until this is complete. It is estimated that this will take approximately 60 days.

**2. Update on the contract with Nash Construction, LTD for the Construction Manager at Risk for the new community center complex.** Mr. Thompson reported that the contract between Nash Builders and the city has been executed.

**3. Update on budget for new community center complex.** Councilmember Wheeler reported that the budget for this facility is \$7.5 million. Next week, Councilmember Wheeler and Mr. Thompson are meeting with the architects as well as Nash Builders to discuss preliminary numbers regarding the cost of this project.

**4. Other Community Center-related matters.** Discussion was held regarding the site work such as a retention pond, the parking lot, drainage, etc. Mr. Thompson is working with the engineer on this.

After discussion, Councilmember Wheeler made a motion to approve the construction renovations of the existing cart barn and temporary prop shop. The motion was seconded by Councilmember Richmond and carried unanimously.

## **9. NEW BUSINESS**

**A. Discussion/Action: Ordinance 2024-06 amending solid waste collection fees.** Beginning January 1<sup>st</sup> of this year, the city entered into a three year contract with Waste Management. Matt Myers with Waste Management was present to discuss this with council. Within the contract is a price escalation clause that adjusts collection cost based on the CPI and the DOE fuel adjustment. The rate increase that is to take effect on January 1, 2025 is 3.23%. The proposed rate for residential collection with a single cart would be \$33.05 per month; an increase of \$0.95. The cost of an additional cart is proposed to increase by \$0.26 per month, bringing the cost for an additional cart to \$8.30. After discussion, Councilmember Richmond made a motion to accept Ordinance 2024-06 as presented. The motion was seconded by Councilmember Peskin and carried unanimously.

**B. Discussion/Action: Ordinance 2024-03 amending the fiscal year 2023-2024 municipal budget.** Mr. Thompson informed council that this Ordinance will update the current fiscal year (FY24) budget to reflect previous Council decisions and adjust projected revenues and expenditures for all funds. Please note that the proposed changes in the Ordinance will only address adjustments to the budget by major revenue and expenditure categories. More detailed information regarding the proposed changes can be found in the fiscal year 2025 budget under the amended FY24 budget column. After discussion, Councilmember Richmond made a motion to accept Ordinance 2024-03 as presented. The motion was seconded by Councilmember Peskin and carried unanimously.

**C. Discussion/Action: Ordinance 2024-04 adopting the fiscal year 2024-2025 Municipal Budget.** This budget is similar to the draft budget filed in late July with only a few adjustments. After discussion, Councilmember Richmond made the following motion: *"I move to ratify that the Fiscal Year 2025 Budget will raise \$21,900 more in operational and maintenance ad valorem tax income than last year."* The motion was seconded by Councilmember Wood and carried unanimously. A second vote must be taken since more income will be generated from ad valorem taxes for maintenance and operational purposes than in fiscal year 2024. This vote is to approve Ordinance 2024-04 which adopts the FY2025 budget. Councilmember Richmond made a motion to approve Ordinance 2024-04 as presented. The motion was seconded by Councilmember Wood and carried with votes from Councilmembers Wheeler, Peskin, Richmond and Wood. Councilmember Morgan was absent.

**D. Discussion/Action: Ordinance 2024-05 establishing the ad valorem tax rate for 2024.** Mr. Thompson reported that during the special meeting and workshop held in late July, the proposed tax rate for 2024 was established at \$0.2467. This rate surpasses the no-new-revenue rate of \$0.2424 yet remains under the voter-approved rate of \$0.2471. The tax rate consists of two separate rates: a Maintenance and Operation (M&O) rate and an Interest and sinking (DS) rate. The

proposed ad valorem tax rate is considerable greater than last year's rate; the city had no bonded debt obligations in FY24. Due to the issuance of \$7.5 million in certificates of obligation for the new facility, the city had to establish a DS rate. The proposed ad valorem tax rate of \$0.2467 would mean the average homeowner would pay around \$1,130 in taxes to the City, a 94% increase over those paid by the average homeowner last year. This increase is primarily due to establishing a DS rate this year. Specifically, the average homeowner can expect to pay about \$604 in M&O (a \$21 increase from last year) and \$526 in DS taxes. After discussion, Councilmember Richmond made the following motion: *"I move that Ordinance 2024-05, which establishes the ad valorem tax rate for 2024 is approved as prepared, which establishes an ad valorem tax rate of \$0.2467 per \$100 taxable valuation; the breakdown on the tax rate is:*

*\$0.1317 for Maintenance & Operation*

*\$0.1150 for Interest & Sinking".*

The motion was seconded by Councilmember Wood and carried with votes from Councilmembers Wheeler, Richmond, Peskin and Wood. Councilmember Morgan was absent.

**E. Discussion/Action: Parking regulations and use of temporary storage containers.** Mr. Thompson reported that the many defenses in the current parking ordinance makes it difficult to enforce. The ordinance addressing this violation will be discussed at a later date. Regarding the use of PODS, discussion was held on the possibility of issuing a permit for a specific amount of time. No action was taken.

**F. Discussion/Action: Utilization of excess insurance claims from the 2024 hail storm.** Discussion was held on how to utilize any surplus insurance proceeds from the hail storm earlier this year. Mr. Thompson is unsure of the exact amount of excess funds the city will have, but it should be in excess of \$45,000. These funds are derived from damage paid for roof repairs of the restaurant building and golf shop. Both buildings will be demolished in order to build the new Community Center. Discussion was held on using some of these funds to renovate the bathroom on hole #15. These funds are classified as restricted, so council has to approve the use of them. No action was taken.

**8. ADJOURNMENT/ANNOUNCEMENTS:** Mayor Bentley announced that Mary Ann Raesener, former Mayor of Meadowlakes, has passed away and services for her will be held on September 23<sup>rd</sup> at 11am at St. Fredericks Baptist Church.

Mayor Bentley adjourned the meeting at 6:39p.m.

**Approved:** \_\_\_\_\_  
Mayor, Mark Bentley

**Date:** October 15, 2024

**Attest:** \_\_\_\_\_  
City Secretary, Evan Bauer

**Date:** October 15, 2024

**City of Meadowlakes**

**September 2024 Draft Abbreviated Financial Statements**

Run Date: 10-8-2024

# City of Meadowlakes

## General Fund

### Profit and Loss

	Sep-24	Budgeted Sep-24	FY24 Unaudited	Amended FY2024 Budget
<b><u>INCOME</u></b>				
<b>OPERATING INCOME</b>				
<b><u>Ad Valorem Tax</u></b>	<b>\$33</b>	<b>\$706</b>	<b>\$539,064</b>	<b>\$540,500</b>
<b><u>Franchise Fees</u></b>				
PEC Franchise Fees	\$0	\$0	\$42,355	\$42,300
Cable TV Franchise Fees	\$0	\$0	\$14,794	\$14,800
Telephone Franchise Fees	\$0	\$0	\$1,970	\$2,000
<b>Total Franchise Fees</b>	<b>\$0</b>	<b>\$0</b>	<b>\$59,119</b>	<b>\$59,100</b>
<b><u>Building Related Income</u></b>				
New/Remodeling Permits	\$0	\$150	\$775	\$900
Fence & Deck Permits	\$100	\$50	\$850	\$1,000
Miscellaneous Permits/Income	\$4,885	\$300	\$83,580	\$80,000
<b>Total Building Related Income</b>	<b>\$4,985</b>	<b>\$500</b>	<b>\$85,205</b>	<b>\$81,900</b>
<b><u>Municipal Court Income - Fines</u></b>	<b>\$0</b>	<b>\$150</b>	<b>\$1,125</b>	<b>\$1,200</b>
<b><u>Contract Services</u></b>	<b>\$9,196</b>	<b>\$9,194</b>	<b>\$110,350</b>	<b>\$110,350</b>
<b><u>Miscellaneous Income</u></b>				
Liquor Sales Tax	\$246	\$258	\$2,860	\$2,900
Interest Earned on Investments	\$52	\$200	\$12,754	\$12,700
Pet Registration	\$290	\$700	\$1,560	\$1,300
Miscellaneous Income	\$148	\$300	\$348	\$300
<b>Total Miscellaneous Income</b>	<b>\$736</b>	<b>\$1,458</b>	<b>\$17,522</b>	<b>\$17,200</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$14,950</b>	<b>\$12,008</b>	<b>\$812,385</b>	<b>\$810,250</b>
<b>NON-OPERATING INCOME</b>				
<b><u>Transfers In From Other Funds</u></b>				
Transfer in from Reserves	\$0	\$0	\$0	\$0
Transfer in from Utility Fund	\$17,917	\$17,917	\$215,000	\$215,000
<b>TOTAL NON-OPERATING INCOME</b>	<b>\$17,917</b>	<b>\$17,917</b>	<b>\$215,000</b>	<b>\$215,000</b>
<b>TOTAL GENERAL FUND INCOME</b>	<b>\$32,867</b>	<b>\$29,925</b>	<b>\$1,027,385</b>	<b>\$1,025,250</b>

# City of Meadowlakes General Fund Profit and Loss

	Sep-24	Budgeted Sep-24	FY24 Unaudited	Amended FY2024 Budget
<b><u>EXPENSE</u></b>				
<b>OPERATING EXPENSES</b>				
<b>Administrative Expenses</b>				
Total Employee Related Expenses	\$37,735	\$42,197	\$458,071	\$478,900
Total Other Administrative Expenses	\$8,191	\$5,531	\$105,460	\$118,700
Total Administrative Expenses	\$45,926	\$47,728	\$563,531	\$597,600
<b>Public Safety Expenses</b>				
Total Ordinance/Animal Control Expenses	\$2,990	\$3,060	\$41,481	\$42,100
Total Traffic Control/Police Dept. Expenses	\$2,217	\$3,400	\$26,265	\$28,200
Emergency Medical Contract Expenses	\$3,816	\$3,817	\$45,790	\$45,800
Fire Protection Expenses	\$3,188	\$3,188	\$38,250	\$38,250
Total Public Safety Expenses	\$12,211	\$13,465	\$151,786	\$154,350
<b>TOTAL OPERATING EXPENSES</b>	\$58,137	\$61,193	\$715,317	\$751,950
<b>OPERATING NET GAIN/LOSS</b>	-\$25,270	-\$31,268	\$312,068	\$273,300
<b>TOTAL NON-OPERATING EXPENSES</b>	\$23,087	\$12,500	\$222,283	\$216,000
<b>TOTAL FUND EXPENSES</b>	\$81,224	\$73,693	\$937,600	\$967,950
<b>FUND NET GAIN/LOSS</b>	-\$48,357	-\$43,768	\$89,785	\$57,300

# City of Meadowlakes

## Utility Fund

### Profit and Loss

	Sep-24	Budgeted Sep-24	Unaudited FY2024	Amended FY2024 Budget
<b><u>INCOME</u></b>				
<b>OPERATING INCOME</b>				
<b><u>Utility Income</u></b>				
Water Revenue	\$61,103	\$55,455	\$538,826	\$528,000
Sewer Revenue	\$51,143	\$50,917	\$612,867	\$613,000
<b>Total Utility Income</b>	<b>\$112,246</b>	<b>\$106,372</b>	<b>\$1,151,693</b>	<b>\$1,141,000</b>
<b><u>Solid Waste Collection Income</u></b>	<b>\$30,753</b>	<b>\$31,334</b>	<b>\$347,255</b>	<b>\$347,400</b>
<b><u>Miscellaneous Income</u></b>				
New Connections	\$0	\$0	\$4,200	\$4,200
Interest Earned on Investments	\$3,196	\$292	\$32,886	\$32,500
Penalty & Interest Earned	\$795	\$575	\$7,099	\$6,300
Transfer Fees Income	\$175	\$200	\$1,800	\$1,800
Miscellaneous Income	\$479	\$700	\$26,607	\$16,000
FEMA or SLFRF Reimbursement	\$0	\$0	\$0	\$10,000
<b>Total Miscellaneous Income</b>	<b>\$4,645</b>	<b>\$1,767</b>	<b>\$72,592</b>	<b>\$70,800</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$147,644</b>	<b>\$139,473</b>	<b>\$1,571,540</b>	<b>\$1,559,200</b>
<b>NON-OPERATING INCOME</b>				
Transfer in from Reserves*	\$0	\$0	\$0	\$0
<b>TOTAL NON-OPERATING INCOME</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL UTILITY FUND INCOME</b>	<b>\$147,644</b>	<b>\$139,473</b>	<b>\$1,571,540</b>	<b>\$1,559,200</b>

# City of Meadowlakes

## Utility Fund

### Profit and Loss

	Sep-24	Budgeted Sep-24	Unaudited FY2024	Amended FY2024 Budget
<b><u>EXPENSE</u></b>				
<b>OPERATING EXPENSES</b>				
<b>Administrative Expenses</b>				
Total Employee Related Expenses	\$29,660	\$44,959	\$470,708	\$480,700
General Administrative Expenses	\$554	\$1,959	\$55,715	\$59,000
Total Administrative Expenses	\$30,214	\$46,918	\$526,423	\$539,700
<b>Plant and Field Operating Expenses</b>				
Water Treatment Expenses	\$27,019	\$9,165	\$127,908	\$121,300
Wastewater Treatment Expenses	\$4,103	\$10,602	\$93,715	\$105,900
Other Operating Expenses	\$4,287	\$6,347	\$105,530	\$123,200
Total Operating Expenses	\$35,409	\$26,114	\$327,153	\$350,400
Total Solid Waste Collection Contract Expenses	\$27,728	\$26,250	\$310,743	\$315,000
<b>TOTAL OPERATING EXPENSES</b>	\$93,351	\$99,282	\$1,164,319	\$1,205,100
<b>OPERATING NET GAIN/LOSS</b>	\$54,293	\$40,191	\$407,221	\$354,100
<b>TOTAL NON-OPERATING EXPENSE</b>	\$17,917	\$17,917	\$327,911	\$354,100
<b>TOTAL FUND EXPENSES</b>	\$111,268	\$117,199	\$1,492,230	\$1,559,200
<b>FUND NET GAIN/LOSS</b>	\$36,376	\$22,274	\$79,310	\$0



# City of Meadowlakes

## Debt Service

### Profit and Loss

	Sep-24	Budgeted Sep-24	Unaudited FY2024	Amended FY2024 Budget
<b><u>INCOME</u></b>				
<b>FUND INCOME</b>				
<b><u>Ad Valorem Tax</u></b>				\$0
<b><u>Interest Earned on Investments</u></b>	\$8	\$0	\$23	\$0
<b><u>Transfer in from Other Funds</u></b>				
Transfer in from Reserves				\$0
Transfer in from Utility Fund				\$0
Accrued Interest Earning from Bond Sale			\$24,639	\$0
<b>Total Transfers in from Other Funds</b>	<u>\$0</u>	<u>\$0</u>	<u>\$24,639</u>	<u>\$0</u>
<b>TOTAL FUND INCOME</b>	\$8	\$0	\$24,662	\$0
<b><u>EXPENSES</u></b>				
<b>Bond Debt</b>				
<b>2024 Certificate of Obligations</b>				
Principal				\$0
Interest				\$0
<b>Total Bonded Debt Expense</b>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>FUND NET GAIN/LOSS</b>	\$8	\$0	\$24,662	\$0

# City of Meadowlakes Recreation Fund Profit and Loss

	Sep-24	Budgeted Sep-24	Unaudited FY2024	Amended FY2024 Budget
<b><u>INCOME</u></b>				
<b>OPERATING INCOME</b>				
<b><u>Golf Shop Income</u></b>				
Prepaid Golf	\$12,073	\$22,364	\$189,740	\$191,000
Green Fees	\$27,088	\$39,246	\$392,972	\$398,000
Cart Rental	\$11,126	\$17,136	\$152,411	\$156,000
Driving Range Income	\$1,080	\$1,612	\$15,391	\$15,400
Tournament Income	\$3,000	\$1,735	\$36,414	\$34,400
Handicap Service	\$30	\$210	\$3,570	\$3,500
Snacks & Beverage Sales	\$3,289	\$5,869	\$40,066	\$40,600
Golf Shop Merchandise Sales	\$7,922	\$11,066	\$128,495	\$130,000
Miscellaneous Income	\$112	\$467	\$2,288	\$200
<b><u>Total Golf Shop Income</u></b>	<b><u>\$65,720</u></b>	<b><u>\$99,705</u></b>	<b><u>\$961,347</u></b>	<b><u>\$969,100</u></b>
<b><u>Rental Income (Restaurant &amp; Tennis)</u></b>	<b><u>\$3,800</u></b>	<b><u>\$3,500</u></b>	<b><u>\$39,493</u></b>	<b><u>\$39,200</u></b>
<b><u>Miscellaneous Income</u></b>	<b><u>\$105</u></b>	<b><u>\$0</u></b>	<b><u>\$3,356</u></b>	<b><u>\$3,200</u></b>
<b><u>Total Operating Income</u></b>	<b><u>\$69,625</u></b>	<b><u>\$103,205</u></b>	<b><u>\$1,004,196</u></b>	<b><u>\$1,011,500</u></b>
<b>Transfers in From Other Funds</b>				
Loan from General Fund				\$0
Transfers in from General Fund	\$12,500	\$12,500	\$187,000	\$187,000
Transfers in from Contingency Fund				\$0
<b><u>Total Transfers in From Other Funds</u></b>	<b><u>\$12,500</u></b>	<b><u>\$12,500</u></b>	<b><u>\$187,000</u></b>	<b><u>\$187,000</u></b>
<b>Uncommitted Reserves</b>				\$0
<b>TOTAL OPERATING INCOME</b>	<b><u>\$82,125</u></b>	<b><u>\$115,705</u></b>	<b><u>\$1,191,196</u></b>	<b><u>\$1,198,500</u></b>

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# City of Meadowlakes Recreation Fund Profit and Loss

	Sep-24	Budgeted Sep-24	Unaudited FY2024	Amended FY2024 Budget
<b><u>EXPENSES</u></b>				
<b>OPERATING EXPENSES</b>				
<i>Total Administrative Expenses</i>	\$1,917	\$5,258	\$59,864	\$62,200
<i>Total Golf Shop Expenses</i>	\$37,682	\$39,875	\$466,177	\$459,200
<i>Total Grounds Maintenance Expenses</i>	\$45,990	\$28,624	\$513,663	\$520,600
<i>Total Tennis/Pool Expenses</i>	-\$534	\$100	\$2,267	\$2,900
<i>Total Food and Beverage Expenses</i>	\$0	\$0	\$0	\$0
<b>TOTAL OPERATING EXPENSES</b>	<b>\$85,055</b>	<b>\$73,857</b>	<b>\$1,041,971</b>	<b>\$1,044,900</b>
<b>OPERATING NET GAIN/LOSS</b>	<b>-\$2,930</b>	<b>\$41,848</b>	<b>\$149,225</b>	<b>\$153,600</b>
<b>NON-OPERATING EXPENSES</b>	<b>\$11,284</b>	<b>\$0</b>	<b>\$159,141</b>	<b>\$153,600</b>
<b>TOTAL FUND EXPENSES</b>	<b>\$96,339</b>	<b>\$73,857</b>	<b>\$1,201,112</b>	<b>\$1,198,500</b>
<b>FUND NET GAIN/LOSS</b>	<b>-\$14,214</b>	<b>\$41,848</b>	<b>-\$9,916</b>	<b>\$0</b>

**City of Meadowlakes-Capital Projects Fund**  
**Profit & Loss**  
**September 2024**

	<u>Sep 24</u>	<u>Jan - Sep 24</u>
<b>Income</b>		
<b>08-5200 · Interest Earned on Investments</b>		
08-5205 · Interest Earned-MM	28,974	79,335
08-5210 · Interest Earned-Checking	125	329
<b>Total 08-5200 · Interest Earned on Investments</b>	<u>29,099</u>	<u>79,664</u>
<b>Total Income</b>	29,099	79,664
<b>Expense</b>		
<b>08-6200 · Administrative Expenses</b>		
08-6210 · Public Notices	0	624
08-6220 · Bank Fees	0	13
<b>Total 08-6200 · Administrative Expenses</b>	<u>0</u>	<u>637</u>
<b>08-6300 · Architectural &amp; Consultant Exp</b>		
08-6310 · Architectural Expenses	0	99,468
<b>Total 08-6300 · Architectural &amp; Consultant Exp</b>	<u>0</u>	<u>99,468</u>
<b>08-6400 · Engineering &amp; Testing Expenses</b>		
08-6410 · Engineering Fees	20,043	39,543
08-6420 · Geo-Tec Testing	0	13,650
08-6430 · Inspection Services	0	2,225
<b>Total 08-6400 · Engineering &amp; Testing Expenses</b>	<u>20,043</u>	<u>55,418</u>
<b>Total Expense</b>	<u>20,043</u>	<u>155,523</u>
<b>Net Income</b>	<u><u>9,056</u></u>	<u><u>-75,859</u></u>

# Memorandum to Council

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October 15, 2024, Council Meeting

**DATE:** October 7, 2024  
**TO:** Honorable Mayor Bentley and Councilmembers  
**FROM:** Johnnie Thompson, City Manager  
**SUBJECT:** **6-A-Update on Wastewater Treatment Plant Renovation and Improvements**

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**SUBJECT:**

The two new blowers for wastewater treatment plant #1 have been delivered, and the new electrical control panel for this plant has been ordered. Delivery is expected in mid-November. Crews have begun enclosing a portion of an existing cover for the new sludge dewatering equipment. Hopefully, this project will be completed by the end of the month; once completed, crews will begin installing the new blowers.

I'll keep you updated as this project progresses.

# Memorandum to Council

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October 15, 2024, Council Meeting

**DATE:** October 7, 2024  
**TO:** Honorable Mayor Bentley and Councilmembers  
**FROM:** Johnnie Thompson, City Manager  
**SUBJECT:** 6 - B & D - Update on Community Center and new city manager

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**SUBJECT:**

Live updates will be given at your meeting; Councilmember Wheeler will update you on the community center and Mayor Bentley will update you on the new City Manager.

# ***City of Meadowlakes***

## **Memorandum to Council**

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**October 15, 2024 Council Meeting**

**DATE:** October 8, 2024

**TO:** Honorable Mayor Bentley and Councilmembers

**FROM:** Johnnie Thompson, City Manager

**SUBJECT: 6-C – Variance to Ordinance 2017-01 allowing for the construction of a boat dock within the 200-foot restricted area of the City’s raw water intake structure.**

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### **BACKGROUND:**

In July, the owner of lot 1157, 339 Meadowlakes Drive, requested a variance to Ordinance 2017-01, which established a 200-foot restricted zone adjacent to the City’s raw water intake structure to construct a boat dock. The request was tabled to allow for additional research and review by legal counsel.

In January 2017, the Council passed Ordinance 2017-01, which addresses the establishment of a 200-foot restrict zone around the City’s raw water intake on Lake Marble Falls. Per the Texas Administrative Code (Code), we must establish a 200-foot restricted zone around our raw water intake. (I have attached a copy of the referenced Code for your review.)

Other boat docks were built in this restricted zone; however, they were built before the approval of Ordinance 2017-01 and without permits from the City. I understand that should any of the docks be damaged beyond repair, they would require a permit and likely not be able to be rebuilt.

This is not the first time the Council has considered a request for a variance to this Ordinance. In December 2019, the owners of this property requested a variance for the construction of a boat dock, which the Council denied by unanimous vote.

### **RECOMMENDATION:**

Ordinance 2017-01 was drafted by our legal counsel in 2017. However, as requested, our legal counsel reviewed this issue. She commented that the City had every right to stipulate TCEQ requirements. She suggested that we ask for a professional engineer's opinion or a TCEQ evaluation if the construction of a boat dock within the restricted zone would be considered a violation of the Code.

While I sympathize with the property owners and their requests, I hesitate to recommend construction in a restricted area that directly conflicts with the Texas

Administrative Code. I would suggest that, as legal has suggested, we require the owners to either obtain an opinion from a professional engineer or the TECQ that, in their opinion, allowing a boat dock to be built within the restricted zone would not violate either TECQ requirements of the Code.

For additional information regarding this agenda item, please refer back to the July 2024 agenda packet.

**ATTACHMENTS:**

Texas Administrative Code related to restricting zone around a raw water intake.



[<<Prev Rule](#)[Next Rule>>](#)

## Texas Administrative Code

<u>TITLE 30</u>	ENVIRONMENTAL QUALITY
<u>PART 1</u>	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
<u>CHAPTER 290</u>	PUBLIC DRINKING WATER
<u>SUBCHAPTER D</u>	RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS
<u>RULE §290.41</u>	Water Sources

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(D) Disposal of wastes from boats or any other watercraft shall be in accordance with §§321.1 - 321.11 of this title (relating to Boat Sewage Disposal).

(E) Pesticides or herbicides which are used within the watershed shall be applied in strict accordance with the product label restrictions.

(F) Before approval of a new surface water source, the system shall provide the executive director with information regarding specific water quality parameters of the potential source water. These parameters are pH, total coliform, *Escherichia coli*, turbidity, alkalinity, hardness, bromide, total organic carbon, temperature, color, taste and odor, regulated volatile organic compounds, regulated synthetic organic compounds, regulated inorganic compounds, and possible sources of contamination. If data on the incidence of *Giardia* cysts and *Cryptosporidium* oocysts has been collected, the information shall be provided to the executive director. This data shall be provided to the executive director as part of the approval process for a new surface water source.

(G) All systems with new surface water intakes or new bank filtration wells must monitor microbiological source water quality at the new surface water intakes or new bank filtration wells in accordance with §290.111 of this title on a schedule determined by the executive director. The system must notify the agency of the new surface water intake or bank filtration well prior to construction.

(2) Intakes shall be located and constructed in a manner which will secure raw water of the best quality available from the source.

(A) Intakes shall not be located in areas subject to excessive siltation or in areas subject to receiving immediate runoff from wooded sloughs or swamps.

(B) Raw water intakes shall not be located within 1,000 feet of boat launching ramps, marinas, docks, or floating fishing piers which are accessible by the public.

(C) A restricted zone of 200 feet radius from the raw water intake works shall be established and all recreational activities and trespassing shall be prohibited in this area. Regulations governing this zone shall be in the city ordinances or the rules and regulations promulgated by a water district or similar regulatory agency. The restricted zone shall be designated with signs recounting these

*City of Meadowlakes*  
**Memorandum to Council**

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**October 15, 2024 Council Meeting**

**DATE:** October 8, 2024

**TO:** Honorable Mayor Bentley and Councilmembers

**FROM:** Evan Bauer, City Secretary

**SUBJECT: 7-A – Approval of Building Setback Variance at 106 Meadowlakes Dr.**

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**SUBJECT:** On October 14, 2024 the Building Committee will meet to review an application for a variance at 106 Meadowlakes Dr. The house on this lot was built in 1977, and a portion of it encroaches into the golf course setback. The plans were approved by the original developer. The owner is selling the home, and this request is to clear a title exception. The owner is requesting a 12'9" variance from the golf course.

I anticipate that the Building Committee will recommend council approval for the requested variance.

**RECOMMENDATION:**

Staff concurs with the Building Committee's recommendation and recommends granting the variance.

**ATTACHMENTS:**

Application from owner Don Stringer  
Property survey  
Aerial view of property



LAND TITLE SURVEY

BEING LOT NO. 19, SECTION 1, IN MEADOWLAKES, A SUBDIVISION OF BURNET COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 3, PAGE 22, ALSO REFERENCED IN CABINET 1, SLIDES 88A AND 88B, PLAT RECORDS, BURNET COUNTY, TEXAS.

THE BASIS OF BEARINGS FOR THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE, LAMBERT GRID, CENTRAL ZONE.

THE PROPERTY SHOWN HEREON DOES LIE WITHIN ZONE X, DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 48053C0583G, DATED NOVEMBER 1, 2019.

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:

1. RESTRICTIVE COVENANTS, TERMS, PROVISIONS, RESTRICTIONS, EASEMENTS AND SETBACKS RECORDED IN VOL. 204, PGS. 293 & 303, VOL. 232, PG. 430, VOL. 237, PG. 311, VOL. 507, PG. 320, VOL. 573, PG. 575, VOL. 536, PG. 586 D.R.B.C.T.; VOL. 881, PGS. 220 & 301, VOL. 1013, PG. 208, INSTRUMENT NOS. 201109873, 201109874, 201109875, 201610190, 201610833, 201610834, 201610835, 201610836, 201610837, 201610838, 201911958, 202301036 O.P.R.B.C.T.; VOL. 3, SLD. 22, CAB. 1, SLD. 88A P.R.B.C.T.
2. INUNDATION EASEMENT TO THE LOWER COLORADO RIVER AUTHORITY RECORDED IN VOL. 107, PG. 100 D.R.B.C.T.
3. EASEMENT TO MEADOWLAKES M.U.D. RECORDED IN VOL. 419, PG. 659 R.P.R.B.C.T.
4. EASEMENT TO P.E.C. IN VOL. 183, PG. 373 D.R.B.C.T.
4. ALL CURRENT CITY OF MEADOWLAKES ZONING AND LAND USE ORDINANCES.
5. ANY RIGHTS OR REGULATIONS OF THE LOWER COLORADO RIVER AUTHORITY.

EXCLUSIVELY TO PARTIES INVOLVED IN FIRST NATIONAL TITLE INSURANCE COMPANY COMMITMENT GF No. 24--822552--HB, EFFECTIVE SEPTEMBER 10, 2024.

I, TODD HOLLAND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING SEPTEMBER, 2024, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THERE ARE NO APPARENT ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS WITH THE DEED LINES SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO APPARENT DISCREPANCIES OR DEED LINE CONFLICTS WITH THE DEEDS SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO VISIBLE UTILITY LINES EXCEPT AS SHOWN HEREON; THAT THIS PROPERTY ADJOINS A DEDICATED RIGHT-OF-WAY.

Page 31  
9-26-2024  
DATE

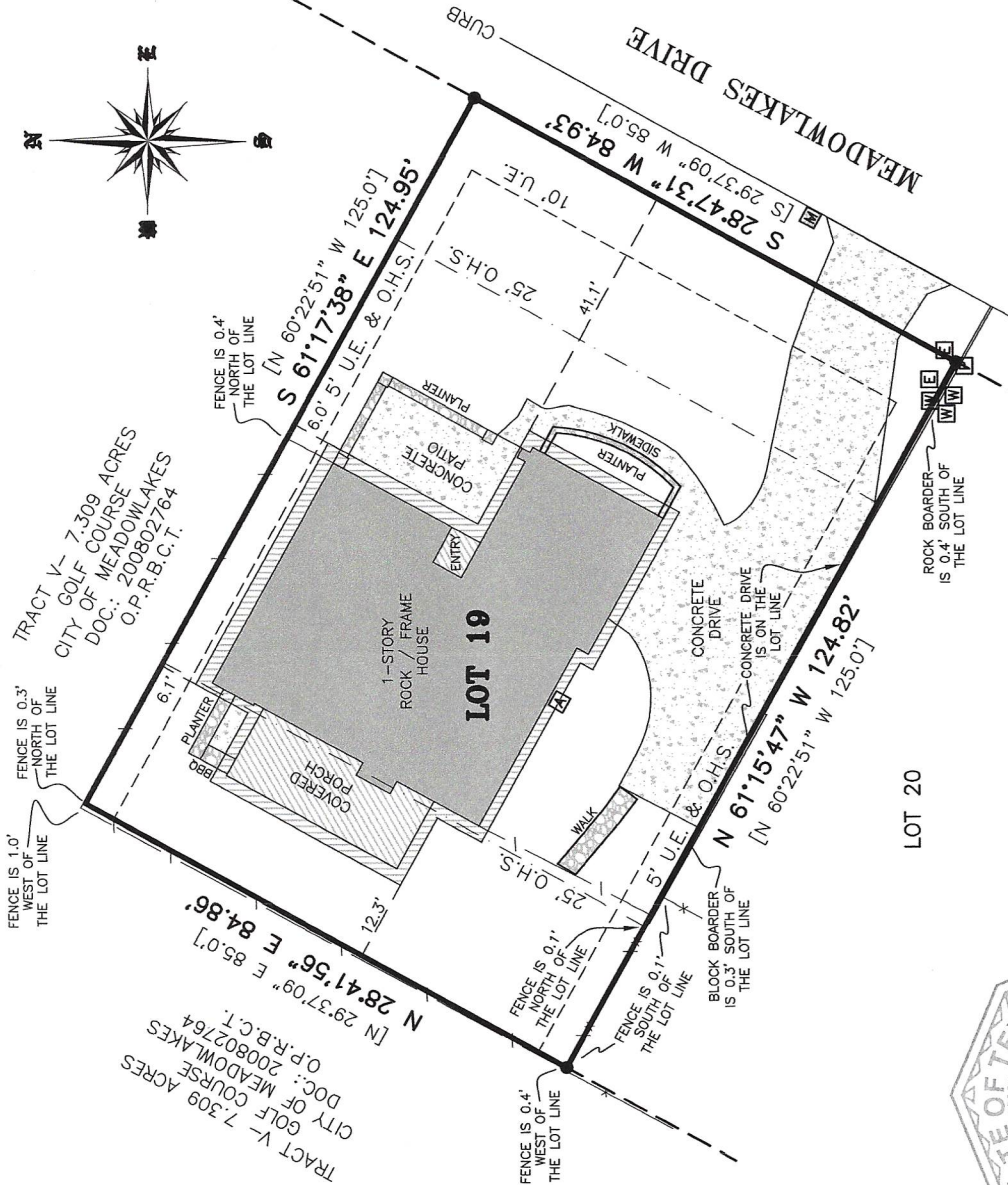
CLIENT: ROB CORMIER  
HOLLAND #: 2024-111  
DRAWN BY: T. HOLLAND

TODD HOLLAND  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5421, STATE OF TEXAS

*Todd Holland*

LEGEND

- 1/2" IRON PIPE FOUND
- ▣ AIR CONDITIONER
- ▣ WATER UTILITY
- ▣ ELECTRIC UTILITY
- ▣ MAILBOX
- ▣ LAMP
- ▣ UTILITY PEDESTAL
- /— WOOD RAIL FENCE
- U.E. UTILITY EASEMENT
- O.H.S. OVERHANG SETBACK
- [ ] RECORD INFORMATION



SCALE: 1" = 30'



**HOLLAND**  
**SURVEYING**

PROFESSIONAL SURVEYING AND MAPPING  
SERVICES  
P.O. BOX 1647  
MARBLE FALLS, TEXAS 78654  
830-798-8850











# City of Meadowlakes

## Memorandum to Council

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October 15, 2024, Council Meeting

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**DATE:** October 2, 2024

**TO:** Honorable Mayor Bentley and Councilmembers

**FROM:** Johnnie Thompson, City Manager

**SUBJECT:** Resolution 2024-08- Appointing members to Committees, Boards & commissions

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**SUBJECT:**

In April 2019, the City Council changed the 2015 International Residential Building Code concerning the appointment of the Chief Building Official and members of the City's Building Committee. The amendment designates the City Manager as the City's Chief Building Official. This gives the City Manager the authority to appoint a Deputy Building Official and members of the Building Committee, pending confirmation by the City Council.

I am submitting for your consideration and confirmation the reappointment of Mr. Steve Nash as Deputy Building Official. Also for your consideration is an application from Darren Galatas who currently serves on the Planning and Zoning Commission and is seeking appointment to the Building Committee to fill the vacancy left by Bob Henderson. Please note that you can serve on both of these simultaneously. I am seeking confirmation for the appointment or reappointment of the following citizens of the City of Meadowlakes to serve on the Meadowlakes Building Committee for the specified terms:

Place	Appointee	Term
1	Mike Shaw	11/01/2023 thru 10/31/2025
2	Bob Powers (Vice Chair)	11/01/2024 thru 10/31/2026
3	Darren Galatas	11/01/2023 thru 10/31/2025
4	Steve Nash (Chair)	11/01/2024 thru 10/31/2026
5	Anthony Sosinski	11/01/2023 thru 10/31/2025

**Planning and Zoning Commission**—The Council appoints members directly to the Planning and Zoning Commission.

I would recommend that the following be either appointed or reappointed to the Planning and Zoning Commission:

Place	Appointee	Term
1	Bob Powers	11/01/2023 thru 10/31/2025
2	Darren Galatas (Chair)	11/01/2024 thru 10/31/2026
3	Priscilla Muse	11/01/2023 thru 10/31/2025
4	Larry Latshaw (Vice Chair)	11/01/2024 thru 10/31/2026
5	David Williams	11/01/2023 thru 10/31/2025

**Public Facility Corporation**—The Meadowlakes Public Facility Corporation (PFC) Board of Directors consists of five citizens of Meadowlakes, whom the Council appoints for a staggered two-year term. All current Board Members have expressed their interest in continuing to serve. However, there is one vacant position on the Board. Unlike the city's other commissions and committees, the PFC Board of Directors elects officers. Presently, Barbara Peskin serves as the President, Carolyn Richmond serves as Vice President, and I am the Secretary/Treasurer.

I would recommend that you reappoint the existing for the terms as indicated below:

Place	Appointee	Term
1	Carolyn Richmond	11/01/2023 thru 10/31/2025
2	Vacant	11/01/2024 thru 10/31/2026
3	Barbara Peskin	11/01/2023 thru 10/31/2025
4	Rob Paul	11/01/2024 thru 10/31/2026
5	Johnnie Thompson	11/01/2023 thru 10/31/2025

Should you have any questions, please feel free to contact me.

**ATTACHMENTS:**

Resolution 2024-08

Application & bio from Darren Galatas

**RECOMMENDED ACTION:**

I recommend the approval of Resolution 2024-08 as presented.

# City of Meadowlakes

## RESOLUTION NUMBER 2024-08

### October 15, 2024

**A RESOLUTION BY THE CITY OF MEADOWLAKES, BURNET COUNTY, TEXAS APPOINTING MEMBERS TO CITY OF MEADOWLAKES PLANNING AND ZONING COMMISSION; CONFIRMING THE CITY MANAGER'S APPOINTMENT OF MEMBERS TO THE MEADOWLAKES BUILDING COMMITTEE; CONFIRMING THE APPOINTMENT OF A DEPUTY BUILDING OFFICIAL; AND APPOINTING MEMBERS TO THE CITY OF MEADOWLAKES PUBLIC FACILITY CORPORATION; ESTABLISHING TERMS OF OFFICE FOR EACH.**

**WHEREAS**, the City Council of the City of Meadowlakes, Texas, Adopted the Code of Ordinances for said City on June 11, 2013, which establishes the Planning and Zoning Commission and Building Committee for said City: and

**WHEREAS**, the City Council revised a portion of said Code of Ordinances to incorporate revisions to the 2015 International Residential Building Code as adopted; and

**WHEREAS**, said revisions of said Building Code require the City Council to confirm the City Manager acting in the capacity of the City's Chief Building Official, the appointment of a Deputy Building Official, and the members of the City's Building Committee as referenced below; and

**WHEREAS**, all seated members of said Planning and Zoning Commission, Building Committee and Public Facility Corporation have requested to be reappointed; and

**WHEREAS**, the terms of certain Commissions, Committees, and Board members are set to expire on October 31, 2024.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MEADOWLAKES, TEXAS:**

**Section 1. Finding:**

The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

**Section 2. Appointments and Terms of Office for Planning and Zoning Commission:**



The City Council of the City of Meadowlakes hereby appoints the following citizens of the City of Meadowlakes to the Planning and Zoning Commission. Appointees and said Chair and Vice-Chair shall be appointed as so noted and shall take office on November 1, 2024, and shall serve the term of office as indicated below:

<b>Appointee</b>	<b>Place</b>	<b>Term</b>	<b>Filling Full or Unexpired Term</b>
Bob Powers	1	11/01/2023 – 10/31/2025	Seated – Full Term
Darren Galatas (Chair)	2	11/01/2024 – 10/31/2026	Reappointed – Full Term
Priscilla Muse	3	11/01/2023 – 10/31/2025	Seated – Full Term
Larry Latshaw (Vice-Chair)	4	11/01/2024 – 10/31/2026	Reappointed – Full Term
David Williams	5	11/01/2023 – 10/31/2025	Seated – Full Term

### **Section 3. Confirmation of City Manager’s Appointment:**

The City Council of the City of Meadowlakes hereby confirms the City Manager’s appointment of Mr. Steve Nash as Deputy Building Official and the following citizens of the City of Meadowlakes to the Meadowlakes Building Committee. Appointees and said Chair shall be appointed as so noted and shall take office on November 1, 2024, and shall serve the term of office as indicated below:

<b>Appointee</b>	<b>Place</b>	<b>Term</b>	<b>Filling Full or Unexpired Term</b>
Mike Shaw	1	11/01/2023 – 10/31/2025	Seated – Full Term
Bob Powers (Vice Chair)	2	11/01/2024 – 10/31/2026	Reappointed - Full Term
Darren Galatas	3	11/01/2023 – 10/31/2025	New Appointee
Steve Nash (Chair)	4	11/01/2024 – 10/31/2026	Reappointment - Full Term
Anthony Sosinski	5	11/01/2023 – 10/31/2025	Seated – Full term

### **Section 4: Appointments and Terms of Office for the Public Facility Corporation:**

The City Council of the City of Meadowlakes hereby appoints the following citizens of the City of Meadowlakes to the Public Facility Corporation. Appointees shall be appointed as so noted and shall take office on November 1, 2024, and shall serve the term of office as indicated below:

<b>Appointee</b>	<b>Place</b>	<b>Term</b>	<b>Filling Full or Unexpired Term</b>
Carolyn Richmond	1	11/01/2023 – 10/31/2025	Seated - Full Term
Vacant	2	11/01/2024 – 10/31/2026	Full Term
Barbara Peskin (VP)	3	11/01/2023 – 10/31/2025	Seated – Full term
Rob Paul	4	11/01/2024 – 10/31/2026	Reappointed - Full Term
Johnnie Thompson	5	11/01/2023 – 10/31/2025	Seated – Full term

### **Section 5. Severability:**

The invalidity of any part of this Resolution shall not invalidate any other part hereof. The terms and provisions of this Resolution shall be deemed to be severable. If any section, subsection, sentence, clause, or phrase of this Resolution should be declared invalid, the same shall not affect the validity of any other section, subsection, sentence, clause, or phrase of this Resolution.

### **Section 6. Public Notices and Open Meetings:**

It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, *Chapter 551, Tex. Gov't Code*.

**Section 7.      Effective Date:**

This Resolution shall take effect immediately from and after its passage.

**PASSED AND APPROVED on this the 15th day of October 2024.**

**APPROVED:**

\_\_\_\_\_  
**Mark Bentley, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Evan Bauer, City Secretary**

**THE CITY OF MEADOWLAKES**  
**Application for**  
**Appointment to Commissions, Boards, or Committees**  
(Please Type or Print Clearly)

Name: Darren Galatas  
Address: 334 Mahan Street, Meadowlakes, Texas 78654  
Number of Years residing in Meadowlakes: 9 Phone: 512-431-3628  
Email Address: dgalatas@gmail.com

Application to serve on: (Please list your preference in order from 1, 2, and 3.)

Planning and Zoning Commission \_\_\_\_\_  
Building Committee X

Employer: (if applicable) Compucon Systems Inc.

Would you be available to attend meetings (please check):

X in the evenings  
X during the day

Do you serve on any other commission, board, or committee at this time? If so, please list:

P & Z

If selected, I agree to serve in the position to which I am appointed and that I am able to regularly attend meetings as may be required.

Signature:  Date of Application: 7-23-24

**Note:** Please attach a detailed resume that identifies your qualifications to serve on the committee for which you are applying. All information on this application is public information pursuant to the provisions of the Texas Public Information Act. Individuals appointed to serve on a commission, board or committee will be required to complete the online training related to the Texas Open Meetings Act.

Please return this application form to:

City of Meadowlakes, Attention: City Secretary  
177 Broadmoor Street  
Meadowlakes, Texas 78654  
Fax 830-693-2124  
E-Mail: ebauer@meadowlakestx.us

Hello, my name is Darren Galatas and I have been a resident of Meadowlakes since 2015. We lived in Austin for over 20 years but we have always pursued the goal to live in the Hill Country since our first visit in 1995. We love Meadowlakes. I have worked in Information Technology my whole career and I am currently a Senior Solution Director for Compucom Systems Inc., a global IT Managed Services provider. For the majority of my career, I have worked on enterprise global IT contracting, budget analysis, governance and project management. Saint Edwards is my alma mater where I received a degree in Computer Systems Management. I have always participated in the POA, HOA or community boards where we have lived, and I am currently on the Meadowlakes Planning and Zoning Committee. I have a passion for community contribution, and in my free time, I enjoy astronomy, sporting clays and golf. I'm excited to connect with others who share similar interests and look forward to new community opportunities and experiences.

# ***City of Meadowlakes***

## **Memorandum to Council**

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**October 15, 2024 Council Meeting**

**DATE:** October 7, 2024

**TO:** Honorable Mayor Bentley and Councilmembers

**FROM:** Johnnie Thompson, City Manager

**SUBJECT:** **7-C-Ordinance 2024-07 – Regulating Portable Storage and Shipping Containers.**

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### **BACKGROUND:**

We've noticed an increase in the use of portable storage (PODS) at homes in the city. However, after reviewing our regulations, we found that we have no specific rules regarding their use or placement. While we do have regulations concerning permanent exterior storage buildings, they don't cover temporary storage containers. Most people use these containers when moving, typically on the property temporarily. However, recently, one was left in a driveway for several weeks.

The attached Ordinance 2024-07 amends Chapter 6 of our Code of Ordinances to add a new section dealing with using and placing portable storage and shipping containers. The Ordinance generally allows the use of a portable storage or shipping container for seven days with a maximum size of 8 feet wide, 8 feet tall, and 20 feet long. The seven days referenced in the Ordinance is my recommendation, but the Ordinance can be changed to reflect any length of time you desire. Instead of increasing the term, a suggestion would be to allow the City Manager to grant a one-time seven-day extension.

### **RECOMMENDATION**

I would recommend Ordinance 2024-07 be adopted as drafted with any alterations you desire.

### **ATTACHMENTS:**

Ordinance 2024-07

**SAMPLE MOTION:** *"I move to approve the adoption of Ordinance 2024-07, which regulates portable storage and shipping containers use within the City."*

# City of Meadowlakes

**ORDINANCE 2024-07**  
**October 15, 2024**

**AN ORDINANCE OF THE CITY OF MEADOWLAKES, TEXAS, AMENDING CHAPTER 6 - BUILDING REGULATIONS OF THE CITY OF MEADOWLAKES CODE OF ORDINANCES AS AMENDED, BY ESTABLISHING SECTION 6.38.1 PORTABLE STORAGE AND SHIPPING CONTAINERS OF THE CITY OF MEADOWLAKES CODE OF ORDINANCES; BY ESTABLISHING AN APPLICABILITY SECTION, DEFINITION SECTION, CONDITION AND MAINTENANCE SECTION, PLACEMENT AND DURATION OF USE, DIMENSIONAL LIMITATIONS SECTION, AND OTHER USES SECTION; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PENALTY FOR VIOLATIONS HEREOF; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Meadowlakes, Texas, adopted a new Code of Ordinances on June 11, 2013, and

**WHEREAS**, the City Council wishes to revise a portion of said Code of Ordinances and

**WHEREAS**, pursuant to Texas Local Government Code Chapter 51, the City Council has the general power to adopt and publish an ordinance or police regulation that is for the good of its citizens and

**WHEREAS**, the unregulated use of portable storage containers and shipping containers on residential property produces unsightly conditions and threatens the enjoyment, harmony, and value of surrounding properties: an

**WHEREAS**, portable storage and shipping containers are not designed or intended for long-term storage use, and the use for such purposes to store combustible materials poses an increased risk of fire; and

**WHEREAS**, the provisions herein are necessary to promote and protect the health, safety and welfare of the public.

**WHEREAS**, the City Council finds this Ordinance to be reasonable and necessary;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MEADOWLAKES, TEXAS;**

**SECTION I.** That Section 6.38.1 – PORTABLE STORAGE AND SHIPPING CONTAINERS of Section 6- Building Regulations of the City of Meadowlakes, Texas Code of Ordinances, as amended, is hereby established to provide the following:

**6.38.1 PORTABLE STORAGE AND SHIPPING CONTAINERS**

- (a) **Applicability** – The provisions of this chapter shall apply to the use of portable storage or shipping containers (container) on any residential property within the City of Meadowlakes.
- (b) **Definitions** – The following words, terms, and phrases, when used in this chapter, shall have the meanings described in this chapter; where the terms are not defined in this chapter and are defined in other adopted ordinances, such terms shall have the meaning as described to them as in those ordinances. Where the terms are not defined through the methods authorized by this chapter, such terms shall have ordinarily accepted meanings as the context implies.
  - 1. “Portable storage container” is a container, usually of metal or metal-framed construction, designed and used for storing personal or business property of a non-hazardous nature that can be moved from location to location. Containers are typically rented or leased to owners or occupants of the property for their temporary use and are typically delivered or removed by truck. Sample proprietary portable storage container companies include PODS, PACK-RATE, UPACK, AND SMARTBOX.
  - 2. “Shipping container” is an industrial container with a design strength suitable for continuous shipping, storage, and handling for the repetition of goods and products from one place to the next by ship, rail, or truck.
- (c) **CONDITION AND MAINTENANCE**

The container shall be delivered and maintained in good condition, free from rodents, insects, rust, graffiti, and obscene words or pictures. It shall be the responsibility of the property owner or occupant and the supplying company to maintain each container in accordance with the provisions of this chapter.

(d) **PLACEMENT AND DURATION OF USE**

The container shall be placed on an improved surface for a period **not exceeding seven days**, provided it is not located within or blocking any public right-of-way, easement, sidewalk, or street or impairing traffic visibility. A container may not be placed on the same property more than three (3) non-consecutive times in a one-year period.

(e) **DIMENSIONAL LIMITATIONS**

The maximum allowable area of a container by volume may not exceed 1,280 square feet, with a width, height, and length not exceeding 8 feet by 8 feet by 20 feet, respectively.

(f) **OTHER USES**

No person shall place, use, or permit a container as an accessory building, storage building, or living unit on residential property within the City of Meadowlakes.

**SECTION II.**            **PENALTY CLAUSE**

Whenever in this article an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in this article the doing of any act is required or the failure to do any act is declared to be unlawful, and no specific penalty is otherwise provided in this article, the violation shall be punished by a fine not exceeding \$200.00; provided, however, no penalty shall be greater or less than the penalty provided for the same or a similar offense of the laws of the state.

Each day a violation of this article continues shall constitute a separate offense.

**SECTION III.**            **CUMULATIVE CLAUSE**



This Ordinance shall be cumulative of all provisions of ordinances and the Code of Ordinances of the City of Meadowlakes, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

#### **SECTION IV.            SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the City Council of the City of Meadowlakes, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable. If any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by a valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraph, and sections of this Ordinance. Since the City Council would have enacted the same without incorporation in this Ordinance or any such unconstitutional phrase, clause, sentence, paragraph, or section.

#### **SECTION V.            PUBLICATION**

The City Secretary of the City of Meadowlakes is hereby directed to publish the caption, penalty clause, publication clause, and effective date clause of this ordinance for two days in the official newspaper of the City of Meadowlakes, as authorized by Section 520.13 of Local Government Code.

#### **SECTION VI.           EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after its passage and publication as required by law.

#### **SECTION VII.          OPEN MEETINGS**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required. Public notice of the meeting's time, place, and purpose was given as required by the Texas Open Meetings Act.

**PASSED AND APPROVED** this the 15<sup>th</sup> day of October, 2024.

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Mark Bentley, Mayor

**ATTEST:**

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Evan Bauer, City Secretary

# ***City of Meadowlakes***

## **Memorandum to Council**

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**October 15, 2024 Council Meeting**

**DATE:** October 7, 2024

**TO:** Honorable Mayor Bentley and Councilmembers

**FROM:** Johnnie Thompson, City Manager

**SUBJECT: 7- D- On Street Parking Regulations**

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### **BACKGROUND:**

Last month, we briefly discussed on-street parking regulations. I request that this item be postponed until next month so that I can conduct further research on the potential of reclassifying a parking ticket from a criminal to a civil violation. I would also like to gather input from the new city manager and legal department.

We should have our recommendations by your November meeting.

**Sec. 28-55. - Parking on streets prohibited.**

(a) (1) A person commits an offense if such person parks or permits to be parked a vehicle upon the street, without a city-issued parking permit. Any person owning or occupying residential premises may obtain a temporary overnight parking permit for visitors or persons temporarily staying in such premises upon written application made and filed with the office of the city manager prior to the time such automobiles or other vehicles are parked on the street. No such permit shall exceed seven days, and no more than three such permits may be issued for any premises during any calendar year without prior approval. Such permit shall be in writing and displayed on the automobile at all times when parked on the streets of the city. Such permission shall be granted by the city manager or his designated agent upon a showing of the following:

- a. That the premises in question does not have adequate space for the parking of automobiles of persons temporarily visiting or occupying such premises.
- b. That the person making such application cannot, without undue hardship, obtain off-street parking facilities on a temporary basis for such vehicles within the vicinity of such property.

(2) It shall be a defense that:

- a. Such vehicle is stored or parked for not more than 72 hours in any seven-day time period or for more than seven days in any 30-day period. For purposes of defining the 72-hour time allowance, the time shall start accumulating at time of day of the vehicle's initial presence on any street within the city and ends at the time of day when the vehicle either exits the city (or is stored in the owner's driveway or garage) for more than 24 hours. On intermediate days (between the time of initial presence and the end of the allowed period), the vehicle shall be considered parked for a complete day (24 hours) if at any time during that day the vehicle is parked (within view) on any lot or street. The moving of the vehicle during the allowable period (including exiting and reentering the city within less than 24 hours), or relocating the vehicle to other lots or streets, shall not reset the time accumulation.
- b. Such vehicle is permanently housed or stored in the owner's driveway or enclosed garage in a manner such that no appendages extend onto the roadway of the street.
- c. A holiday parking exemption shall be granted from December [23](#) through January 2 of each year and from the day before Thanksgiving Day through the Sunday following Thanksgiving Day.

(b) A person commits an offense if:

(1) The operator stops, stands or parks a vehicle:

- a. On the roadway side of a vehicle stopped or parked at the edge or curb side of the street;
  - b. On a sidewalk;
  - c. In an intersection;
  - d. On a crosswalk or a marked golf cart crossing;
  - e. In a manner to impede the normal flow of traffic;
  - f. In a way other than parallel to the curb and with the right wheels of the vehicle no more than 18 inches from the curb;
  - g. Where an official sign prohibits stopping or parking.
- (2) An operator may not, except momentarily to pick up or discharge a passenger, stand or park an occupied or unoccupied vehicle:
  - a. In front of a public or private driveway;
  - b. Within 15 feet of a fire hydrant;
  - c. Within 20 feet of a crosswalk, golf cart crossing or intersection;
  - d. Within 30 feet on the approach to a stop sign, yield sign or other traffic control signage located at the side of a roadway;
  - e. Where an official sign prohibits standing.
- (3) Subsections (b)(1) and (2) of this section do not apply if the avoidance of conflict with other traffic is necessary or if the operator is complying with the law or the directions of a police officer or official traffic control device or individual.
- (c) No person shall stand or park a vehicle upon any roadway for the principal purpose of:
  - (1) Displaying it for sale.
  - (2) Washing, greasing, filling with gas or oil or repairing such vehicle, except repairs necessitated by an emergency.
- (d) No person shall stand or park a vehicle, truck, trailer, golf cart, mobile equipment or other such vehicles and equipment upon any roadway, private or public property for the purpose of displaying the vehicle or equipment for sale.

*(Code 2006, § 92.01; Ord. No. 00-04, 7-5-2000; Ord. No. 2006-05, 5-2-2006)*

## **Sec. 28-56. - Parking trucks, trailers, boats and similar vehicles**

- (a) A person commits an offense if such person parks or permits to be parked a trailer, recreational vehicle (RV), boat or boat and trailer rig, upon their property and/or upon the street. It shall be a defense that:**

  - (1) Such vehicle is stored or parked for not more than 72 hours in any seven-day time period or for more than seven days in any 30-day period. For purposes of defining the 72-hour time allowance, the time shall start accumulating at the time of day of the vehicle's initial presence on any lot or street within the city and ends at the time of day when the vehicle either exits the city or is stored in the owner's garage or POA RV parking facilities for more than 24 hours. On intermediate days (between the time of initial presence and the end of the allowed period), the vehicle shall be considered parked for a complete day (24 hours) if at any time during that day the vehicle is parked within view on any lot or street. The moving of the vehicle during the allowable period, including exiting and reentering the city within less than 24 hours, or relocating the vehicle to other lots or streets, shall not reset the time accumulation. Trailers that are used in the act of providing deliveries or services to, construction sites, residents, city government or POA are exempt from this restriction, but only for a reasonable time period required to complete the delivery of goods or services.**
  - (2) Such vehicle is permanently housed or stored in the owner's enclosed garage in a manner such that no appendages extend outside the garage enclosure or stored at the POA RV parking facility, during the entire period the vehicle is in the city.**
- (b) A person commits an offense if such person parks the following upon the streets of the city:**

  - (1) A trailer at any time between the hours of 30 minutes after sunset and 7:00 a.m.**
  - (2) An RV or boat and trailer rig at any time between the hours of 10:00 p.m. and 7:00 a.m.**
  - (3) An unlicensed vehicle of any type including tractors, construction equipment and machinery at any time. It shall be a defense that such equipment requires parking on the street to support construction, and if so, the parking is allowed only for the specific time period required to provide direct support to a construction or reconstruction project. The defense is only valid if there exists no other place on the lot that provides placement of the vehicle for the required operation. When not in active use, the equipment shall immediately be removed.**
- (c) Offense.**

  - (1) A person commits an offense if such person parks a vehicle in such a manner to:**

- a. Impede the flow of traffic;
  - b. Block access to a municipal facility; or
  - c. Violates a designated no-parking area.
- (2) The term "impede the flow of traffic," as used in this subsection, means to position the vehicle in a way other than parallel to the curb and with the right wheels no more than 18 inches from the curb.
- (d) A person commits an offense if a person parks or stores a vehicle (including licensed and unlicensed vehicles) or similar equipment upon any portion of a lot other than a paved driveway, carport or garage. The vehicles so constrained include, but are not limited to, automobiles, trucks, golf carts, utility vehicles, tractors, motorcycles, dune buggies, three-wheelers, four-wheelers, trailers, boats, RVs and construction equipment. It shall be a defense if:
  - (1) The vehicle is temporarily parked on the lot in direct support of a project that requires support by the vehicle and only for that time period of direct support being required and otherwise is removed immediately when not actively required.
  - (2) An active building permit issued by the building committee is open at the site and the vehicle is required to support active construction activities in progress.
  - (3) The vehicle is a commercially manufactured golf cart parked on a back porch or back patio such that the golf cart is not visible from the street and the golf cart is maintained in a fully functional and operational condition.
- (e) A person commits an offense if a person parks or stores an unlicensed vehicle in a resident's driveway or carport. The intent being such unlicensed vehicles shall be parked and stored in the resident's garage. An exception is granted for bicycles, tricycles and a guest's golf cart during the time the guest is attending an event, or function occurring at a location other than the guest's place of residence and for the day of such event only.
- (f) A person commits an offense if a person parks or stores a type of commercial vehicle within the city limits. A commercial vehicle is defined as follows:
  - (1) A motor vehicle that has a combined gross weight vehicle rating of greater than 15,000 pounds;
  - (2) A vehicle designated to transport 16 or more passengers, including the driver;
  - (3) A vehicle transporting hazardous materials and is required to be placard in accordance with state and federal laws;

- (4) Any type of vehicle with a refrigerated body that the refrigerated unit is operated by a gasoline or diesel engine, regardless of the gross vehicle weight rating.**

*(Code 2006, § 92.02; Ord. No. 00-04, 7-5-2000; Ord. No. 02-08, 4-2-2002; Ord. No. 05-001, 4-5-2005; Ord. No. 2006-05, 5-2-2006; Ord. No. 2008-14, § 2, 8-12-2008)*

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