

City of Meadowlakes, Public Facility Corporation
Quarterly Meeting Minutes
August 30, 2021

The Meadowlakes Public Facility Corporation held their Quarterly meeting on August 30, 2021, at the Meadowlakes Municipal Building, 177 Broadmoor at 10:00 a.m. in accordance with the duly posted notice of said meeting.

Present:

Jesse Lofgreen, President of the Board of Directors
Eddie Wise, Vice President of the Board of Directors
Johnnie Thompson, Secretary/Treasurer of the Board of Directors
Mike Barry, Director
Rob Paul, Director

Staff:

City Secretary, Evan Bauer

1. **CALL TO ORDER AND DETERMINE OF QUORUM** – President Lofgreen called the meeting to order at 10:00 am and announced the presence of a quorum.
2. **CITIZEN COMMENTS.** None.
3. **DISCUSSION/ACTION: Approval of the July 6, 2021 meeting minutes.** After discussion, Vice President Wise made motion to approve the minutes as presented. The motion was seconded by Director Paul and carried unanimously.
4. **DISCUSSION/ACTION: Resolution 2021-02 Amending Section 1.2. Powers, Purposes and Authority.** Resolution 2021-02 amends section 1.2 of the PFC by laws by deleting the following *“to acquire and operate the Municipal Golf Complex (MGC) as a public recreational facility consisting of restaurant, swimming pool, tennis courts and golf course”* and substituting *to operate Hidden Falls Restaurant*. The PFC is only charged by the City with the operation of the Restaurant. In addition, Section 1.2 also changes “City Administrator” to “City Manager”.

Section 1.2 Power, Purposes and Authority as corrected is listed below:

Section 1.2. Powers, Purposes and Authority. In order to implement the purposes for which the Corporation was formed, as set forth in its Articles of Incorporation, subject to limitations and restrictions defined in Section 7 herein, the Corporation shall have all the authority and powers of every nature and kind whatsoever, both express and implied, which are authorized or permitted by the terms of Chapter 303, Tex. Loc. Gov’t Code, as amended (the “Act”). The Corporation shall have and may exercise each power and authority enumerated in the Act as if such power and authority were specifically set forth herein; provided that the Corporation shall be limited to the public purposes set forth in the Articles of Incorporation; specifically, those powers necessary and proper in order to operate the Hidden Falls Restaurant. The Corporation shall have the power and authority to undertake any lawful action not inconsistent with the Act and the Articles of

Incorporation. Subject to limitations as defined herein, the powers of the Corporation shall include the authority to contract and be contracted with and the power to purchase, lease, sell and finance real and personal property, and to issue obligations for or otherwise finance all or part of the cost of one or more public facility projects as defined in the Act. The Corporation shall request budget appropriations from the City of Meadowlakes no later than ninety (90) days before the beginning of the next fiscal year, or unless otherwise directed by the City Manager. The Corporation has the power to spend City-budgeted funds, but only in strict compliance with the City budget appropriation covenants, and as when approved by the City Manager for expenditure. The Corporation may also accept donations and may work with associations that may raise funds and expend monies for the benefit of the Corporation.

After discussion, Vice President Wise made a motion to accept Attachment "A" as modified. The motion was seconded by Director Barry and carried unanimously.

It was also noted that one correction was made to the Operating Agreement (to correct a typographical error) between the City of Meadowlakes and the PFC; on page 2, "Article 31" of the Lease Agreement is referenced, when it should be "Article 26".

5. **Discussion/Action: Update on restaurant operations.** Hidden Falls Bistro & Bar Operator, Al Redzematovic, was present to give an update on current operations. He informed the Board that he is fully staffed now, and they have all had their required training from TABC. Discussion was held regarding tracking visitors to Hidden Falls Bistro and how many are coming in from outside the gate as well as how to get coupons out to every resident of Meadowlakes.

6. **Adjournment.** President Lofgreen adjourned the meeting at 10:24 am.

Approved this the 18 day of Oct. 2021.

Approved:



Jess Lofgreen, President, Board of Directors

Attest:



Johnnie Thompson, Secretary/Treasurer