

**City of Meadowlakes
City Council Stated Meeting Minutes
May 18, 2021 – 6:00pm**

**Tuesday, May 18, 2021 - 6:00 p.m.
Totten Hall, Meadowlakes Municipal Offices
177 Broadmoor Street, Meadowlakes, Texas**

The City Council of the City of Meadowlakes held its Regular Meeting at Meadowlakes Municipal Building in Totten Hall on May 18, 2021, beginning at 6:00 p.m. in accordance with the duly posted notice of said meeting.

Present:

Mark Bentley, Mayor
Jess Lofgreen, Councilmember
Barbara Peskin, Councilmember
Jerry Drummond, Councilmember
Eddie Wise, Councilmember
Garrett Wood, Councilmember

Staff:

Johnnie Thompson, City Manager
Evan Bauer, City Secretary
Debbie Holley, Treasurer
David Klotz, Head Golf Pro

1. **CALL TO ORDER AND QUORUM DETERMINATION.** Mayor Bentley called the meeting to order at 6:00 pm and announced the presence of a quorum.
2. **PLEDGE OF ALLEGIANCE AND PRAYER.** Mayor Bentley led Council and staff in the Pledge of Allegiance and in prayer.
3. **CITIZEN COMMENTS.**
Resident Georgina Christy commented on the questionnaire that was mailed to the residents by the recreation task force committee. Ms. Christy asked if the result of the questionnaire will be made available to the public. She also commented on the agenda item regarding the leasing of the restaurant. She is concerned that the public is being kept in the dark with what is going on. Lastly, she commented on the ladies bathroom at the restaurant and how it continuously smells like sewer gas.

Resident and POA Vice President, Mike Ingalsbe, reminded Council and guests that the POA will be hosting a BBQ on Memorial Day, May 31st, at Lakeside Pavilion. Tickets to purchase a BBQ plate will be sold in advance at the restaurant. Additional information can be found in the City's weekly newsletter.

4. **MONTHLY STANDARD LIVE REPORTS** (*Progress and Status Reports Only.*)

- A. Operations in general - City Manager Johnnie Thompson
1. Ordinance report – In April, our Ordinance Officer responded to 8 calls, issued 92 violation notices, mostly related to visible trash cans and parking violations. There were 5 warning tickets issued for parking infractions and 11 warning notices issued: 6 for parking a trailer on a lot or parking a vehicle on the street over 3 days in 7; 1 for having a trash can or bulk trash out past the allowed time, and 4 for pets not being registered with the City. In April, our Animal Control Officer captured 3 skunks and submitted them for rabies testing; all 3 came back positive. One of the rabid skunks bit a resident who has since started rabies shots and is reportedly doing fine. He also responded to a dog bite incident. The dog was properly quarantined and has been re-homed.
 2. Patrol Activity Report – In April, officers Koenning and Ciolfi logged a total of 60 hours and 192 total miles. Officer Koenning issued a total of 2 citations; 1 for failure to stop at a stop sign and 1 for driving without a license. Officer Koenning also issued 5 warnings.
 3. Building Committee Report – In April, the Building Committee issued 4 permits total; 3 fence permits and 1 permit for a new construction at 346 Olympia Fields. Currently, there are 14 ongoing projects within the City.
- B. Briefing on Golf and Food & Beverage Operations – Head Golf Pro, David Klotz, reported that the new golf carts have been delivered and are working great. He also reported that the recent storms have left branches and debris on the golf course; they will start clearing those soon. The golf course will be closed on June 7th and 8th for aeration.

5. **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 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. April 2021 Financial Reports

After discussion, Councilmember Wise made a motion to approve the April minutes as presented. The motion was seconded by Councilmember Lofgreen and carried unanimously. After discussion, Councilmember Lofgreen made a motion to approve the April 2021 financial reports as presented. The motion was seconded by Councilmember Wise and carried unanimously.

Please note that many of the agenda items were taken out of order.

6. **OLD BUSINESS.**

- A. **Swearing in of Council Members and Election of Mayor-Pro Tempore.** Councilmembers Peskin, Wise and Wood were all sworn in for two year terms each by the City Secretary. After discussion, Councilmember Wise made a motion to re-elect Councilmember Drummond as Mayor Pro Tempore. The motion was seconded by Councilmember Lofgreen and carried unanimously.

- B. Discussion: Update from the Committee to Review Golf Shop and Restaurant Retail Operations.** Mayor Bentley presented a power point that outlined the goal of the Task Force committee that was developed in November of 2020. The goal of this committee was to develop a strategy for addressing Hidden Falls Restaurant and other city recreational facilities and how they affect the financial future as a community amenity offered by the city. Their other tasks were to gather and analyze revenue and expense trends, review past consultants and task force reports, and develop a fact sheet on the restaurant budget so that residents could see its financial condition. Mayor Bentley also discussed the proposed Operator's Agreement. The restaurant's current annual loss is approximately \$85,000 per year, so the change in operatorship would lift a large financial burden off of the city. He also informed council and guests that the Meadowlakes Public Facilities Corporation will keep the liquor license. The Chairman of this committee, Bill Raman was present to update council and guests on the results of the survey that was mailed to all residents, and answered numerous questions from both Council and guests regarding the proposed operating changeover.
- C. Discussion/Action: Interlocal Agreement with the City of Marble Falls regarding participation in funding a portion of the City of Marble Falls' Avenue N bridge project.** At last month's council meeting, this item was tabled in order for Mayor Bentley to work out some concerns he had with the draft agreement. After council reviewed the corrected draft agreement, Councilmember Peskin made a motion to approve the interlocal agreement as presented. The motion was seconded by Councilmember Lofgreen and carried with votes from Councilmembers Peskin, Lofgreen and Wood. Councilmembers Drummond and Wise were opposed.

7. NEW BUSINESS.

- A. Discussion/Action: Briefing from Mr. Johnny Campbell, Executive Director of the Marble Falls Area EMS, Inc., on EMS operations within the City.** Mr. Campbell gave a slideshow presentation on EMS operations for the first few months of FY2021. Information such as call volume location and 911 patient destinations were all included in the presentation.
- B. Discussion/Action: Appropriation of income generated by the "Child Safety Fund" act.** Johnny Campbell, Executive Director of the Marble Falls Area EMS, Inc., advised the Council and guests about their program that provides child safety seats to those who cannot afford one, and to train both parents and EMS staff on proper installation. He stated that 90% of the seats they've inspected were installed improperly. Mr. Thompson stated that in 1991, Texas legislature created the "Child Safety Fund", which allows counties to collect up to \$1.50 per year from vehicle registrations. In 2016, the Burnet County Commissioners Court passed an order that initiated the start of collecting this fee. The City of Meadowlakes' approximate revenue that has been generated is now \$2900, making Meadowlakes the largest contributor to this program.
- C. Discussion/Action: Resolution 2021-07 - Appointment of members to the Meadowlakes Planning and Zoning Commission.** Mr. Jeff St. John has submitted his application to fill a vacancy on the Planning and Zoning commission. This term will expire on October 31, 2021. After discussion, Councilmember Lofgreen made a motion to approve Resolution 2021-07, which confirms the appointment of Mr. St. John to the P&Z Commission. The motion was seconded by Councilmember Wise and carried unanimously.

- D. Discussion/Action: "Deliberation of and Consultation with City Attorney pertaining to real property near Hidden Falls Golf Course. Deliberations about Real Property, 551.072; Consultation with City Attorney, 551.071."** Mayor Bentley adjourned Council into closed session at 7:47pm. The Mayor and Council reconvened into open session at 9:20pm. Councilmember Lofgreen made a motion to continue with the lease evaluation of the restaurant pending further review of all documents provided, including the Operating Agreement. The motion was seconded by Councilmember Wise and carried unanimously.
- E. Discussion/Action: Setting a date for fiscal year 2022 budget workshop.** After discussion, it was determined that the first budget workshop will be held on June 8th, 2021 at 2:00pm.
- F. Discussion: Authorizing City Manager to purchase used leaf vacuum trailer.** The FY2021 budget allows for the purchase of a used leaf vacuum, up to \$50,000. The city was unable to find one within that price range last year. Mr. Thompson has recently located one in New Jersey for \$25,000. Public Works employee, Scott Bridges will be traveling there early next week to inspect it.
- G. Discussion/Action: Authorizing City Manager to enter into an interlocal agreement with Burnet County for drainage and paving work at the City's wastewater plant.** Provisions within the Texas Government Code allow counties to provide manpower and equipment to other local government entities not to exceed \$15,000 per fiscal year. In the past, the county has provided equipment and manpower to pave the cart paths on the golf course, as well as several other projects. This interlocal agreement is identical to those used in the past and was prepared by the county's attorney. After discussion, Councilmember Lofgreen made the following motion: *"I move to authorize the City Manager to execute, on behalf of the City, an interlocal agreement with Burnet County for assistance in drainage improvements and paving of driveways and parking areas on City-owned property."* The motion was seconded by Councilmember Peskin and carried unanimously.
- H. Discussion/Action: Proposal to develop a memorial tree planting program on the golf course.** Mayor Bentley informed council that POA Board member, Mike Shaw, has proposed this development. Citizens could purchase a tree to be planted on the golf course in memory of someone. No additional information has been received. No action was taken on this item.
- I. Discussion/Action: Possible change in the International Property Maintenance Code to reflect control of weed/grass height on improved versus unimproved properties.** At April's council meeting, Councilmember Drummond discussed this item which would change the city's current ordinance regarding the height of grass on improved properties. The maximum allowed height is currently 12" for both improved and unimproved properties. This ordinance, if approved, would change the maximum height of grass on improved lots to 6", as well as add a definition of improved and unimproved properties. After discussion, Councilmember Wise made a motion to approve Ordinance 2021-01, which changes the maximum height of grass from 12" to 6" on improved properties. The motion was seconded by Councilmember Lofgreen and carried unanimously.

8. ANNOUNCEMENTS:

Mr. Thompson announced that the City qualifies for \$371,000 in funding from the American Rescue Plan Act. He is not sure at this time what these funds can be used for.

The next City Council meeting will be held June 15, 2021.

9. ADJOURNMENT: Mayor Bentley adjourned the meeting at 9:25 pm.

Approved: _____
Mayor, Mark Bentley

Date: June 15, 2021

Attest: _____
City Secretary, Evan Bauer

Date: June 15, 2021