

**City of Meadowlakes  
City Council Stated Meeting Minutes  
July 20, 2021 – 6:00pm**

**Tuesday, July 20, 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 July 20, 2021, beginning at 6:00 p.m. in accordance with the duly posted notice of said meeting.

**Present:**

Mark Bentley, Mayor (by phone)  
Jess Lofgreen, Councilmember  
Barbara Peskin, Councilmember  
Jerry Drummond, Councilmember  
Eddie Wise, Councilmember

**Staff:**

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

1. **CALL TO ORDER AND QUORUM DETERMINATION.** Mayor Pro Tem Drummond called the meeting to order at 6:00 pm and announced the presence of a quorum.
2. **PLEDGE OF ALLEGIANCE AND PRAYER.** Councilmember Lofgreen led Council and staff in the Pledge of Allegiance and in prayer.
3. **CITIZEN COMMENTS.** Resident John Cole discussed the poor condition of the tennis courts and requested council's consideration on resurfacing/repairing them.
4. **MONTHLY STANDARD LIVE REPORTS** (*Progress and Status Reports Only.*)
  - A. Operations in general - City Manager Johnnie Thompson
    1. Ordinance report – In June, our Ordinance Officer responded to 21 calls, issued 115 violation notices, mostly related to visible trash cans and parking violations. There were 16 warning tickets issued for parking infractions and 9 warning notices issued: 2 for parking a trailer on a drive or parking a vehicle on the street over 3 days in 7; 1 for parking a vehicle that has a "for sale" sign displayed, 1 for allowing a dog to leave the owner's lot line unrestrained, 3 for pets not being registered with the city, and 2 for PMC 302- fences that need repair or yards that need mowing. One citation was issued that involved a dangerous dog issue. In June, our Animal Control Officer received 6 calls about skunk sightings; none exhibited unusual behavior. He also received 6 calls about dogs running loose, 1 call about a large snake, as well as various other calls.

2. Patrol Activity Report – In June, officers Koenning and Ciolfi logged a total of 65.5 hours and 210 total miles. Officer Koenning issued 1 citation for speeding (33/25). Officer Koenning issued 4 warnings and Officer Ciolfi issued 3 warnings.
3. Building Committee Report – In June, the Building Committee issued 7 permits total; 4 fence permits, 2 swimming pool permits and 1 for a new construction at 101 Preston Trail. Currently, there are 20 ongoing projects within the City.

B. Briefing on Golf Operations – Head Golf Pro, David Klotz, informed council that on average, there have been about 100 rounds of golf played per day. Punch cards sales are up approximately \$17,000 from this time last year, merchandise is up about \$14,000 and green fee sales are up \$29,000. He also informed council that the winter overseed has been ordered and should arrive in September.

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. June 2021 Financial Reports

After discussion, Councilmember Peskin made a motion to approve the June minutes and July 8<sup>th</sup> budget work session minutes as presented. The motion was seconded by Councilmember Wood and carried unanimously. After discussion, Councilmember Lofgreen made a motion to approve the June 2021 financial reports as presented. The motion was seconded by Councilmember Wise and carried unanimously.

6. **OLD BUSINESS.**

- A. **Discussion: Update from the Committee to Review Golf Shop and Restaurant Retail Operations.** Councilmember Lofgreen informed council and guests that Hidden Falls Bistro is receiving many favorable reviews. Sunday brunch seems to be a favorite. One issue has been the inability to offer breakfast due to staffing. Speaking on behalf of the PFC, Councilmember Lofgreen is pleased with the performance of the new operator and will continue to make sure he stays in compliance with the operating agreement.
- B. **Fiscal Year 2022 Budget.** No discussion was held on this item since it was discussed during the workshop earlier in the day.

## 7. NEW BUSINESS.

- A. Discussion/Action: Request for approval of amended plat received from Dr. Paul Carstens to amend lots 1232 and 1233 into lots 1232B and 1233A.** On July 8<sup>th</sup>, the Planning and Zoning Commission reviewed and approved a replat of lots 1232 and 1233 into lots 1232B, 1233A and 1232A. The physical addresses are 105 and 107 Meadowlakes Dr. After discussion, Councilmember Wise made a motion to approve the application for a replat as presented. The motion was seconded by Councilmember Lofgreen and carried unanimously.
- B. Discussion/Action: Request for approval of amended plat received from Texas Lone Star Network to amend a portion of lot 1232 into lot 1232A.** On July 8<sup>th</sup>, the Planning and Zoning Commission reviewed and approved a replat of lots 1232 and 1233 into lots 1232B, 1233A and 1232A. The physical addresses are 105 and 107 Meadowlakes Dr. After discussion, Councilmember Wise made a motion to approve the application for a replat as presented. The motion was seconded by Councilmember Lofgreen and carried unanimously.
- C. Discussion/Action: POA's Memorial tree program.** POA Board member, Mike Shaw was present to discuss this project. This program would allow a resident to purchase a tree to memorialize a loved one, which would be planted by city personnel either on the golf course or in one of the POA parks. The type of tree and placement would be coordinated with the City Manager as well as the Golf Pro. After discussion, Councilmember Lofgreen made a motion to accept the proposal by the POA for the Memorial Tree Program. The motion was seconded by Councilmember Wise and carried unanimously.
- D. Discussion and possible action related to applying for "American Rescue Act" funding from the Federal Government; action may include the retaining of a consultant to assist with obtaining said Funding.** At the budget work session earlier in the day, a consultant from Grant Development Services was present to discuss the process in obtaining the "American Rescue Act" funding. He also informed council that the funds the city would receive had increased from approximately \$372,000 to almost \$421,000. The funds have limited use such as water, wastewater, and/or broadband. The initial application fee for the funding is \$50, and then Grant Development Services will receive 10% of the funds expended. After discussion, Councilmember Lofgreen made a motion to grant Mr. Thompson the authority to enter into an agreement with Grant Development Services, Inc. subject to legal council's approval. The motion was seconded by Councilmember Peskin and carried unanimously.
- E. Adjourning to closed session per Section §551.074 Texas Government Code to discuss Personnel Matters – Review of City Manager Johnnie Thompson.** Mayor Pro Tem Drummond adjourned Council to closed session at 6:37pm.
- F. Reconvene in Open Session and any action as may be required from closed session.** Mayor Pro Tem Drummond reconvened council to open session at 7:11pm and Councilmember Lofgreen made a motion to make a \$5,000.00 salary adjustment, effective immediately, as well as an 8.5% salary increase effective immediately for FY22. The motion was seconded by Councilmember Wise and carried unanimously.

## 8. ANNOUNCEMENTS

The next City Council meeting will be held August 17, 2021.

9. **ADJOURNMENT:** Mayor Pro Tem Drummond adjourned the meeting at 7:12 pm.

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

**Date:** August 24, 2021

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

**Date:** August 24, 2021