

City of Meadowlakes
City Council Stated Meeting Minutes
July 21, 2020 – 6:00pm

Tuesday, July 21, 2020 - 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 21, 2020, beginning at 6:00p.m. in accordance with the duly posted notice of said meeting.

- 1. CALL TO ORDER AND QUORUM DETERMINATION.** Mayor Raesener called the meeting to order at 6:00 pm and announced the presence of a quorum.
- 2. PLEDGE OF ALLEGIANCE AND PRAYER.** Mayor Raesener led Council and staff in the Pledge of Allegiance. Councilmember Mason led the Council and guests in prayer.
- 3. CITIZEN COMMENTS.** Chris Decker had questions regarding the budget and restaurant operations. He pointed out that the restaurant is losing money and asked what the City’s action plan is to accomplish profitable operations. His second question was about streets. He asked council if there had ever been discussion with the POA about the City taking over ownership of the streets within the city. Last, Mr. Decker asked if the upcoming budget allowed for additional hours for patrol coverage beyond a sole officer working off duty and wondered if there had ever been discussion for night patrol.
Christine Forsyth spoke about the proposed FY21 budget. Instead of adding an additional fee to the water bill or increasing taxes, she suggested ways of eliminating or reducing expenses to keep from having to increase the budget. For example, the city’s leaf collection program that costs the city about \$50,000 a year, patrolling costs, golf course/restaurant operations. Ms. Forsyth stated that Meadowlakes has the ability to keep our taxes lower because we do not have to pay for things like roads, parks, playgrounds, and a 24/7 police force like our surrounding cities do.

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

A. Operations in general - City Manager Johnnie Thompson

1. Ordinance and Animal Control Report – In June, our Ordinance/Animal Control Officer responded to 37 calls, issued 76 violation notices, mostly related to visible trash cans. He also issued 15 warning tickets, mainly dealing with parking infractions, and issued 4 warning notices. He also removed 12 dead animals from the City; one was submitted for rabies testing and came back negative.
2. Patrol Activity Report – In June, our patrol officer logged 51 total hours and 172 total miles. He issued 0 citations. He gave 5 verbal warnings.
3. Building Committee Report – The City currently has 25 open building permits. In June, the following permits were issued:
 - 2 – flatwork
 - 1 – fence
 - 1 – patio cover

1 – pool

B. Briefing on Golf and Food & Beverage Operations – Head Golf Pro, David Klotz, briefed council on golf and food and beverage operations. Due to the fact that many of the surrounding golf courses are closed because of COVID, Hidden Falls is having constant play and had 500 rounds of golf last weekend. He informed council that the restaurant lost their cook and one other employee, so they will be looking for additional staff.

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 2020 Financial Statements

After discussion, Councilmember Peskin made a motion to approve the consent items as presented. The motion was seconded by Councilmember Mason and carried with a unanimous vote.

6. **OLD BUSINESS.**

A. Budget Work Session. Mr. Thompson reviewed the second draft of the proposed FY21 budget with council. With the proposed increase in water and sewer rates, he gave council a comparison of water and sewer rates from other local entities for reference. In Meadowlakes, the average homeowner uses 18,000 gallons of water a month. Based on the proposed increase, they will see their bill go up \$216 a year, on average. That breakdown is approximately \$8 per month increase in water and \$10 a month in sewer; the sewer rate is a flat fee. Council is not proposing to increase the ad valorem tax rate for FY21.

B. Discussion/Action - Update on COVID – 19 and Related Disaster Declaration. The City of Meadowlakes is still under Mayor Raesener's Disaster Declaration. Mr. Thompson reported that the number of COVID cases is still climbing.

7. **NEW BUSINESS.**

A. Discussion/Action: Retaining accounting firm of Neffendorf & Knopp, P.C. of Fredericksburg to conduct the City's fiscal year 2020 annual audit. The Local Government Code requires the City to have an audit of all records and accounts annually; this is generally conducted at the end of the City's fiscal year and must be conducted by a certified public accountant experienced in conducting governmental auditing. The City, for the past several years, has retained the firm of Neffendorf & Knopp, P.C. of Fredericksburg. Staff recommend retaining this firm for conducting the City's fiscal year 2020 audit at an estimated cost of \$15,000, which is the same rate as for the past two years. After discussion, Councilmember Peskin made a motion to retain accounting firm Neffendorf and Knopp, P.C. to conduct the City's FY20 annual audit. The motion was seconded by Councilmember Wise and carried unanimously.

B. Discussion/Action: Interlocal Agreement between Burnet County and the City of Meadowlakes for assistance in paving at the City's water treatment facilities. The City has been extremely fortunate to have an incredibly supportive Commissioner and Commissioner's Court. With their assistance, the City has completed numerous projects over the past several years that would have been difficult to compete without assistance in both manpower and

equipment from the County. Specific provisions within the Texas Government Code allow Counties to provide manpower and equipment to other local governmental entities for an amount not to exceed \$15,000 in a fiscal year. The interlocal agreement is good for the fiscal year in which it is executed; the proposed interlocal agreement that you are considering approving would be for fiscal year 2020. We are requesting assistance from the County in making necessary repairs to the flood-damaged driveway at the raw-water intake. This project includes the installation of new base material along with paving the drive. After discussion, Councilmember Mason made a motion to approve the interlocal agreement between the City of Meadowlakes and Burnet County for assistance in paving at the City's water treatment facilities. The motion was seconded by Councilmember Drummond and carried unanimously.

C. Discussion/Action: Extension of Waste Management of Texas Contract for Solid Waste Collection within the City. In November of 2017, the City entered into a contract with Republic Services (which was later assumed by Waste Management of Texas, Inc.) for solid waste collection within the City. This contract was for three years and will expire on December 31, 2020. The contract provides an option at the sole discretion of the City to extend the contract for up to two one-year additional years. The terms of the contract provide for a 3% increase per year in fees paid; each of the two optional one-year extensions have the same provision. Mr. Thompson reported that in discussing the extension of the original contract with representatives of Waste Management, they indicated an interest in entering into a new three contract for an additional three years with the same terms and conditions as the existing contract. They have also advised if a new contract was executed they would replace all the wheeled carts within the City with new Waste Management branded ones. After discussion, Councilmember Wise made a motion to authorize the City Manager begin negotiations with Waste Management of Texas for another 3-year contract with Waste Management for solid waste collection within the City. The motion was seconded by Councilmember Peskin and carried unanimously. The contract will be placed on the agenda for council approval at their August 18th regular meeting for possible approval.

D. Discussion/Action: Additional funding for the purchase of a used sewer vacuum/jetter truck. At the Council's June meeting, Mr. Thompson requested funding for a used sewer vacuum/jetter truck and \$75,000 was appropriated for its purchase. Due to State requirements, the City had to solicit bids for the truck and a total of six bids were received, ranging in price from \$94,390 to \$65,000. After reviewing the bids and the condition of the trucks proposed, staff felt that only two of the six trucks met both technical and mechanical requirements. The truck Mr. Thompson is requesting additional funding to purchase, has been completely refurbished and comes with a 90-day warranty. \$15,000 in additional funding was requested, which brings the total maximum expenditure for the acquisition of the truck to \$90,000. Mr. Thompson advised that adequate available funds were available for this purchase. After discussion, Councilmember Mason made a motion to approve the additional \$15,000 in funding for the purchase of this vehicle. The motion was seconded by Councilmember Wise and carried unanimously.

E. Action/Discussion: Request for approval of amended plat received from Mike McClung to amend lots 150-53 & 150-54 for the purpose of removing the interior utility easements. The owner of these two lots is requesting to remove the internal utility easement to allow for the construction of two new townhomes, which will have a common wall. It was noted that they are several other residences on the street built in the same configuration. The Planning and Zoning Commission met on July 10th to consider this request and gave their approval. After discussion, Councilmember Wise made a motion to approve the amended plat. The motion was seconded

by Councilmember Drummond and carried unanimously.

8. ANNOUNCEMENTS:

The next City Council meeting will be held August 18, 2020.

9. ADJOURNMENT: Mayor Raesener adjourned the meeting at 7:03 pm.

Approved: /s/ Mary Ann Raesener
Mayor, Mary Ann Raesener

Date: August 11, 2020

Attest: /s/ Evan Bauer
City Secretary, Evan Bauer

Date: August 11, 2020