

City of Meadowlakes Stated Meeting Minutes February 19, 2019

The City Council of the City of Meadowlakes held its Regular Meeting at Meadowlakes Municipal Building in Totten Hall on February 19th, 2019, beginning at 5:00 p.m. in accordance with the duly posted notice of said meeting.

Present:

Mary Ann Raesener, Mayor
Mike Barry, Councilmember
James Woods, Councilmember
Jerry Drummond, Councilmember
Bob Brown, Councilmember

Staff:

Johnnie Thompson, City Manager
Evan Bauer, City Secretary
Debbie Holley, Treasurer
Mike Williams, Public Works Director
Larry Panther, Head Golf Pro
Debbie Ingalsbe, Food and Beverage Manager

1. **CALL TO ORDER AND QUORUM DETERMINATION.** Mayor Raesener called the meeting to order at 5:00 p.m. and announced the presence of a quorum.
2. **PLEDGE OF ALLEGIANCE AND PRAYER.** Mayor Raesener led Council and guests in the Pledge of Allegiance. Councilmember Woods led Council and guests in prayer.
3. **CITIZEN COMMENTS.** Council heard comments from Carolyn Richmond regarding the Long Range Planning Committee.

Resident Georgina Christy asked that items from the Coalition of Concerned Citizen's list of requests be added to the next City Council agenda.

4. **MONTHLY STANDARD LIVE REPORTS:** The following live reports were given by staff:
 - A. **Current Operations and Consent items.** Mr. Thompson briefed Council on operations, as well as consent items as follows:
 1. **Larry Panther Promotion** - Head Golf Professional Larry Panther was recently promoted to General Manager of the golfing complex. Mr. Panther will be responsible for all operations related to the golfing complex including the golf shop, food and beverage, and golf maintenance.
 2. **Lot 519, 102 Firestone Pl.** - A contract has been executed to purchase Lot 519 for \$10,000 as approved by council at their January meeting. The contract is at the title company, and closing on the property should take place by the end of the month.

3. **Lowering of Lake Marble Falls** - Lake Marble Falls is still lowered by about 7 feet with an anticipated refill date of March 18th. The Public Works Department has not reported any issues with the lakes' lowering.
 4. **Cart Paths** – The cart path improvements that were scheduled to begin the first part of October 2018 have been delayed due to the October flooding. Mr. Thompson reported that he met with County officials earlier in the week, and they are still planning on beginning the installation of the remaining cart paths the first part of March.
 5. **Restaurant/Pro Shop/Parking Lot Improvements** – The parking lot improvements at the restaurant/golf course are well on their way, and the repaving should be completed today, with stripping scheduled to begin on Monday of next week.
 6. **Raw Water Intake Improvements** – This project is complete.
 7. **Water Treatment Plant SCADA Upgrades** - The raw water intake improvement project has been completed on budget. The vast majority of the new equipment related to this project has been installed, and the plants are currently running on the new hardware and software. Mr. Thompson reported that there is one issue that was not anticipated which involves the replacement of the current CPU used to run two of the three plants at the cost of around \$15,000. A portion of this additional expense is being covered by excess funds from the SCADA project and the remaining shortage in funding from budgeted water plant repairs and maintenance.
 8. **Ordinance & Animal Control** - Responded to 25 calls during December, mailed 78 ordinance violation letters (mainly dealing with trash and recycle containers visible from the street), issued 24 warning tickets (mainly for parking infractions), issued five warning notices, and 16 verbal warnings. He also caught and returned three dogs and picked up and removed one dead animal from the City. Rabies season is starting a little early this year; we have already had one skunk test positive for rabies.
 9. **Patrol Activity Report** - In January, 63 hours and 220 miles were logged. Five citations were issued, all for speeding, with two for 11 miles over, one for 12 miles over, and two for 13 miles over the speed limit. He also responded to numerous calls within the City.
 10. **Building Committee Report** – In January, the Building Committee issued 3-fence, 1-pergola, 1-swimming pool and 1-playscape permit, and denied 2-boat dock permits. The total open permits in the City stands at 17.
- B. Golf Course/Food & Beverage Operations** – Larry Panther reported that the golf shop is fully staffed and that the golf course has had a few days during the month of January with 100 golfers or more. He also reported that the new golf carts are performing well and are in good shape. Unlike the golf shop, the restaurant is always needing staff. In Mr. Panther's new role as GM of the golfing complex, he recognizes that he needs to come up with better concepts of doing what needs to be done where the restaurant is concerned.
- C. Public Works** – Public Works Director, Mike Williams, reported that the replacement of the electronic meters, that have previously caused problems, is completed. The city now has over

600 electronic meters installed. To complete the upgrade to the entire system, there are about 300 manual read meters left to change to electronic read meters. Mr. Williams also reported that there are two new raw water pumps that have been installed at the lake as part of our water plant upgrade. The SCADA portion of this project has been started, however, there is still a lot of work to be done.

5. CONSENT ITEMS:

- A. January City Council Meeting Minutes – Evan Bauer, City Secretary
- B. Financial Reports for January 2019 - Johnnie Thompson, City Manager

After discussion, Councilmember Brown made a motion, which was seconded by Councilmember Drummond, to approve the consent items as presented. The motion carried with a 4-0 vote.

6. OLD BUSINESS ITEMS:

- A. **Discussion/Action: Review cost history/analysis utilized to develop cost of services for the POA contract** – Mayor Raesener reported that Councilmember Woods has replaced Mr. O’Hayre on the committee to review the cost of services. Mr. Thompson, and Councilmembers Woods and Barry met Monday, February 18th and discussed different methods of tracking the cost. They should have something to present to council at their March meeting.

7. NEW BUSINESS:

- A. **Discussion/Action: Briefing on Flood Relief** – At January’s council meeting, resident Kent Taylor addressed council about efforts regarding a group of citizens along Lake Marble Falls that sustained damage during the October flood. An ad hoc committee was formed consisting of the many residents along Lake Marble Falls, and at least two Councilmembers have attended all their meetings. Resident Mark Bentley was present at the February council meeting to give a briefing. He informed council that this group has met on several occasions to discuss the main focus areas. This includes, first, calling on LCRA and/or TCEQ to clean up lake debris for safety reasons and, second, establishing a committee to evaluate the actions of LCRA during the October flood event. Mr. Bentley also informed council that he has met with Jo Karr Tedder with the Central Texas Water Coalition to discuss how this coalition might help out their cause. For information about this organization, visit centraltexaswatercoalition.org.
- B. **Discussion/Action: Joining the Central Texas Water Coalition** – Mayor Raesener reported that representatives from the group discussed in agenda item 7-A, in addition to herself and Mr. Thompson, met with Ms. Jo Karr Tedder, President of the CTWC, and discussed how the city would benefit by joining the coalition. After discussion, Councilmember Barry made a motion to authorize Mr. Thompson to take the necessary steps to becoming a member of this coalition. The cost per year will be \$1000.00. Councilmember Drummond seconded the motion and it carried with a 4–0 vote. For additional information about CTWC, visit <http://centraltexaswatercoalition.org/>.
- C. **Discussion: City’s Outstanding Debt & Relationship to Capital Improvements & Long Range Planning Committee Report from 2016** – Mr. Thompson discussed with council the items on

the Long Range Planning Committee’s list, which was compiled in May of 2016. Some of the items have been completed. The City’s existing debt matures in 2023, and it is felt that in 2021, or early 2022, the City may be able to provide the financial backing of some of the more costly items addressed in this report. Many of the smaller items addressed in the report have been, or are in the process of being, addressed. To view this list, as well as Mr. Thompson’s update on each item, contact the City Secretary.

- D. **Discussion/Action: Resolution 2019-02 – Appointment to a vacant position on the Planning and Zoning Commission** – City Secretary, Evan Bauer presented Resolution 2019-02 which addresses the appointment of an individual to a vacancy on the Planning & Zoning Commission. This position has been vacant since October 2018, and is a 2-year term. After discussion, Councilmember Barry made a motion to appoint Mr. Latshaw to fill the vacancy on the Planning and Zoning Commission. The motion was seconded by Councilmember Brown and carried with a 4-0 vote.

- E. **Discussion/Action: Adjourning to closed session per Section §551.074 Texas Government Code to review City Manager, Johnnie Thompson’s, job performance.** Per the terms and conditions of Mr. Thompson’s contract, he is to receive an annual performance review by council. This review was done in closed session per Section §551.074 Texas Government Code. Mayor Raesener recessed council to Executive Session at 6:17pm.

- F. **Discussion/Action: Reconvene in open session and any action related to closed session.** Mayor Raesener called the meeting back to order at 6:57pm. In recognition of Mr. Thompson’s exceptional performance, Councilmember Brown made a motion to continue his contract and compensation at the current level with the same payments for performance recognition and unused vacation days as the previous year. The motion was seconded by Councilmember Drummond and carried with a 4-0 vote.

8. Announcements:

Mayor Raesener announced that Councilmember O’Hayre has resigned from his position as Councilmember Place 4 effective immediately. Due to the upcoming election in May in which two residents are vying to be elected to this place, the Council felt that it was in the best interest of the City to leave this position open until the election.

The next regularly scheduled City Council meeting is March 19th at 5:00 p.m.

8. ADJOURNMENT: Mayor Raesener adjourned the meeting at 6:59pm.

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

Date: March 12, 2019

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

Date: March 12, 2019