

# City of Meadowlakes Stated Meeting Minutes April 16, 2019

The City Council of the City of Meadowlakes held its Regular Meeting at Meadowlakes Municipal Building in Totten Hall on April 16<sup>th</sup>, 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

## Absent:

David Klotz, 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.** Mr. Thompson led Council and guests in the Pledge of Allegiance. Councilmember Woods led Council and guests in prayer.
3. **CITIZEN COMMENTS.** Council heard comments from the following residents:

Sherri Staley – Since Ms. Staley’s comments did not reflect the topics she said she would talk about on the Citizens Comments form she submitted prior to the meeting, a summary will not be written. A recording of the comments can be obtained at City Hall upon request.

Susan Bailey - Ms. Bailey extended her great appreciation to council for the time they each devote serving their community. She stated that she appreciates how council works together in a very professional manner, despite differences of opinion. A primary concern of Ms. Bailey’s when searching for a new home two years ago was the property tax rate. Being on a fixed income, this was very important to her. She expressed her gratefulness to council for reducing the property tax rate for Meadowlakes for FY 2019.

Christine Forsyth - Ms. Forsyth expressed her concerns regarding the 3-year contract between the City and POA, specifically the increase from \$97,000 (paid in the first two years), to \$150,000 for the last year of the contract. She also didn’t feel it was right for the city council to adjourn into closed session for the purpose of discussing contractual agreements and the not inform the public of what was discussed or what the outcome would be. Finally, Ms. Forsyth spoke to the legalities regarding

ordinances shared in common between the City and POA and the City charging the POA for the enforcement of them.

Mike Barry – Councilmember Barry addressed the rhetoric about how bad the city council is and how it is time for a change. Mr. Barry is not just a councilmember, but a member of the POA as well, which gives him great obligation to the City of Meadowlakes. He addressed the topic of closed session and how it is confidential and that there is also a time for citizens to make their statements in an organized and civil manner during open sessions. Mr. Barry closed with a statement regarding changing the time in which council meetings begin.

**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. **Driving Range Drainage** - The City recently purchased Lot 519 in order to help some drainage issues that occur during heavy rain events. Work is expected to begin on this project in mid to late May.
2. **Cart Paths** – It appears that the County will be moving in next Tuesday and Wednesday to begin work on the remaining cart paths. It is hoped this project will not take more than two days. The Public Works crews are currently prepping the remaining paths for the county to begin their work.
3. **Water Treatment Plant SCADA Upgrades** – The vast majority of the SCADA upgrades have been complete, with the exception of working out a few bugs in the operating system, but everything is on line and appears to be working as designed.
4. **Ordinance & Animal Control** - Responded to 21 calls during March, mailed 62 ordinance violation letters (mainly dealing with trash and recycle containers visible from the street and political sign violations), issued 29 warning tickets (mainly for parking infractions), 8 warning notices, and issued 9 verbal warnings. In addition, one skunk was tested negative for rabies.
5. **Patrol Activity Report** - In March, 53 hours and 153 miles were logged. Six citations were issued:
  - o 1-Expired registration ticket
  - o 1-Failure to stop for school bus ticket
  - o 3-Speeding tickets
  - o 1-No driver's license ticket
6. **Building Committee Report** – In March, the Building Committee issued 5-fence, 1-new home (129 Firestone), 1-variance 108 Pinehurst, 1-patio cover and 1 boat dock permit. The City currently has 15 open permits.

**B. Golf Course** – David Klotz, the new golf course general manager, was overseeing a middle school golf tournament so Mr. Thompson gave the report on golf course operations. Mr.

Thompson reported that David's first day was a little over a week ago, and in his short time here, has already booked a golf tournament in addition to the ones currently on the books for the coming weeks; the WGA, MGA, Service League, as well as a district golf tournament.

**C. Food & Beverage Operations** – Ms. Ingalsbe was not present as she was catering to parents of the middle schoolers during their gold tournament so Mr. Thompson briefed council on F&B operations. Mr. Thompson reported that Ms. Ingalsbe is still struggling with staffing, and wanted to remind everyone about the Easter Buffet at the restaurant; \$18.95 per person and call for reservations.

**D. Public Works** – Public Works Director, Mike Williams, reported that the Public Works Department is short one employee due to a resignation. Duties for this position include mowing, weed eating, other maintenance duties, etc. He also reported that the foyer at City Hall is nearly complete. City employees installed a door to limit access to the rear of the building, as well as a pass through window in the Utility Clerk's office, all for security purposes. Also completed, was the flood clean up at the POA's lakeside pavilion area. Public Works employees have been working diligently since October 2018 on cleaning up debris, mud, etc. left behind from the flood. The final steps in getting this area ready for use was painting and placing all of the picnic tables under the pavilion. Mr. Williams reported that this area will be ready in time for the Easter weekend. In addition to the lakeside pavilion area, city employees are also getting the Children's Park on Mahan ready for the Easter weekend which includes treating for fire ants, mowing, cleaning, etc. Also reported, was an update on converting one of the tennis courts to a basketball court. Due to the size requirements, as well as the condition of the surface of the court, this would not be a feasible option.

## 5. CONSENT ITEMS:

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

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

## 6. NEW BUSINESS:

- A. **Discussion/Action: Contracting with YMCA of the Highland Lakes for staffing and operating of the City swimming pool.** Mr. Thompson reported that he has received proposals from the YMCA of the Highland Lakes to provide staffing for the pool, as they did the previous year. The pool will be open from Memorial Day and operating through Labor Day. By law, a minimum of two life guards will always be required to be on duty. The City was presented with two options. Option one (same as last year) - the pool will be open Tuesday through Sunday from 1 pm to 7 pm. Option two – the pool will be open Tuesday through Sunday from 12pm – 8pm. The pool is closed on Mondays except on major holiday weekends. The hours of operation can be adjusted, if required. The fiscal year 2019 budget reflect appropriations in the amount of \$18,000 for life guards. Last year total expenditures for life guards was approximately \$15,000. Keeping the same hours as last year, the estimated cost of lifeguards for the 2019 season is \$16,504. The estimated cost of lifeguards if the hours were increased by 2 hours per day is \$23,000. After discussion, Councilmember Barry made a motion to authorize Mr. Thompson to execute a contract with the YMCA for staffing and

operating the City's pool with the hours of operation being flexible. The motion was seconded by Councilmember Drummond and carried with a 4 – 0 vote. The hours of operation will be determined at the next council meeting.

**B. Discussion/Action: Ordinance Number 2019-01 - Amending Chapter 1 of the 2015**

**International Residential Code.** Ordinance 2019-01 addresses the amendment to the International Residential Code (IRC). Mr. Thompson reported that a committee was appointed by Mayor Raesener last year to review, make recommendations, and cleanup some issues within the existing building code. The Committee was made up of Councilmember Barry as the chair, Councilmember Woods, Building Committee Chair Steve Nash, Building Committee Co-Chair and POA President Joe Summers, as well as Mr. Thompson. The committee met on numerous occasions and feel that the proposed recommendations will help cleanup the city's building codes. These proposed amendments can be viewed upon request at City Hall. After discussion, Councilmember Barry made a motion to approve Ordinance 2019-01 as presented. The motion was seconded by Councilmember Drummond and carried with a 4 – 0 vote.

**7. ANNOUNCEMENTS:**

The next regularly scheduled City Council meeting is May 21st at 5:00 p.m.

**8. ADJOURNMENT:** Mayor Raesener adjourned the meeting at 6:15pm.

**Approved:** /S/ Mary Ann Raesener  
Mayor, Mary Ann Raesener

**Date:** May 14, 2019

**Attest:** /S/ Evan Bauer  
City Secretary, Evan Bauer

**Date:** May 14, 2019