

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

**Tuesday, April 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 April 20, 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  
Debbie Holley, Treasurer

**Absent:**

Evan Bauer, City Secretary  
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. Ms. Christy appreciates what the task force is trying to accomplish, however, she does not agree with item 3 on the form: "As a community, do you think that Meadowlakes should retain and maintain its golf course?" Ms. Christy reminded Council that this item had been previously discussed and resolved as to why Meadowlakes has a golf course. She also asked if personnel on the task force took time to review all documentation related to this issue before putting it on the questionnaire.

Resident and POA Vice President, Mike Ingalsbe, informed Council and guests that the POA will be hosting a BBQ on Memorial Day, May 31<sup>st</sup>, at Lakeside Pavilion. Tickets to purchase a BBQ plate will be sold in advance at the restaurant. More information will be sent in the weekly newsletter.

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

A. Operations in general - City Manager Johnnie Thompson

1. Ordinance report – In March, our Ordinance Officer responded to 9 calls, issued 79 violation notices, mostly related to visible trash cans and parking violations. There were 13 warning tickets issued for parking infractions and 31 warning notices issued: 2 for parking a trailer on a lot or parking a vehicle on the street over 3 days in 7; 4 for having a trash can or bulk trash out past the allowed time, 24 for pets not being registered with the city, and 1 for a basketball goal being in the city ROW. In March, our Animal Control Officer took 1 cat to the Marble Falls animal shelter, captured 2 snakes, returned 3 dogs to their owners, and received numerous calls about possums and skunks.
2. Patrol Activity Report – In March, officers Koenning and Ciolfi logged a total of 72 hours and 235 total miles. Officer Koenning issued a total of 3 citations; 2 for failure to stop for a school bus, and 1 for driving while license was invalid.
3. Building Committee Report – In March, the Building Committee issued 5 permits total; 2 fence permits, 1 deck permit, 1 flatwork permit, and 1 permit for a variance at 346 Olympia Fields. Currently, there are 17 ongoing projects within the City.

B. Briefing on Golf and Food & Beverage Operations – Head Golf Pro, David Klotz, was at the regional high school golf tournament so he was not present to give a report. Mr. Thompson reported that golf and food/beverage is doing well. The rounds of golf played continues to increase, and the additional golf carts that were ordered a few weeks ago are scheduled to be delivered this Thursday.

**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. March 2021 Financial Reports

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

**6. OLD BUSINESS.**

- A. Update on COVID-19.** Mr. Thompson reported that statewide, the number of people receiving vaccinations continue to increase, however, the number of positive cases are also increasing slightly. Thankfully, in Burnet County, there has not been a COVID related death since March. The death total for Burnet County, to date, stands at 63.

**B. Discussion: Appointment of Committee to Review Golf Shop and Restaurant Retail Operations.**

Mayor Bentley updated Council and guests on a few things that the task force has been discussing most recently such as menu changes, and hours of operation. He also mentioned that so far, there has been a large percentage of surveys that have been returned for review. Mayor Bentley also addressed some possible rumors regarding leasing the restaurant to a third party; he informed those present that there was someone that approached the chairman of the task force and informed him that he was interested in leasing, or operating, the restaurant. That is one option at this point. The other option is to incorporate some of the suggestions that come from the surveys. In closing, Mayor Bentley addressed what Ms. Christy commented on at the beginning of the meeting; the question regarding the golf course. Meadowlakes needs a golf course in order to dispose of the City's effluent.

**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.** After discussion, Councilmember Wise made a motion to enter into an Interlocal agreement with the City of Marble Falls contingent on Mayor Bentley's final approval with Meadowlakes being responsible for not more than \$57,500 of the funding. There was no second to the motion, so the motion died.

**7. NEW BUSINESS.**

**A. Discussion/Action: Application for a variance on lot 868 by owners Clint and Susan Cox.** On March 22<sup>nd</sup>, the Building Committee reviewed and approved this application for a variance on lot 868, which is on the corner of Firestone Dr. and Preston Trail. The owners of the lot are requesting a 5' variance from Firestone Dr. in order to maximize square footage for a new construction. The lot currently has two 25' setbacks, one off the golf course and one off Firestone Dr., and one 20' setback off of Preston Trail. After discussion, Councilmember Peskin made a motion to approve the variance as presented. The motion was seconded by Councilmember Lofgreen and carried unanimously.

**B. Discussion/Action: Possible change in the International Property Maintenance Code to reflect control of weed height on improved versus unimproved properties.** Currently, the City's ordinances require grass to be no higher than 12", however, this height goes for both improved and unimproved property. Councilmember Drummond has discussed amending the City's International Property Maintenance Code to amend the height of grass on an improved lot. After discussion, it was determined that Mr. Thompson would provide additional draft documentation for the May council meeting for consideration. No action was taken.

**C. Discussion/Action: Request for approval of amended plat received from Robert and Terry Tuteur to amend lots 845-R and 846 into lots 845-R1 and 845-R2.** On April 15<sup>th</sup>, the Planning and Zoning Commission reviewed and approved a replat of lots 845R and 846 into lots 845R-1 and 845R-2. The physical address is 160 Nelson Place. The homeowners own two lots and have requested to move the interior lot line about 8 feet away from their house so that if the vacant lot is ever sold and built on, the current house will not be so close to the new home. After discussion, Councilmember Lofgreen made a motion to approve the replat as presented. The motion was seconded by Councilmember Wood and carried unanimously.

**D. Discussion/Action: Resolution 2021-06 - Appointment of members to the Meadowlakes Planning and Zoning Commission.** A recent resignation of a member on the Planning and

Zoning Commission has left a vacancy. Resident, Darren Galatas, has submitted his application for consideration to fill the vacancy for the remainder of the term which expires on October 31, 2022. After discussion, Councilmember Drummond made a motion to approve Resolution 2021-06 which appoints Darren Galatas to the Meadowlakes Planning and Zoning Commission. The motion was seconded by Councilmember Wise and carried unanimously.

**8. ANNOUNCEMENTS:**

Mr. Thompson announced that the City may be receiving some funding from the American Rescue Plan Act which may provide funding for water, sewer, or broadband infrastructure. More information will be made available in the coming weeks. The Federal Government will develop the policies and procedures for how the funding is to be used.

The next City Council meeting will be held May 18, 2021.

**9. ADJOURNMENT:** Mayor Bentley adjourned the meeting at 7:07 pm.

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

**Date:** May 18, 2021

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

**Date:** May 18, 2021