

**City of Meadowlakes**  
**City Council Stated Meeting Minutes**  
**December 11, 2023 – 6:00 p.m.**  
**Totten Hall, Meadowlakes Municipal Offices**  
**177 Broadmoor Street, Meadowlakes, Texas**

The City Council of the City of Meadowlakes held their Regular Meeting at Meadowlakes Municipal Building in Totten Hall on December 11, 2023, 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  
Roxanne Morgan, Councilmember  
Garrett Wood, Councilmember

**Staff:**

Johnnie Thompson, City Manager  
Debbie Holley, City Secretary/Treasurer  
Joanne Dixon, Accounts Payable Clerk  
Baneza Solorzano, Utility Clerk  
David Klotz, Golf Pro

1. **CALL TO ORDER AND QUORUM DETERMINATION.** Mayor Bentley called the meeting to order at 6:02 pm and announced the presence of a quorum.
2. **PLEDGE OF ALLEGIANCE AND PRAYER.** Mayor Bentley led the Council and staff in the Pledge of Allegiance and Prayer.
3. **CITIZEN COMMENTS.** There were no Citizen Comments.
4. **MONTHLY STANDARD LIVE REPORTS** (*Progress and Status Reports Only.*)
  - A. Operations in general - City Manager Johnnie Thompson
    1. Mr. Thompson met with the City of Marble Falls last week regarding the Avenue N Bridge project. They have received their commitment for funding from FEMA for the 3.6-million-dollar project. They indicated that they would start to solicit bids for the project early next spring; construction is anticipated to last a year and a half. Currently, the City of Meadowlakes has paid the City of Marble Falls around \$5,800.00 for the project, and we have committed to pay around \$58,000 over 20 years.
    2. Current Utility Operations – City crews have been busy working on the Waste Treatment plant, doing repairs, and determining what kind of damage the coating system had on the interior of the tank. The tank is in better shape than was thought once it was drained; it will require some spot sandblasting and recoating of the interior. It is anticipated that we will do this in-house so we will be saving a considerable amount of money. The contractor

that we hired last month to remove the combination of grit and sludge completed their work the last week of November. The grit and sludge had to be hauled to a sanitary landfill on the other side of Georgetown. The total cost of this project was \$39,000. We will be taking the other plant down for a short period of time to determine how much grit it has because we found out that most of our problem with operation is a result of the amount of grit that has accumulated in the aeration basins. This will take place in January or February 2024. The crew has also been busy with a few minor water leaks. We are still short one employee.

3. Ordinance reports – The Ordinance Officer issued 25 warning notices and had several conversations regarding ordinance violations. Our current ordinance officer, Mike Ingalsbe, has resigned, and he will be replaced by Steve Koenning. Steve has the same approach as Mike by talking to the residents and explaining the violations and not doing it through citations unless it becomes necessary.
4. Animal Control Report - In November, our Animal Control Officer reported the normal calls. This year we have been fortunate not to have any rabies cases.
5. Patrol Activity Report – Officer Koenning and Cioffi logged 48 hours in November. Officer Koenning retired from the Burnet County Sheriff's Department at the end of November after 36 years as a law enforcement officer. He worked for the City of Meadowlakes for 12 of those years. Officer Cioffi was hired to replace Officer Koenning. He has already started working. We are actively looking for a second officer to try to fill out the schedule a little bit better.
6. Building Committee Report – The building committee issued 4 new permits in November: 2 remodel permits, 1 fence permit, and 1 deck permit. They have a total of 12 open permits.

B. Briefing on Golf Operations – Mr. Klotz reported that 5 pecan trees and one pine tree were removed in November. There are 7 more trees that are in question on #7, which is in the old pecan orchard, that will be coming down soon, and 1 tree in the parking lot that needs to be addressed immediately. The Pro Shop broke their November record of an average of 75-80 rounds per day to an average of 117 rounds of golf played daily in November, with almost 1000 rounds played the week of Thanksgiving. Two of those days had over 200 rounds per day (240 and 250 rounds). For the calendar year, if we do 2300 rounds of golf in December, we will go over 40,000 rounds of golf for the year. To put that into perspective, in 2019, we did 15,500 rounds of golf for the year.

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 the 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. November 2023 Financial Reports

After discussion, Councilmember Lofgreen motioned to approve the minutes, as corrected, for the November 13th regular meeting as presented. The motion was seconded by Councilmember Wood and

carried unanimously. Councilmember Lofgreen motioned to approve the November 2023 financials as presented. The motion was seconded by Councilmember Peskin and carried unanimously.

## 6. OLD BUSINESS.

**A. Discussion/Action: Update on Renovations of Wastewater Treatment Plant.** Mr. Thompson reported that while the plant was down, city crews did some minor repairs that needed to be done. The aeration basin was installed and is now working. The guys said that a vital portion of the operation of a plant is the amount of oxygen in the aeration basin. We were having problems keeping that level up, but once the grit was removed and the new blowers were installed, that was no longer a problem. So, the grit was probably creating 90% of our problems with oxygen. We have currently used about \$90,000 of the approximately \$500,000 budget for the project. The City will be taking on the coating since Scott feels comfortable with the City doing the recoating of the tank.

**B. Discussion/Action: City Council Rules & Procedures Policy adopted on March 8, 2016, and amended on April 12, 2016.** Councilmember Peskin made a motion, once again, to table this item to review any updates and to correct grammar and punctuation. The motion was seconded by Councilmember Drummond and carried unanimously.

## 7. NEW BUSINESS

**A. Briefing from Mr. Andrew Friedman with SAMCO CAPITAL, the City's Municipal Advisor, for the issuance of \$7.5 million in Certificates of Obligations.** Mr. Friedman briefed the Council on the sale of the recently approved \$7.5 million in Certificates of Obligations. SAMCO proposed to delay the sale of the Certificates until June, with funding in July for the City to generate adequate funds from the ad valorem tax levied for 2024. In addition, they informed the Council on a resolution that would allow the City to recover any funds that were expended related to the proposed project before the sale of the Certificates.

**B. Discussion/Action: Resolution 2023-11-A RESOLUTION ESTABLISHING THE CITY'S INTENTION TO REIMBURSE ITSELF IN THE MAXIMUM AMOUNT OF \$7,500,000 FOR PRIOR EXPENDITURES & FOR CAPITAL IMPROVEMENTS FROM THE PROCEEDS OF TAX-EXEMPT BONDS AND OTHER MATTERS IN CONNECTION THEREWITH.** Per Mr. Thompson, we will use reserve funds to commit to an architectural agreement and engineering agreement which will total \$391,000. Technically we cannot execute those agreements without having the funding in place. We will be utilizing reserve funds mostly from the Utility Fund, which will be reimbursed at the bond closing. Councilmember Lofgreen made a motion that we accept the provisions of RESOLUTION 2023-11. The motion was seconded by Councilmember Morgan and carried unanimously.

**C. Discussion/Action: Resolution 2023-10 – AN AMENDED RESOLUTION CANVASSING THE RETURNS AND DECLARING THE RESULTS OF AN ELECTION TO AUTHORIZE THE ISSUANCE OF CERTIFICATES OF OBLIGATION; AND OTHER MATTERS IN CONNECTION THEREWITH.** Mr. Thompson addressed the issue of amending Resolution 2023-09, which canvassed the election based on preliminary numbers. Resolution 2023-10 will correct the election results. There were two additional votes counted above the unofficial results, 1 for and 1 against, so it did not affect the outcome of the election. Councilmember Morgan made a motion to accept Resolution 2023-10. The motion was seconded by Councilmember Peskin and carried unanimously.

**D. Briefing from Mr. Johnny Campbell, Executive Director of the Marble Falls Area EMS, Inc. – Quarterly Update on EMS Operations.** Mr. Campbell briefed the Council on EMS operations for the past year. He reported that the EMS had responded to 5,236 calls in Fiscal Year 2023 (their fiscal year runs the same as the City’s, from October 1<sup>st</sup> of each year to September 30<sup>th</sup> of the following year). Of the 5,236 calls made, 266 were in Meadowlakes, which resulted in 160 individuals being transported. They transported 2,969 patients, 78% of them going to Baylor, Scott & White in Marble Falls.

**E. Discussion/Action: Retaining the architectural firm of Seaux-Pierce Architecture of Austin, Texas, and the engineering firm of Willis Environmental Engineering of Marble Falls, Texas, for work related to constructing the new multipurpose building, pool and infrastructure improvements.** Mr. Thompson suggested a motion be subject to final review by the City’s legal counsel. Councilmember Wood made a motion to retain Seaux-Pierce Architecture and Willis Engineering for work related to constructing the new multipurpose building, pool, and infrastructure improvements subject to final review by the City’s legal counsel. The motion was seconded by Councilmember Lofgreen and carried unanimously.

- 8. ADJOURNMENT/ANNOUNCEMENTS:** Mayor Bentley asked when leaf pickup would start. Mr. Thompson said that it will begin next week, starting on Tuesday morning, December 19<sup>th</sup>, and will probably run all week. A second leaf collection will be determined in early January. Councilmember Drummond made a motion to adjourn the meeting. The motion was seconded by Councilmember Lofgreen and carried unanimously.

**Mayor Bentley adjourned the meeting at 6:45 pm.**

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

**Date:** January 16, 2024

**Attest:** \_\_\_\_\_  
City Secretary, Debbie Holley

**Date:** January 16, 2024