

**City of Meadowlakes**  
**City Council Stated Meeting Minutes**  
**January 16, 2024 – 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 January 16, 2024, 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  
Baneza Solorzano, Utility Clerk  
David Klotz, Golf Pro

1. **CALL TO ORDER AND QUORUM DETERMINATION.** Mayor Bentley called the meeting to order at 6:03 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 Council Member Garrett Wood, led the 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. Current Utility Operations – During this freezing weather, we have had numerous calls regarding the water leak on Meadowlakes Drive. The City is aware of the leak and is waiting for the weather to warm up before working on it. The City had a leak in the same place three years ago during the cold weather and after everything thawed out the leak dried up. City crews dug at that time and couldn't find the leak. No other issues were encountered during this last leak other than around 250 residents losing power. PEC determined that it was a localized outage in Meadowlakes and it was repaired within an hour and a half.
2. Ordinance reports – Not much went on in the month of December, Mike Ingalsbe finished up his term and Steve Koening came on board, then Steve got sick. Steve

has been out actively working since he got well so we should have a report for you in January.

3. Animal Control Report - In December, our Animal Control Officer reported less activity than normal.
  4. Patrol Activity Report – Officer Ciolfi only logged 6 hours in December because he had already scheduled vacation for a large portion of December when he came to work. He reported routine patrolling with no written warnings or citations.
  5. Building Committee Report – The building committee did not meet in December. Currently we have 11 open permits.
- B. Briefing on Golf Operations – Mr. Thompson reported that the golf course hit a milestone last month with over 40,000 rounds of golf played in 2023. Mr. Klotz discussed Groupon, what it was and how it works. He also said that we have had a lot of comments on our golf shop this year (how good it looks, selection of merchandise, etc.). The golf shop is depleting their inventory in preparation of moving to a smaller building while construction is going on. David has cancelled all of his main orders for the year. He will still be carrying golf balls, gloves, and tees. Saturday night David and Manual froze all the greens in preparation for the freezing weather, they should thaw out Wednesday. Three trees were lost in the windstorm last week, so the maintenance crew has been out cleaning up. Roxanne asked if anything had been done with Trini’s memorial. David replied that he didn’t want to put Trini’s memorial stone and bench at the 1<sup>st</sup> tee yet with the upcoming construction.
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. December 2023 Financial Reports

After discussion, Councilmember Lofgreen motioned to approve the minutes for the December 11th regular meeting as presented. The motion was seconded by Councilmember Peskin and carried unanimously. Councilmember Lofgreen motioned to approve the December 2023 financials as presented. The motion was seconded by Councilmember Morgan and carried unanimously.

## 6. OLD BUSINESS.

- A. **Discussion/Action: Update on Renovations of Wastewater Treatment Plant.** Mr. Thompson commented that very little activity was done on the project in December. Crews are currently in the process of draining the other plant in preparation of removing the grit and sludge accumulation in it. Scott has indicated that the city crew will remove the grit and sludge from the second plant. We had some issues with the first contractor, they still have not totally cleaned up the worksite 8 weeks after completion. The contractor will not be paid until the worksite is cleaned up as stated in the contract. Once that plant is back in operation, we will start working on the building for the sludge handling facilities, the drying beds, and some catwalks to go between the two plants. The new blowers are working, we

do have some issues with some controls. We will have to buy a new set of controls, which was anticipated. Other than that, both plants are working extremely well.

Regarding our agreement with Willis Engineering on the wastewater treatment plant, even though we didn't accept the bids we have an invoice for \$43,290 which is \$1,300 more than was anticipated. His contract was based on construction costs. If we had used the 1.5 million constructions cost it would have been a whole lot more than this amount. This finalizes the wastewater treatment plant. Mr. Willis still provides the City with some in-kind services. We still have a few issues with the drying beds that he is trying to help us out with.

- B. Discussion/Action: City Council Rules & Procedures Policy adopted on March 8, 2016, and amended on April 12, 2016.** Councilmember Peskin made several corrections to the policy, mainly grammatical, then gave the corrected copy to Mr. Thompson. Mr. Thompson still has a few things to research regarding the corrections. This item will once again be tabled until the February council meeting.

## 7. NEW BUSINESS

- A. Discussion/Action: Recommendation on closing the pool for the spring and summer of 2024.** Per Mr. Thompson, Mike Shaw (POA Director for Parks and Streets) and Mr. Thompson had previously discussed the possibility of opening the pool this summer and decided to recommend to the Council not to open the pool. The reasons given included issues with the plaster deterioration, filter repairs and the increased time that it requires to maintain the pool. If the Council approves the City will go in and drill holes in the bottom of the pool to keep water from accumulating in it and get ready for demolition. Councilmember Morgan questioned the decision and Mr. Thompson suggested that she appeal to Mr. Shaw again. She agreed to contact Mr. Shaw and discuss the possibility of opening the pool for the spring and summer of 2024. Councilmember Lofgreen made a motion to close the pool for the spring and summer of 2024. The motion was seconded by Councilmember Drummond. The motion died due to a 2 for and 3 against vote. Mayor Bentley advised that the pool issue be put on February's agenda.
- B. Discussion/Action: Resolution 2024-01 - Calling May 4, 2024, General Election.** Mrs. Holley addressed Resolution 2024-01 which calls for the City's general election which will be held on May 4, 2024. The election will be for two councilmember seats and the mayor. Councilmember Drummond and Lofgreen's terms will expire in May, as well as Mayor Bentley's. The first day to file for a place is January 17, 2024, and the last day to file is February 16, 2024. Drawing for a place on the ballot will be held on February 26, 2024. Early voting will begin on April 22, 2024, and run through April 30, 2024. Extended voting hours will be on April 22<sup>nd</sup> and April 29<sup>th</sup> from 7 a.m. to 7 p.m., all other days will be from 8:00 a.m. to 5:00 p.m. The election will be held at the Marble Falls Texas Tech building located at 806 Steve Hawkins Parkway. Councilmember Wood made a motion that we accept the provisions of RESOLUTION 2024-01. The motion was seconded by Councilmember Peskin and carried unanimously.
- C. Discussion/Action: Adjournment to executive session per 551.074 – to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee – City Manager, Johnnie Thompson.** Mayor Bentley adjourned

into closed executive session to discuss a replacement for Mr. Thompson when he retires on September 30, 2024.

D. **Discussion/Action: Reconvene in open session and action as may be required.** Mayor Bentley reconvened into open session and announced that the Council discussed Mr. Thompson's upcoming retirement and the steps that would be taken in finding a replacement city manager by May 1, 2024.

8. **ADJOURNMENT/ANNOUNCEMENTS:** There were no announcements. Councilmember Drummond made a motion to adjourn the meeting. The motion was seconded by Councilmember Morgan and carried unanimously.

**Mayor Bentley adjourned the meeting at 7:20 p.m.**

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

**Date:** February 20, 2024

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

**Date:** February 20, 2024