

City of Meadowlakes
City Council Stated Meeting Minutes
April 18, 2023 – 6:00pm
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 April 18, 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
Eddie Wise, Councilmember
Garrett Wood, Councilmember

Staff:

Johnnie Thompson, City Manager
Debbie Holley, Treasurer
Evan Bauer, City Secretary
David Klotz, 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. Councilmember Wood led the prayer.
3. **CITIZEN COMMENTS.** Resident Georgina Christy addressed council regarding concerns with funding options with the proposed capital improvements. She is concerned about the city's aging infrastructure (underground pipes, etc.) and what will happen if the city cannot pay for that when it becomes an issue due to the possibility of obtaining this proposed bond. Also, she thinks that any bond should be put up for election.

Resident Christine Forsyth voiced similar concerns.

4. **MONTHLY STANDARD LIVE REPORTS** (*Progress and Status Reports Only.*)
 - A. Operations in general - City Manager Johnnie Thompson
 1. Ordinance reports – In March, the Ordinance Officer responded to 4 calls and 2 emails. 19 warning notices were issued regarding parking violations in the street/driveway, 5 verbal conversations were held and 6 notes were left. 2 warning notices were issued regarding trash cans being left out past the allowed time or being seen from the street, 1 verbal conversation was had and 1 note was left. 5 warning notices were issued regarding branches/debris in a yard, 8 verbal conversations were held and 8 notes were left. 1 verbal conversation was held regarding a barking dog. 1

solicitor was advised about the no solicitation rule in Meadowlakes. 3 notices were left and 4 verbal conversations were held regarding a shed in disrepair, a fence falling down, an inoperable vehicle on property, and dumping yard debris over the fence onto the golf course.

In March, our Animal Control Officer received several calls about loose/lost dogs and cats; all were returned to their owners. A den of rattlesnakes was discovered on the golf course; they have been relocated. Several calls were received about possums, squirrels, birds and one skunk. No rabid animals were reported in March.

2. Patrol Activity Report – In March, officer Koenning logged 49 hours and 177 miles. There were 3 citations issued; all for speeding (1 for 37 mph in a 25 mph zone, 1 for 39 mph in a 25 mph zone and for 44 mph in a 25 mph zone). All were non-residents. There were 4 warnings issued.
3. Building Committee Report – In March, the Building Committee did not issue any permits. Currently, there are 18 ongoing projects within the City.

B. Briefing on Golf Operations – Head Golf Pro, David Klotz, reported that the golf course had a record breaking weekend for revenue and rounds played. Approximately half of the players are coming from the Austin/San Antonio area, as well as Dallas and Waco. He also has several tournaments booked for the coming weeks. David discussed the recent passing of the head grounds keeper, Trini Solorzano, and how he would like to do a memorial somewhere on the golf course in honor of him. A plan will be in the works in the coming weeks to do this.

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 financial reports

After discussion, Councilmember Lofgreen made a motion to approve the March 11th workshop meeting minutes as presented. The motion was seconded by Councilmember Peskin and carried unanimously. Councilmember Lofgreen made a motion to approve the March 18th meeting minutes as presented. The motion was seconded by Councilmember Wise and carried unanimously. Councilmember Wise made a motion to approve the March financials as presented. The motion was seconded by Councilmember Lofgreen and carried unanimously.

6. OLD BUSINESS.

- A. **Discussion/Action: Update on Renovation of Sewer Treatment Plant.** Mr. Thompson informed council that there is not much to report regarding this project. The city will possibly start purchasing equipment for this project next month.

7. NEW BUSINESS

- A. **Discussion/Action: AUTHORIZATION OF FINANCIAL ADVISORY AGREEMENT WITH SAMCO CAPITAL MARKETS, PRESENTATION BY SAMCO CAPITAL MARKETS ON A FUNDING OPTION FOR**

AN \$8,000,000 CERTIFICATES OF OBLIGATION; AND AUTHORIZING SAMCO CAPITAL MARKETS AND CITY STAFF TO PROCEED WITH THE ISSUANCE OF CERTIFICATES OF OBLIGATION AND OTHER MATTERS RELATED THERETO. (Presentation from SAMCO Capital Markets, Inc. on funding options for the potential issuance of Certificates of Obligations for funding capital improvements which includes replacement of existing golf shop, pool, restroom facilities, restaurant building, and other infrastructure improvements.) A representative from SAMCO, Mark McLiney, was present to discuss with council various methods of financing the proposed capital improvements. The two funding options that would work for this project are General Obligation Bonds (GO bonds) and Certificates of Obligation (CO). After discussion, Councilmember Wise made a motion to retain the financial advisor and enter into an agreement with SAMCO Capital Markets. The motion was seconded by Councilmember Peskin and carried unanimously. The council suggested that the city provide more specific information on the facility upgrades through mailers and/or open meetings.

8. ADJOURNMENT/ANNOUNCEMENTS:

Mayor Bentley adjourned the meeting at 7:30 pm.

Approved: _____
Mayor, Mark Bentley

Date: May 16, 2023

Attest: _____
City Secretary, Evan Bauer

Date: May 16, 2023