

City of Meadowlakes
City Council Stated Meeting Minutes
March 4, 2008

I. PUBLIC HEARING:

Mayor John Aaron called the public hearing to order at 6:00 p.m. A full quorum of the Meadowlakes council members was present. Members present were: Mayor John Aaron, and council members Jaye Dawson, Laird Landis, Christine Forsyth, Bill Pickard, and Camille Sweigart. Also present were City Administrator Johnnie Thompson, City Secretary Linda Wendling, and City Treasurer Eileen Harrison.

Public Hearing and discussion of proposed ordinance 2008-01, Zoning amendment within the City of Meadowlakes - Summers (Attachment A)

Planning & Zoning (P&Z) Chairman Joe Summers introduced this item by stating that Ordinance 2008-01 has already been reviewed and approved by the P&Z Committee. Chairman Summers provided an explanation and history of the zoning ordinances, their inception and effects.

Mayor Aaron opened the floor for public comments. Audience discussion ensued with Chairman Summers responding to every question as posed to him. Mayor Aaron provided further explanation of bringing the zoning code into compliance with structures that currently exist today. Council discussion ensued.

Upon receiving no additional comments, Mayor Aaron closed the public hearing at 6:07 p.m.

COUNCIL MEETING:

I. CALL TO ORDER AND QUORUM DETERMINATION:

Mayor John Aaron called the meeting to order at 6:07 p.m. declaring that the required quorum was present at the Meadowlakes Municipal Building in Totten Hall, 177 Broadmoor, Meadowlakes, Texas. Members present were: Mayor John Aaron, and council members Jaye Dawson, Laird Landis, Christine Forsyth, Bill Pickard, and Camille Sweigart. Also present were City Administrator Johnnie Thompson, City Secretary Linda Wendling and City Treasurer Eileen Harrison.

II. PLEDGE OF ALLEGIANCE & PRAYER:

Councilmember Dawson led the meeting members and guests in the Pledge of Allegiance. Councilmember Sweigart led the meeting members and guests in prayer.

III. CITIZEN COMMENTS: (Limited to 15 minutes total on general subjects and agenda items. Agenda Item specific comments may also be made part of agenda item council discussion.)

A. Resident Shirley Hampton, 338 Colonial, complimented the council for their hours of work, stated she was pleased that the position of Marshalls are

involved with the rules & regulations, and questioned practice range fees for MGA members and restaurant discounts for members.

B. No other comments received.

IV. APPROVAL OF THE MINUTES

A. February 8, 2008 - Called Meeting (Attachment B)

Councilmember Sweigart made a motion to accept the minutes as written. Councilmember Forsyth seconded the motion. The motion carried by unanimous vote.

V. TREASURER'S REPORT - Eileen Harrison, Treasurer (Attachment C & D)

A. January Financials - Treasurer Harrison presented the January financials highlighting everything is in line with the budget.

B. February Financials - Treasurer Harrison presented the February financials highlighting that 80% of the ad valorem taxes have been collected and everything is in line with the budget.

C. Line Item Transfers - There were no line item transfers.

Councilmember Dawson made a motion to accept the financials as presented. Councilmember Landis seconded the motion. The motion carried by unanimous vote.

AGENDA NOTE:

Dr. Ryder Warren arrived at 6:25 p.m. so Mr. Thompson preceded with item VI (B) and then we heard item VI (A).

VI. REPORTS:

B. Johnnie Thompson – Director PWD, Activity Report for February

(Attachment E) Mr. Thompson presented the Public Works Department (PWD) report and financials, highlighting that water consumption is beginning to increase, a fire hydrant repair, the hiring of another Class C licensed operator, and the hiring of Stephanie Littleton, a new office employee. Mr. Thompson stated that the financial outlook is good, highlighting information on bank accounts, payroll taxes, LCRA costs and their contract. Council discussion ensued with Mr. Thompson responding to every question as posed.

A. Dr. Ryder Warren - Marble Falls I.S.D. Activity Report

Dr. Ryder Warren provided an activity report for Marble Falls I.S.D., highlighting current construction projects and progress thereof, road construction forthcoming, approximately 4,000 children enrolled in school, and appreciation for Meadowlakes support. Council discussion ensued with Dr. Warren responding to every question as posed to him.

C. Animal Control – Robbie Galaway, Officer – Activity Report for February

(Attachment F) Mr. Galaway presented the Animal Control Report, highlighting each bulleted item as referenced on Attachment F.

D. Ordinance Enforcement - Angela Wilson, Officer - Act. Report for February

(Attachment G) Ms. Wilson was not present to verbally offer her February report; however, a hardcopy was provided. Mayor Aaron opened the floor for discussion and received positive feedback in relation to her job performance.

E. POA - Don Williams, President - Activity Report for February

(Attachment H) Mr. Don Williams presented the POA Activity report, highlighting that the Lakeside Park repairs have been completed, the Wayne

Dollar Park and recent improvements thereof, a full agenda for the Summer including drain replacement, restructure of an intersection at Preston Trail and Firestone, golf cart bridge repair on the 14th hole, the POA is financially in excellent shape, and possible permit “holds” for unpaid POA dues. Council and audience discussion ensued.

F. Building Committee - Herb Lewis, Chairman - Act. Report for February (Attachment I) Mr. Lewis was not present to verbally offer his February report; however, a hardcopy was provided. Mayor Aaron read the report into record.

G. Floodplain Administrator-Jerry Bostick, Chairman-Act. Report for February. (Attachment J) No report, no activity.

VII. OLD BUSINESS:

A. Action/discussion: Plan and/or creation of committee members to refine renewal of Pedernales Electric Cooperative, Inc. Franchise Agreement - Aaron

Mayor Aaron introduced this item by stating that the previous agreement is 20 years old and Lynn Hardin and Bobby Burgess have agreed to assist with the new agreement, will begin their work soon with a report expected in the near future. Council discussion ensued.

B. Action/discussion: Ordinance 2008-11, Recreation and country club rules, regulations and fees - Aaron (Attachment K)

Mayor Aaron introduced this item by stating that the ordinance has come before Council previously and that Council and attorney redlines have been included and is presented tonight as Revision F. Review and explanation of the attorney’s redlines was provided. Mayor Aaron addressed Ms. Hampton’s questions as posed during the “Citizen Comments Section” of the agenda. Council and audience discussion ensued.

Councilmember Dawson made a motion to adopt the second reading of Ordinance 2008-11 with the redline addition of no boom boxes and only the game of golf allowed on the golf course. Councilmember Sweigart seconded the motion. Council discussion ensued. Councilmember Dawson amended her motion to also include the WGA, LGA discount fees as discussed. Councilmember Pickard seconded the amended motion. Council discussion ensued. The motion passed by unanimous vote. Councilmember Sweigart made a motion to add adult swim two evenings a week during certain hours to accommodate working adults. There was no second to the motion, the motion failed. Council and audience discussion ensued.

VIII. NEW BUSINESS:

A. Action/discussion: Ordinance 2008-01, Zoning amendment within the City of Meadowlakes - Summers (Attachment L)

Mayor Aaron stated that Joe Summers already addressed this issue earlier this evening during the public hearing. Mayor Aaron read pertinent portions of the ordinance to the meeting members and guests. Council discussion ensued. Councilmember Pickard made a motion to adopt Ordinance 2008-01 as written and waive the second reading. Councilmember Sweigart seconded the motion. Council discussion ensued. Mayor Aaron stated an action would be taken to remind the POA to include the planning and zoning changes in their upcoming

update of the covenants and restrictions. The motion passed by unanimous vote.

B. Action/discussion/appointment of new Building Committee Chairman to replace Herb Lewis - Aaron

Mayor Aaron stated that we have a current task listing for this item and is recommending we hire an individual shortly unless a volunteer is located soon. Mayor Aaron further explained Mr. Lewis' continued patience and assistance in finding his replacement and that the time is long overdue. Council discussion ensued.

C. Action/discussion: Recreation and Country Club O&M FY2008 Budget – Thompson (Attachment M)

Mr. Thompson introduced this item by stating the budget as presented tonight is the same as during the recent workshop session with a minor exception of transferring \$1,500 from one fund to another fund to cover the cost of one webworm spray for the pecan trees on the golf course. Council and audience discussion ensued, including redline from Councilmember Landis. Councilmember Dawson made a motion to approve the budget as presented with redline as proposed. Councilmember Forsyth seconded the motion. The motion carried by unanimous vote.

D. Action/discussion: Recreation and Country Club Construction Budget FY2008 – Thompson (Attachment N)

Mr. Thompson introduced this item by reviewing the cover letter provided with Attachment N. Council discussion ensued. Councilmember Pickard made a motion to adopt the Budget as written. Councilmember Sweigart seconded the motion. The motion carried by unanimous vote.

E. Action/discussion: Resolution 08-005, Consideration and possible action regarding a finance contract with Government Capital Corporation for the acquisition of golf carts and various maintenance equipment relative to the Meadowlakes municipal golf course project - Thompson.

(Attachment O) Mr. Thompson introduced this item by stating it has previously been presented to Council and is still subject to our attorney's review. Mayor Aaron proposed we approve Resolution 08-005 tonight and then present to our legal counsel for review. Council discussion ensued. Councilmember Sweigart made a motion to approve Resolution 08-005 as written. Councilmember Pickard seconded the motion. The motion carried by unanimous vote.

F. Action/discussion: Ordinance 2008-13, An ordinance authorizing the purchase and financing of golf carts and golf course maintenance equipment - Thompson (Attachment P)

Mr. Thompson introduced this item by stating it was prepared by our legal counsel and provided its purpose and origination. Mayor Aaron explained the purpose and reasons of the wording within Ordinance 2008-13. Council discussion ensued. Councilmember Sweigart made a motion to adopt Ordinance 2008-13 as written and waive the second reading. Councilmember Dawson seconded the motion. The motion carried by unanimous vote.

G. Action/discussion: Nomination and appointments to Recreation and Country Club Department policy oversight committee - Aaron

(Attachment Q) Mayor Aaron introduced this item by providing an explanation of the criteria of the Policy Oversight Committee's (POC) membership. Mayor Aaron read the proposed member's to the meeting members and guests; Dale Fixsen, Joe Summers, Linda Wier, Chuck McKinney and Barry Wilson. Mayor Aaron opened the floor for discussion. Council discussion ensued.

Councilmember Dawson made a motion to adopt the nominations and Resolution 08-009 as written. Councilmember Forsyth seconded the motion. The motion carried by unanimous vote.

H. Action/discussion: Resolution 08-008, Procedure for definition and Council adoption of construction projects - Thompson (Attachment R)

Mr. Thompson introduced this item by providing a summary of its purpose and reviewed recent changes made to the resolution. Council discussion ensued and redlines were discussed. Councilmember Pickard made a motion to adopt Resolution 08-008 as amended with redlines. Councilmember Dawson seconded the motion. The motion carried by unanimous vote.

I. Action/discussion: Authorize City Administrator to purchase and/or solicit contract for installation of the following items:

i.) Pre-engineered metal building for golf cart barn - Thompson

ii.) Vent hood and fire suppression system for clubhouse building - Thompson

iii.) Purchase of golf course maintenance equipment - Thompson

iv.) Purchase of vehicle for Public Works Department - Thompson

(Attachment S) Mr. Thompson introduced the above items by stating the requirements and deadlines thereof. Mr. Thompson provided information of each project bulleted above. Council discussion ensued. Councilmember Dawson made a motion to provide authorization for the above items as proposed. Councilmember Pickard seconded the motion. The motion carried by unanimous vote.

J. Action/discussion: Appointment of General Manager/Director of Golf - Thompson (Attachment T)

Mr. Thompson introduced this item by reviewing the cover letter, Attachment T. Council discussion ensued. Councilmember Sweigart made a motion to accept the nomination of Mr. Charlie Mabie as recommended. Councilmember Pickard seconded the motion. The motion carried by unanimous vote.

K. Action/discussion: Resolution 08-007, Amending personnel manual to include background checks and drug testing - Thompson. (Attachment U)

Mr. Thompson introduced this item by stating drug testing was covered under the personnel policy that MUD brought forward during the assumption thereof and our employment application included background checks so we are covered but this resolution outlines the policy specifically. Council discussion ensued. Councilmember Pickard made a motion to adopt Resolution 08-007 as amended with redlines. Councilmember Landis seconded the motion. The motion carried by unanimous vote.

L. Action/discussion: Authorize Mayor to act as City agent to execute closure of Hidden Falls County Club purchase - Aaron (Attachment V)

Mr. Thompson introduced this item by reading the "Whereas" statements to the meeting members and guests. Council discussion ensued. Mayor Aaron read Resolution 2008-010 into record. Council and audience discussion ensued. Councilmember Sweigart made a motion to adopt Resolution 2008-010 as written. Councilmember Dawson seconded the motion. The motion carried by unanimous vote.

M. Action/discussion: Proposed 2008 election contract with Burnet County's Election Administrator, Melanie Huff - (Attachment W)

Councilmember Forsyth introduced this item by stating basically the proposed contract is the same as last years except that she (Melanie Huff) has excluded the pro rata shares which causes a large increase. Last years election costs

were \$375 and this years election costs are estimated to be \$2,000 to \$2,400. Councilmember Forsyth stated there is a meeting on March 14th with Judge Donna Klaeger, Commission Joe Don Dockery and the Election Committee but that she will unable to attend. Council discussion ensued, including going to the meeting to lobby.

IX. TASK LISTING:

- **15** - Carlton Pullen was not present.
- **40** - Should be ready for the next stated meeting.
- **51** - This item is tabled until after the golf course purchase.
- **53** -
- **54** - The letters will be going out shortly.
- **55** -
- **56** - This item already spoken to earlier on the agenda.

X. COUNCIL AND MAYOR ANNOUNCEMENTS:

A. There were no Council or Mayor announcements.

XI. ADJOURNMENT

Councilmember Sweigart made a motion to adjourn. Councilmember Pickard seconded the motion. The motion carried by unanimous vote. The meeting adjourned at 9:54 p.m.

Approved:

/s/ John Aaron _____ **Date: 4/1/08**
Mayor

Attest:

/s/ Linda A. Wendling _____ **Date: 4/1/08**
City Secretary