

City of Meadowlakes
City Council Public Hearing & Called Meeting Minutes
January 12, 2010

5:30 P.M. – PUBLIC HEARING

I. 5:30 PM – PUBLIC HEARING CALL TO ORDER AND QUORUM

DETERMINATION:

Mayor John Aaron called the meeting to order at 5:30 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 Christine Forsyth, Franzella Jones, Bill Pickard, Joe Summers and Michael Tepper. Also present were City Administrator Johnnie Thompson, City Treasurer Eileen Harrison and City Secretary Linda Wendling.

II. PUBLIC HEARING:

Proposed amendment to Zoning District NO: Neighborhood Office definitions/authorized land uses to include a Long Term Storage Leasing Facility for individual's personal property including Recreational Vehicles and Watercraft (Attachment A)

Mayor Aaron provided a brief description of a public hearing, asking that each individual state their name and address and to please be civil and refrain from getting into conflict during the discussion.

A. Marble Falls Mayor George Russell – Mayor Russell introduced himself, outlining that many calls have been received by their staff, that Marble Falls would have zoned the property as residential instead of commercial had it belonged to them, outlined several restrictions including Marble Falls permitting required if curb cutting was on Colorado Street, possible sign permitting and the currently zoned usage of adjoining lots.

B. Marble Falls City Manager Ralph Hendricks – Mr. Hendricks introduced himself and outlined some items which will be taken into consideration by Marble Falls for permitting. Items included:

- Wear and tear on Colorado Street, which was designed with less road base for residential traffic, and the impact the heavier vehicles would have, and
- Avenue N being designed with road base for heavier vehicles, and
- Curb cut specifications.

Mr. Hendricks stated the City of Marble Falls is happy to assist in any manner.

C. Resident Carlton Pullen – Mr. Pullen requested that the council consider the consequences to the current buildings and their occupants in the immediate area in question and the consequences of changing what was expected to remain zoned as neighborhood offices.

D. Resident Elaine Carpenter – Ms. Carpenter voiced that she is very opposed to a storage unit being built at the Meadowlakes entrance.

E. Resident Tom Carpenter – Mr. Carpenter voiced his opposition to the proposed construction of the storage unit, outlining his 10 years of service on the building committee and provided numerous reasons for his opposition to the proposed project.

F. Mr. Brad Seymour – Mr. Seymour stated his company is located beside the lot in question and felt it would be a good addition to Meadowlakes. Mr.

Seymour also provided background information into the purchase of the property by Mr. Saenz.

G. Resident Jonell Golla – Ms. Golla stated that many things were left to be discussed and thus far there is no reason why this shouldn't go through and become a success, providing her reasons thereto.

H. Resident James Wood – Mr. Wood stated that since his family owns twenty-four (24) properties within Meadowlakes he has a significant financial interest in Meadowlakes and is very opposed to having this facility at the Meadowlakes entrance, providing reasons thereof.

I. Mr. Roberto Saenz – Mr. Saenz stated that everything he has heard today is no reason to stop this project from moving forward, he will work with the different committees and their requirements, he outlined the meetings he has attended in relation to same, passed around pictures of the POA's current storage and refuted the comments provided by others. Due to the six o'clock hour passing, Mayor Aaron stated he needed to suspend this meeting and call the council meeting to order.

III. ADJOURN PUBLIC HEARING:

Mayor John Aaron requested a motion to recess. Councilmember Jones made a motion to recess the public hearing. Councilmember Summers seconded the motion. The motion carried by unanimous vote. The hearing went into recess at 6:12 p.m.

6:00 PM - CALLED MEETING

I. CALL TO ORDER AND QUORUM DETERMINATION

Mayor John Aaron called the meeting to order at 6:12 stating there is still a quorum present at the Meadowlakes Municipal Building in Totten Hall, 177 Broadmoor, Meadowlakes, Texas. Members present were: Mayor John Aaron and council members Christine Forsyth, Franzella Jones, Bill Pickard, Joe Summers and Michael Tepper. Also present were City Administrator Johnnie Thompson, City Treasurer Eileen Harrison and City Secretary Linda Wendling

Mayor Aaron asked for a motion to recess the council meeting. Councilmember Jones made a motion to recess the council meeting. Councilmember Summers seconded the motion. The motion carried by unanimous vote. The council meeting went into recess at 6:13 p.m. Mayor Aaron reopened the public hearing at 6:13 p.m. and called Mr. Saenz to the floor.

I. (Continued) Mr. Roberto Saenz - Mr. Saenz continued his statement highlighting additional reasons why this proposed amendment should be passed and outlined the seven (7) things that can currently be built there.

J. Resident Tom Carpenter – Mr. Carpenter asked for a rebuttal; he showed the audience additional pictures of storage facilities within the Marble Falls area and the degradation of those facilities. (Attachment B)

No additional comments were received.

The Public Hearing adjourned at 6:20 and will immediately proceed with the council meeting. Mayor Aaron stated the clarification of the quorum has already been established.

II. PLEDGE OF ALLEGIANCE & PRAYER:

Councilmember Summers led the meeting members and guests in the Pledge of Allegiance. Councilmember Forsyth led the meeting members and guests in prayer.

III. SPECIAL TOPIC:

A. Action/Discussion: Ordinance 2010-01 Zoning District NO amendment to include allowance for Public Storage Facility for RVs, Watercraft and personal property – Aaron (Attachment C)

Mayor Aaron introduced this item by stating he has some talking points to review unless someone else had comments. Councilmember Jones made a statement, highlighting that the council has received many phone calls and comments from the residents showing opposition to this amendment, the council should backup our separate committees that have already voted against this amended change, reviewed a quote from George Russell and then stated she moves that we leave Section 153.11 “NO” as written and adopted in 2006 with no changes. Discussion ensued whereby Mayor Aaron provided information to the meeting members and guests highlighting talking points in Attachment C, Page 1. Mayor Aaron also referenced draft Ordinance Number 2010-01 (Attachment D), outlining and explaining pertinent sections thereof. Councilmember Jones stated that she made a motion that we leave Section “NO” as originally written. Council and audience discussion ensued; including Councilmember Tepper stating he would like to make a motion whereby additional verbiage was utilized to ensure that any proposed buildings are consistent aesthetically to our community. Council discussion ensued and Councilmember Jones was asked to reiterate her motion that was on the table; that we leave Section 153.11 “NO” as written with no changes. Councilmember Forsyth seconded the motion. Council discussion ensued. The motion carried; three (3) votes for the motion and two (2) abstentions. Councilmember Jones, Pickard and Forsyth voting for the motion and Councilmember Summers and Tepper abstaining

Council discussion ensued in relation to forward actions. Mayor Aaron stated that he will take an action to setup a small committee to spearhead a discussion on expanding the zoning in relation to the lots currently zoned as NO and that a representative of the City of Marble Falls will be included in that committee.

IV. MONTHLY STANDARD LIVE REPORTS (Progress & Status Reports Only - Recommendations or action discussions not allowed)

A. POA Activity Report - POA President, Roy Belcher (Attachment E)

Mr. Belcher introduced his report stating it is a slow time of year but they are up and running, outlining each item on Attachment E. Councilmember Summers stated that the POA storage gate and area should be cleaned up and made more pleasing.

B. City Administrator Activity & Financial Summary Report - Johnnie Thompson (Attachment F) Mr. Thompson introduced his report by highlighting each item on Attachment F and providing explanation of same.

C. General Fund Financial Summary Report - Eileen Harrison

(Attachment G) Ms. Harrison left the meeting at 7:00 p.m. so Mr. Thompson introduced her report highlighting each item on Attachment G.

D. Public Works Department Activity Report - Mike Williams

(Attachment H) Mr. Williams introduced his report by highlighting each bulleted item on Attachment H and providing explanation of same.

V. SPECIAL REPORTS:

A. Meadowlakes Public Facility Corporation Quarterly Report - Charles Burleson (Presentation summarizing condition of the business; highlighting plans, accomplishments, business statistics and financials and other items of interest to or requested by the Council) (Attachment I)

Mr. Burleson handed out Attachment I and stated that it is a short synopsis of their quarterly budget analysis, budget versus actual; and provided explanation thereof. Mr. Burleson responded to council and audience questions throughout his presentation. Mr. Jeff Wilson and Mr. Dale Fixsen provided statements as queried.

VI. CONSENT ITEMS:

A. December 8, 2009 – Called Meeting Minutes (Attachment J)

B. Ordinance Enforcement December Activity Report – Jerry Martinez, Officer (Attachment K)

C. Animal Control December Activity Report - Robbie Galaway, Officer (Attachment L)

D. City Building Committee December Activity Report - Blair Feller, Chairman (Attachment M)

E. General Fund December Detail Financials Report - Eileen Harrison, Treasurer (Attachment N)

F. Utility Fund December Details Financials Report- Johnnie Thompson, City Admin. (Attachment O)

Councilmember Summers made a motion to adopt the consent items as presented. Councilmember Pickard seconded the motion. The motion carried by unanimous vote.

VII. CITIZEN COMMENTS:

A. There were no citizen comments.

VIII. OLD BUSINESS:

A. Action/discussion: Proposal for modifications to Number 18 Fairway configuration – Jeff Wilson (Attachment P)

Mr. Wilson introduced Attachment P, Estimated Project Costs, in relation to a proposed water hazard project on Hole #18 and provided explanation thereof. Mr. Wilson responded to questions as posed and council discussion ensued. Councilmember Pickard made a motion to adopt the proposal. Councilmember Jones seconded the motion. The motion carried by unanimous vote.

B. Action/discussion/update: SECO application for the energy efficiency and conservation block grants (EECBG) and commitment toward energy efficiency – Thompson (Attachment Q) Mr. Thompson introduced this item by stating he is not requesting council action but is providing a status. Mr. Thompson outlined the bulleted items on Attachment Q and provided explanation thereof.

C. Action/discussion: Construction authorization of patio cover at Hidden Falls Golf Course – Thompson (Attachment R) Mr. Thompson introduced this item by providing a status of the patio cover project and the progress of the ongoing meetings. Councilmember Jones provided the committee member's names and progress thereof. Mr. Thompson reviewed the

proposed costs of the project and the amount that is currently earmarked. Council discussion ensued, including outlining that the 20' by 50' 6" proposal is the proposal recommended for approval. Council discussion continued in relation to additional specifications. Councilmember Tepper made a motion to accept the proposed bid as presented by Councilmember Jones. Councilmember Summers seconded the motion. Councilmember Tepper amended his motion to further provide that the bid is being awarded to USAShade and purchased through BuyBoard, in the amount of \$16,127.00. The amended motion was reiterated as a motion to award the bid to USAShade & Fabric Structures, Incorporated in the amount of \$16,127.00 for the construction and installation of a 20' by 50' 6" SunPorts structure. Councilmember Summers seconded the amended motion. The motion carried by unanimous vote.

IX. NEW BUSINESS

Action/discussion: Proposed participation in Burnet County Hazardous Waste Collection program – Williams (Attachment S) Mr. Williams introduced this item by advising that we did receive the CAPCOG grant in the approximate amount of \$12,000. Mr. Williams stated all the surrounding cities within Burnet County are contributing \$1,000.00 for the Hazardous Waste Collection program, with the exception of one smaller city donating \$500.00, and proposed that Meadowlakes unite in the cause and match the \$1,000.00 donation request. Council and audience discussion ensued with Mr. Williams responding to questions as posed. CAPCOG representative Blair Feller provided additional insight into the CAPCOG organization. Councilmember Pickard made a motion to donate \$1,000 as presented. Councilmember Jones seconded the motion. The motion carried by unanimous vote.

A. Action/discussion: Authorization of City Administrator to dispose of surplus vehicles and equipment – Thompson (Attachment T) Mr. Thompson introduced this item by providing review of the surplus and damaged vehicles referenced on Attachment T. Councilmember Summers made a motion to provide Mr. Thompson the authorization to dispose of surplus vehicles and equipment as presented. Councilmember Pickard seconded the motion. The motion carried by unanimous vote.

B. Action/discussion: Ordinance Enforcement Personnel; discussion of need for increase of ordinance enforcement efforts - Summers (Attachment U and see Attachment C) Mayor Aaron introduced this item by referring to his talking points, Attachment C, Pages 2 through 6, and provided explanation thereof. Upon conclusion Mayor Aaron proposed that we continue with the current coverage level and efforts and monitor the City's needs closely. Councilmember Forsyth made a motion that we maintain status quo. Councilmember Pickard seconded the motion. Council discussion ensued. The motion carried by unanimous vote.

C. Action/discussion: Creation of position of Meadowlakes City Manager and related actions – Aaron (See Attachment C) Mayor Aaron introduced this item by referring to Attachment C, Page 7, and providing explanation thereof. Council discussion ensued throughout the presentation. Councilmember Forsyth made a motion to proceed with the plan to create a City Manager Position and form of government by taking necessary steps to place on the May election ballot. Councilmember Jones seconded the motion. The motion carried by unanimous vote.

D. Action/discussion: Order of Election and May 2010 Election News Update - Aaron/Wendling (Attachment V, W and X)

i.) Order of Election – (Attachment V) Mayor Aaron read the order of election into record.

ii.) Form AW3-2a, Notice of Deadline to File Applications for Place on the Ballot, posted on 12/17/09. (Attachment W) Mrs. Wendling provided explanation of the new form requirements and its purpose and posting thereof.

iii.) Filing application deadline is February 6th through March 8th from 9:00 am to 12:00 pm and 1:00 pm to 3:00 pm, Monday through Friday (Attachment X) Mayor Aaron outlined the dates and times that an application for place on the ballot may be completed and turned into City Hall.

F. Action/discussion: Resignation of Building Committee Chairman and forward action – Aaron (Attachment Y & Z)

i.) Acceptance of resignation from Blair Feller, Building Committee Chairman (Attachment Y) Mayor Aaron introduced this item by stating that our current Building Committee Chairman, Blair Feller, has requested that we accept his resignation effective immediately. Mayor Aaron stated that Herb Lewis has graciously accepted to fill-in for the building committee chairman until such time that we find a permanent replacement. Mayor Aaron received no objections to the resignation and wished Mr. Feller well.

ii.) Appreciation of service award – (Attachment Z) Mayor Aaron provided Mr. Feller a plaque to show the City's appreciation for his services, stating that he performed a good job for the citizens of Meadowlakes and is truly appreciated. Mr. Feller received a round of applause.

iii.) Action/discussion/nomination of Building Committee Chairman replacement and forward action; Resolution 10-001- Aaron

In light of there being no permanent replacement at this time, Councilmember Forsyth made a motion that we appoint Mr. Herb Lewis as an interim building committee chairman. Councilmember Summers second the motion. The motion carried by unanimous vote.

G. Action/discussion: General & Utility Fund Line Item Transfers - Harrison and Thompson – There are no line item transfers to be reviewed.

X. COUNCIL AND MAYOR ANNOUNCEMENTS:

A. Public Forum to take place on January 26th at 6:00 p.m. in Totten Hall

B. Ordinance Officer Policy review status – Aaron

Mayor Aaron stated that this review status relates to the ordinance officer procedures and performance, stating that in-house meetings have taken place in relation to same.

XI. ADJOURNMENT:

The meeting adjourned at 9:00 p.m.

Approved:

/s/ John Aaron

Mayor

Date: 1/12/10

Attest:

Linda A. Wendling

City Secretary

Date: 1/12/10