

City of Meadowlakes
City Council Stated Meeting Minutes
December 20, 2022 – 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 December 20, 2022, 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

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 and the prayer.
3. **CITIZEN COMMENTS.** None.
4. **MONTHLY STANDARD LIVE REPORTS** (*Progress and Status Reports Only.*)
 - A. Operations in general - City Manager Johnnie Thompson
 1. Ordinance reports – In November, the Ordinance Officer responded to 3 calls, issued 23 violation notices, mostly related to visible trash cans and parking violations. There were 16 warning tickets issued for parking infractions most of which were for parking on the wrong side of the street, parking in a no parking area, parking on the street over the allowed time-period or parking a trailer, RV, or boat on the street at night. 17 verbal warnings were issued. There were 2 citations issued for trash cans being left out past the allowed time. 2 signs were picked up in the City right of way. In November, our Animal Control Officer received several calls about loose dogs and cats; all were returned to their owners. He also received a call about a sick raccoon which was disposed of. No rabid animals were reported in November.
 2. Patrol Activity Report – In November, officer Koenning logged 50 hours and 180 miles. There was one citation issued for speeding (37 mph in a 25 mph zone). There were 5 verbal warnings issued.

3. Building Committee Report – In November, the Building Committee issued 5 Permits; one remodel, one patio cover, one pool, one boat dock, and one playscape permit. Currently, there are 9 ongoing projects within the City.

B. Briefing on Golf Operations – Head Golf Pro, David Klotz, reported that play has decreased a bit from last month, however, merchandise sales is up considerably from last year. Also, the maintenance department will be taking protective measures in order to protect the greens from the upcoming freeze.

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. November financial reports

After discussion, Councilmember Lofgreen made a motion to approve the November meeting minutes as presented. The motion was seconded by Councilmember Wise and carried unanimously. Councilmember Drummond made a motion to approve the November financials as presented. The motion was seconded by Councilmember Peskin and carried unanimously.

6. OLD BUSINESS.

- A. **Discussion/Action: Update on Renovation of Sewer Treatment Plant.** Mr. Thompson reported that a meeting will be held after the first of the year with the engineer regarding developing a plan that fits the city's budget. The city will be diligent in making sure it stays in compliance.
- B. **Discussion/Action: Possibility of leasing tennis court facility to a third party. Mayor Bentley, along with resident Lance Cowart, presented a power point regarding the possible leasing of the tennis court facility. The terms of the lease are as follows:**
 - Between the City and L&A Cowart Enterprises, LLC. beginning January 1st, 2023
 - 3-year term at \$100/month plus 10% of any profit generated
 - Lessee provides \$1 million in insurance for each occurrence and \$2 million aggregate in insurance with the City named as insurer
 - Lessee will maintain the courts and is responsible for electricity
 - Meadowlakes residents will be given free use of the courts
 - The City will maintain the exterior of the grounds, fence, (less windscreens), light poles and electrical feeds

After discussion, Councilmember Lofgreen made a motion to authorize the Mayor to execute the proposed contract between the City and L&A Cowart Enterprises, LLC. The motion was seconded by Councilmember Wise and carried unanimously. The proposed contract has been reviewed and approved by the city's attorney.

7. NEW BUSINESS.

- A. **Discussion/Action: ORDINANCE 2022-06-AN ORDINANCE OF THE CITY OF MEADOWLAKES, TEXAS AMENDING A50-A2-C (SOLID WASTE COLLECTION FEES) AND PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPENING CLAUSE.** Mr. Thompson reported that at the November council meeting, a representative from Waste Management was present to request an additional 3% increase in collection fees due to inflation. The city's existing contract allows for a 3% increase beginning January 2023, so if

approved, the total increase beginning January 2023 will be 6%. After discussion, Councilmember Lofgreen made a motion to approve Ordinance 2022-06, which amends the solid waste collection fees, as presented. The motion was seconded by Councilmember Wise and carried unanimously.

B. Discussion/Action: Nomination of individual to fill a vacancy on the Burnet County Appraisal District Board of Directors. Mr. Thompson reported that Meadowlakes has not nominated anyone before and that MFISD and BCISD hold the majority of the weight when nominating. After discussion, Mr. Thompson recommended that Meadowlakes not nominate anyone to the Burnet County Appraisal Districts Board of Directors.

8. ANNOUNCEMENTS: The filing deadline for the May 6, 2023 general election is January 18, 2023 – February 17, 2023.

The first round of leaf collection was completed today and the second round will begin the 2nd week of January.

Mayor Bentley read, on behalf of council, a letter commending city staff for helping make 2022 a safe and profitable year.

9. ADJOURNMENT: Mayor Bentley adjourned the meeting at 6:45 pm.

Approved: _____
Mayor Pro-Tem, Jess Lofgreen

Date: January 17, 2023

Attest: _____
City Secretary, Evan Bauer

Date: January 17, 2023