

City of Meadowlakes
City Council Stated Meeting Minutes
September 20, 2022 – 6:00pm
Totten Hall, Meadowlakes Municipal Offices
177 Broadmoor Street, Meadowlakes, Texas

The City Council of the City of Meadowlakes held two Public Hearings and their Regular Meeting at Meadowlakes Municipal Building in Totten Hall on September 20, 2022, beginning at 5:00 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 5:00 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. **ACTION/DISCUSSION: PUBLIC HEARING ON PROPOSED TAX RATE FOR FISCAL YEAR 2022.** Mayor Bentley called the public hearing to order at 5:00 pm. Mr. Thompson gave a presentation on the uses of ad valorem taxes, what property owners' taxes are used for, and how this will affect the average homeowner. The proposed ad valorem tax rate for FY22 is \$0.2396 per \$100 taxable valuation, which is a little more than \$0.02 less than last year's rate. The proposed M&O ad valorem tax rate is \$0.1365 per \$100 taxable valuation, which will generate approximately \$498,000 in income, about \$23,000 more than last year. The proposed I&S ad valorem tax rate is \$0.1031 per \$100 taxable valuation, generating approximately \$367,150 in income. A copy of this presentation can be viewed at City Hall.
4. **PUBLIC HEARING ON PROPOSED FISCAL YEAR BUDGET.** Multiple workshops have been held to develop the FY23 budget. Mr. Thompson presented the proposed budget, which was filed on July 27, 2022. Texas Local Government Code requires cities to adopt a budget each fiscal year, and the proposed FY23 budget covers operating revenues and expenditures for the General, Debt Service, Utility, and Recreation Funds. It also reflects an ad valorem tax rate \$0.02 less than last year's rate and does not reflect any water or sewer rate increases. It does reflect a garbage rate increase of 3% that will go into effect in January of 2023. A copy of Mr. Thompson's presentation can be viewed at City Hall.

5. **CITIZEN COMMENTS.** None.

6. **MONTHLY STANDARD LIVE REPORTS** (*Progress and Status Reports Only.*)

A. Operations in general - City Manager Johnnie Thompson

1. Ordinance reports – In August, the Ordinance Officer responded to 12 calls, issued 91 violation notices, mostly related to visible trash cans and parking violations. There were 28 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. 5 verbal warnings were issued. There was 1 citation issued for leaving a trash can out past the allowed time. 2 signs were picked up in the City right of way. In August, our Animal Control Officer received several calls about loose dogs and cats; all were returned to their owners. He also received several calls about a snakes. No rabid animals were reported in August.
2. Patrol Activity Report – In August, officer Koenning and Ciolfi logged a total of 70 hours and 221 miles. Officer Koenning issued 4 citations; 2 for running a stop sign, 1 for no drivers license, and 1 for speeding 40 mph in a 25 mph zone. Officer Koenning issued 8 warnings.
3. Building Committee Report – In August, the Building Committee issued 5 permits; 3 fence, 1 remodel and 1 pool permit. Currently, there are 17 ongoing projects within the City.

B. Briefing on Golf Operations – Head Golf Pro, David Klotz, did not have much to report other than operations are running smoothly and golf play is continuing to increase.

7. **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. August 2022 Financial Reports

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

8. **OLD BUSINESS.**

- A. **Discussion/Action: Ordinance 2022-02 – AN ORDINANCE OF THE CITY OF MEADOWLAKES, TEXAS, AMENDING ORDINANCE 2021-03, WHICH ADOPTED THE FISCAL YEAR 2021-2022 MUNICIPAL BUDGET FOR THE CITY OF MEADOWLAKES, TEXAS; EFFECTIVE DATE; REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING.** This Ordinance amends the FY22 budget to reflect prior council actions and update anticipated revenue and expenses for the three main funds for the city; the General fund, Utility fund and Recreation fund. A detailed breakdown of

the amendments can be found in the FY23 budget. After discussion, Councilmember Wise made a motion to adopt Ordinance 2022-02 as presented. The motion was seconded by Councilmember Drummond and carried unanimously.

- B. Discussion/Action: Ordinance 2022-03 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MEADOWLAKES, TEXAS, ADOPTING THE OFFICIAL BUDGET FOR THE 2023 FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; APPROPRIATING THE VARIOUS AMOUNTS THEREOF, PROVIDING FOR THE INVESTMENT OF FUNDS; AUTHORIZING EXPENDITURES; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; FILING OF THE BUDGET; EFFECTIVE DATE; REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING.** This budget is similar to the one filed on July 27, 2022 with only a few line item changes that are reflected in the proposed amendments to the FY22 budget, as well as each fund's anticipated cash reserves.

After discussion, Councilmember Peskin made the following motion: *"I move to ratify that the fiscal year 2023 budget will raise \$19,209 more in ad valorem tax income than last year."* Her motion was seconded by Councilmember Wise and approved by unanimous vote.

Councilmember Peskin made a motion to approve Ordinance 2022-03 as present which adopts the fiscal year 2023 budget as proposed. The motion was seconded by Councilmember Wise and carried with a unanimous roll call vote.

- C. Discussion/Action: Ordinance 2022-04 - AN ORDINANCE LEVYING AD VALOREM TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF MEADOWLAKES, TEXAS, FOR THE 2022 FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, TAX YEAR 2022; PROVIDING FOR AND APPORTIONING EACH LEVY FOR A SPECIFIC PURPOSE; PROVIDING A DATE ON WHICH TAXES SHALL BECOME DELINQUENT IF UNPAID; PROVIDING FOR A LIEN ON ALL TAXABLE PROPERTY TO SECURE THE PAYMENT OF TAXES DUE THEREON; PROVIDING FOR PENALTIES, INTEREST AND COLLECTION COSTS, IF ANY, FOR ALL DELINQUENT TAXES; PROVIDING FOR FINDINGS OF FACT; SAVINGS CLAUSE; SEVERABILITY; PUBLICATION; EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.** Ordinance 2022-04 adopts the proposed tax rate off \$0.2396 per \$100 taxable valuation, which is \$0.02 less than last year's rate. A breakdown of the proposed tax rate is below:

\$0.1365 – Maintenance & Operation (M&O)
\$0.1031 – Interest & Sinking (I&S)
\$0.2396 - total tax rate

After discussion, Councilmember Drummond made a motion to approve Ordinance 2022-04, which adopts the ad valorem tax rate for FY2022 at a rate of \$0.2396 per \$100 taxable valuation. The motion was seconded by Councilmember Wise and carried with a unanimous roll call vote.

- D. Discussion: Ordinance 2022-05 - AN ORDINANCE OF THE CITY OF MEADOWLAKES, TEXAS; ESTABLISHING GOLF COURSE RATES AND FEES FOR THE HIDDEN FALLS MUNICIPAL GOLF COURSE; PROVIDING FOR SEVERABILITY AND OPEN MEETING CLAUSES; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER RELATED MATTERS.** Ordinance 2022-05 reflects an increase in day play fees for golf by approximately \$5 per round and streamlines our monthly subscriber rates and fees. Any monthly subscriber that signs up before October 1, 2022 will not see an increase in their fees for 2023. After discussion, Councilmember Peskin made a motion to approve Ordinance 2022-05 as presented. The motion was seconded by Councilmember Drummond and carried unanimously.

- E. **Discussion: Renovation of wastewater treatment plant.** Due to unforeseen delays, the engineer will not be opening bids for this project until the end of September. Mr. Thompson will have an update on this at the October 18th Council meeting.

9. NEW BUSINESS.

A. Discussion/Action: Resolution 2022-09 - Appointment of members to the Meadowlakes Building Committee, Planning and Zoning Commission and Public Facility Corporation. On October 31st, the terms of several members of the Building Committee, the Planning and Zoning Commission and the PFC are set to expire. Each member serves two-year terms. Mr. Thompson recommends the reappointment of Bob Powers and Steve Nash to the Building Committee. Council must confirm these appointments. Mr. Thompson recommends that Steve Nash be reappointed as Chairman and that Bob Powers be reappointed as Vice Chairman. Seeking reappointment to the Planning and Zoning Commission are Chairman, Darren Galatas, and Vice Chair, Larry Latshaw. Bob Powers has applied to fill one of the two vacant positions on P&Z. The Public Facility Corporation has one member, Rob Paul, whose term is set to expire and is seeking reappointment; there is a vacancy that needs filling and John Travis has applied to fill that vacancy. After discussion, Councilmember Wise made a motion to approve Resolution 2022-09 which appoints and reappoints members to the Building Committee, Planning and Zoning Commission and the PFC as presented. The motion was seconded by Councilmember Wood and carried unanimously.

9. ANNOUNCEMENTS:

10. ADJOURNMENT: Mayor Bentley adjourned the meeting at 7:06 pm.

Approved: _____
Mayor, Mark Bentley

Date: October 18, 2022

Attest: _____
City Secretary, Evan Bauer

Date: October 18, 2022