

City of Meadowlakes
City Council Stated Meeting Minutes
June 21, 2022 – 6:00pm

Tuesday, June 21, 2022 - 6:00 p.m.
Totten Hall, Meadowlakes Municipal Offices
177 Broadmoor Street, Meadowlakes, Texas

The City Council of the City of Meadowlakes held its Regular Meeting at Meadowlakes Municipal Building in Totten Hall on June 21, 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
Garrett Wood, Councilmember

Absent:

Eddie Wise, Councilmember

Staff:

Johnnie Thompson, City Manager
Evan Bauer, City Secretary
Debbie Holley, Treasurer

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 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 May, the Ordinance Officer responded to 6 calls, issued 46 violation notices, mostly related to visible trash cans and parking violations. There were 18 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. There were 4 citations issued; 3 for parking an RV or trailer on the driveway or a lot for over 3 days in 7 and 1 for leaving a trash can out past the allowed timeframe. 4 signs were picked up in the City right of way. In May, our Animal Control Officer received several calls about armadillos digging in yards, as well as one call about a skunk in a yard. The skunk was determined to be not rabid. It has also been reported that the

nuisance dog on St. Andrews has been re-homed. Calls about various concerns were received and handled.

2. Patrol Activity Report – In May, officer Koenning and Ciolfi logged a total of 58 hours and 200 miles. There were no citations issued. Officer Koenning issued 4 warning.
3. Building Committee Report – In May, the Building Committee issued 4 permits; two for fences and two for an arbor/ pergola. Currently, there are 15 ongoing projects within the City.

B. Briefing on Golf Operations – Head Golf Pro, David Klotz, reported that play is still increasing substantially from the past years. In April and May of this year, there was an average of 112 rounds of golf played each day. Mr. Klotz also discussed the possibility of increasing membership fees for the upcoming fiscal year; current membership fees will be grandfathered in and will not be part of the possible increase.

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. May 2022 Financial Reports

After discussion, Councilmember Drummond made a motion to approve the May 17, 2022 minutes from the budget work session and the regular meeting, as well as the minutes from the June 14, 2022 special meeting/budget work session as presented. The motion was seconded by Councilmember Peskin and carried unanimously. After discussion, Councilmember Lofgreen made a motion to approve the May financials as presented. The motion was seconded by Councilmember Drummond and carried unanimously.

6. OLD BUSINESS.

- A. **Discussion/Action: Update on Sewer Plant Renovations.** Mr. Thompson reported that the engineer is making certain that the city is in compliance with the Covid – 19 relief funding. Bids will be opened the first or second week of August.
- B. **Discussion/Action: Renovation of tennis Courts.** Mr. Thompson reported that the contractor will be here tomorrow to start the resurfacing process.

7. NEW BUSINESS.

- A. **Discussion/Action: Resolution 2022-06 – Naming bank depository for the City of Meadowlakes.** Mr. Thompson reported that the Request for Proposal (RFP) was sent to six local banking institutions requesting proposals for serving as the City's depository, and only two responded. After discussion, Councilmember Drummond recommended appointing First United Bank of Marble Falls as the City depository and authorized the Mayor and City Manager to execute all necessary documents. The motion was seconded by Councilmember Peskin and carried unanimously.

- B. Discussion/Action: Retaining an architectural firm to develop a conceptual/feasible master plan for the City's Recreational Facilities.** Mayor Bentley briefed the Council on the need to retain an architectural firm to assist in developing a conceptual master plan for the possible replacement of the restaurant, golf shop, pool, restrooms, and other related amenities at the City's golfing complex. Mayor Bentley, City Manager Johnnie Thompson, POA President Steve Nash, and several other staff members have met with the architectural firm Seaux Pierce of Austin on several occasions to discuss the anticipated needs for a possible upgrade to the golfing complex. In addition, Mayor Bentley inquired if members of the Council would like to attend upcoming meetings with the architectural firm on a rotating schedule to comply with the Open Meetings Act. They all agreed that they would like to be involved. Councilmember Jess Lofgreen will attend the next meeting with the architectural firm. After discussion, Councilmember Peskin approved retaining the firm of Seaux Pierce for the development of a conceptual master plan and a basic design of possible new improvements at the City's golfing complex at cost not to exceed \$15,000. The motion was seconded by Councilmember Lofgreen and carried unanimously.
- C. Discussion/Action: Authorizing the City Manager to purchase a range cart for the Recreation Fund and a used tub grinder for the Public Works Department.** Mr. Thompson Briefed the Council on the need to purchase two pieces of equipment; the replacement of an existing range cart and the possible purchase of a used tub grinder for Public Works. Mr. Thompson informed council that the utility vehicle used for collecting golf balls on the driving range became inoperable earlier in the month. It was temporarily replaced with a utility vehicle on loan from Public Works. The delivery time is expected to be long, so staff requested the appropriations of approximately \$15,000 from excess Recreation Funds to purchase a new utility vehicle for the range. Funding for the replacement of the utility vehicle would be from anticipated available excess funds in the Recreation Fund's current fiscal year budget. Mr. Thompson also briefed the Council on the need to purchase additional equipment for the disposal of limbs and brush. In the past such debris was handled by burning, however due to the ongoing drought and a burn ban, limbs and brush collected within the City and on the golf course, had been accumulating with no economical means of disposal. He suggested that the City purchase a used tube grinder, which will be utilized to grind all the collected brush and limbs to the consistency of mulch. He requested \$70,000 for the purchase of a used tub grinder and related site work for the developing collection and processing area. All of the requested funds are available within the current fiscal year budgets. After discussion, Councilmember Lofgreen made a motion which was seconded by Councilmember Drummond to authorize the City Manager to purchase a new replacement range cart for the Recreation Fund at a cost of \$15,000 and authorized an expenditure of \$70,000 for the purchase of a used tub grinder and related site work for the Utility Fund. The motion carried unanimously.
- D. Discussion/Action: Application for a variance lot 673, 181 Turkey Run, request is a variance for encroachment into the 25-foot building setback on the golf course.** The homeowner requested a variance for the existing structure, which encroaches 4.3' into the golf courses' 25' set back line. The homeowner also requested a 5' variance for the construction of a new patio. After discussion, Councilmember Lofgreen made a motion to approve both variances as presented. There was not a second so the motion dies. Councilmember Wood made a motion to approve the existing encroachment only as presented. The motion was seconded by Councilmember Peskin and carried unanimously.

8. ANNOUNCEMENTS

The Mayor recognized employee Scott Bridges who serves as the City’s Public Works Supervisor and Chief Operator, for being only one of 400 active individuals in the State to hold both his “A” Water and “A” Wastewater license issued by the Texas Commission of Environmental Quality.

9. ADJOURNMENT: Mayor Bentley adjourned the meeting at 7:53 pm.

Approved: _____
Mayor, Mark Bentley

Date: July 19, 2022

Attest: _____
City Secretary, Evan Bauer

Date: July 19, 2022