

City of Meadowlakes
City Council Stated Meeting Minutes
June 20, 2023 – 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 June 20, 2023, 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
Roxanne Morgan, Councilmember

Absent:

Garrett Wood, Councilmember

Staff:

Johnnie Thompson, City Manager
Debbie Holley, Treasurer
Evan Bauer, City Secretary
David Klotz, Golf Pro

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.** Resident Georgina Christy addressed council regarding the proposed facility and she wants registered voters in Meadowlakes to be able to vote for it.

Shawn Matlack voiced his concerns with the cost and design of the proposed structure and supports the petition.

Harold Vanicek supports the project and is in favor of the design. One request he made is possibly adding an area, or altering the proposed dining area, to include a small coffee area and also possibly adding a small store for items that you don't want to run to the grocery store for.

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 18 calls. 24 warning notices were issued regarding parking violations in the street/driveway, 6 verbal conversations were held, 21 notes were left and 1 citation was given. 1 verbal conversation was held regarding trash cans being left out past the allowed time or being

seen from the street and 2 notes were left. 17 warning notices were issued regarding branches/debris in a yard, 5 verbal conversations were held and 16 notes were left. 1 solicitor was advised about the no solicitation rule in Meadowlakes. 4 verbal conversations were held regarding the operation of a dune buggy on the street, branches that need to be disposed of and a line of sight issue. 3 warnings were issued regarding branches at the curb and trees being less than 14' over the roadway. 23 notes were left regarding branches on the curb, trees being less than 14' over the street, a dead tree, trash behind a house and shrubs covering a utility box.

In May, our Animal Control Officer received several calls about skunks. He advised homeowners that this is a busy time for skunks; they are having their litters. Several calls were received about armadillos digging in yards, a trapped skunk, a lost dog that was returned to its owner, an injured possum, squirrels and armadillos. No rabid animals were reported in May.

2. Patrol Activity Report – In May, Officer Koenning logged 19 hours and 67 miles. There were no citations or warnings issued in May.

3. Building Committee Report – In May, the Building Committee issued 2 permits; both for swimming pools. Currently, there are 16 ongoing projects within the City.

B. Briefing on Golf Operations – Head Golf Pro, David Klotz, reported that golf course operations are running smoothly. They are still extremely busy and continue to set records over previous years. He also reported that the golf course maintenance is doing a great job keeping up the greens and taking care of the dead trees on the course.

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 financial reports

After discussion, Councilmember Lofgreen made a motion to approve the minutes of the May regular meeting and May 25th workshop, as well as the June 13th workshop as presented. The motion was seconded by Councilmember Peskin and carried unanimously. Councilmember Drummond made a motion to approve the May 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 informed Council that he met with the engineer recently and they now have guidelines to work within. The City will be the general contractor and all work done will be reimbursed with Covid relief funds. Mr. Thompson said that he may be asking permission to get bids for this project at the July 18th meeting.

7. NEW BUSINESS

A. Discussion/Action: Related to the purchase of golf carts and related financing of said purchase to include the following:

1. Consider loaning the Recreation Fund \$90,000 for one year to purchase 10 new golf carts. Mr. Thompson reported that the City has financial means to purchase 10 new golf carts in FY23. The General Fund will loan the Recreation Fund (interest free) up to \$90,000 in FY24 in order to purchase 10 additional carts.

2. Authorizing the City Manager to purchase between 10 and 20 new golf carts. Mr. Klotz reported that the golf course runs out of carts prior to noon on most weekends and has to block out tee times during late morning due to the cart shortage. As a result, the City loses enough revenue that we can justify the new carts based on reclaiming that lost revenue. In the period of January 1 through May 31, the blocked-out tee times cost the course \$50,000, approximately \$10,000 per month. After discussion, Councilmember Peskin made a motion to authorize Mr. Thompson to purchase between 10 – 20 golf carts. The motion was seconded by Councilmember Lofgreen and carried unanimously.

B. Discussion/Action: Ordinance 2023-01 – Granting Homestead Exemption for individuals 65 or older and to individuals that are disabled. Mr. Thompson informed Council that the City of Meadowlakes has 752 homestead residences, of which 70% (528) would qualify for this exemption. Council was advised that for the tax year 2022, the average residence homestead that qualifies for the exemption will experience a 6.3% decrease in taxes paid to the City. However, those homesteads that do not qualify for the exemption will see an increase of approximately 7.4% in the taxes paid to the City. After discussion, Councilmember Drummond made a motion to approve Ordinance 2023-01 granting this exemption to \$50,000 beginning tax year 2023. The motion was seconded by Councilmember Morgan and carried unanimously.

C. Discussion/Action: Contract for Election Services and Joint Election Agreement with the Elections Administrator of Burnet County. The contract and agreement are similar to those in the past. They will cover the November 7, 2023 and the May 4, 2024 elections. After discussion, Councilmember Peskin made a motion to approve the contract and agreement as proposed. The motion was seconded by Councilmember Morgan and carried unanimously.

D. Discussion/Action: Update on the S&P Global Rating. Mayor Bentley informed Council that the current S&P rating is \$18,000 and said that the City will wait until after the November 2023 election to get that current rating.

E. Closed Session per Texas Government Code Section 551.071 to Consult with Attorney and Section 551-074-Personnel Matters (City Manager Johnnie Thompson). Mayor Bentley adjourned Council to closed session at 7:16pm. Open session was reconvened by Mayor Bentley at 7:42pm and he announced that discussion was held regarding City Manager, Johnnie Thompson's, replacement next year. No action was taken.

8. ADJOURNMENT/ANNOUNCEMENTS:

Mr. Thompson reported that the recent storm damaged the wind screens at the tennis courts and staff is working on replacing them.

Mayor Bentley adjourned the meeting at 7:43 pm.

Approved: _____
Mayor, Mark Bentley

Date: July 18, 2023

Attest: _____
City Secretary, Evan Bauer

Date: July 18, 2023