

City of Meadowlakes
City Council Stated Meeting Minutes
March 19, 2024 – 6:00 p.m.
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 March 19, 2024, 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
Garrett Wood, Councilmember

Staff:

Johnnie Thompson, City Manager
Evan Bauer, City Secretary
Debbie Holley, Treasurer
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 the Council and staff in the Pledge of Allegiance and Councilmember Wood led the prayer.
3. **CITIZEN COMMENTS.** Resident Terry Mohle informed council that as he was leaving the restaurant one evening, after dark, he noticed that his vehicle had been hit by another vehicle. He requested that council look into installing security cameras on the restaurant building, as well as making sure that the exterior lights are always working.
4. **MONTHLY STANDARD LIVE REPORTS** (*Progress and Status Reports Only.*)

A. Operations in general - City Manager, Johnnie Thompson

1. Current Utility Operations – Mr. Thompson reported that staff has been working at the sewer plant and has replaced an inoperable fire hydrant on Carnoustie. Staff will start flushing fire hydrants in preparation of watering season. Also, discussion will be held in the coming weeks regarding the conservation of the city's water supply.
2. Ordinance reports – In February, 9 calls/texts were received, 22 warnings were given for parking related violations, 8 warnings were given for trash can violations, 22 warnings were given for limb/debris violations, 2 warnings were given for inoperable vehicle violations and 3 warnings were given for various violations.

3. Animal Control Report – In February, there were 2 calls received regarding skunks being out and about; they were never located, a call was received about feral cats; the homeowner was advised to stop feeding them; several calls were received about loose dogs and missing cats. The Animal Control officer had to call the Game Warden about an injured Canada Goose on the golf course. There was an investigation about a dog attacking another dog; it turns out the smaller dog caused the owner to fall and the larger dog just picked up the little dog in its mouth and then let it go. The little dog was not killed. A call was received about a duck injured by a golf ball; it had to be put down.
 4. Patrol Activity Report – Officer Ciolfi logged 19.5 hours and 124 miles in February. There was one warning issued. There were no citations issued.
 5. Building Committee Report – In February, 1 fence permit was issued. There are currently 4 ongoing projects.
- B. Briefing on Golf Operations – Mr. Klotz reported that the course is looking and operating great! Weed spraying has started earlier than ever this year. There were two leaks on the course that have been repaired, and 17 ash trees that were thought to have died due to the freeze in 2021 are in full bloom! There were four tournaments this past week; the course is right in the middle of the busy tournament season. Also, Mr. Klotz put Groupon on pause to test out to see if players would still come play the course without booking through Groupon.
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 the 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. February 2024 Financial Reports

After discussion, Councilmember Peskin motioned to approve the minutes from the February 20th meeting as presented. The motion was seconded by Councilmember Morgan and carried unanimously. Councilmember Lofgreen motioned to approve the February 2024 financials as presented. The motion was seconded by Councilmember Wood and carried unanimously.

6. OLD BUSINESS.

A. Discussion/Action: Update on Renovations of Wastewater Treatment Plant. Mr.

Thompson reported that the city has spent about \$180,000 of the \$507,000 budget for this renovation. Staff has been repairing the operating system, touching up paint and replacing blowers. Two new ones are needed at a cost of about \$36,000 for both.

B. Outstanding Committee Reports:

New Building Facility – Councilmember Wood, Chair, reported that his committee is discussing materials to be used as well as the cost with the architects. The temporary pro shop will match the “Community Center”. The materials that are being discussed are Texas limestone and stucco. They also discussed having a standing metal seam roof.

New Pool Facility – Councilmember Morgan, Chair, said that her committee has met with a pool designer and they have a 1st rendering of a design. This design will need to be scaled down a bit, and other alterations will need to be made. The committee is needing guidance of a budget they will be able to work with.

C. Update on progress on new multipurpose building.

- a. **Relocation of irrigation lines.** Mr. Thompson reported that the irrigation lines have been located and will need to be moved. This will be completed before the summer temperatures arrive.
- b. **Contract for Geotechnical services.** Mr. Thompson reported that the city has entered into a contract with Holt Engineering of Austin for \$13,450 for services related to the new building and pool. The city received quotes from two firms, and Holt was the lowest of the two and they provided 50% more borings and could schedule them sooner than the other firm.

7. NEW BUSINESS

- A. **Discussion/Action: Resolution 2024-04- ACCEPTING THE FISCAL YEAR 2023 AUDIT, FINANCIAL STATEMENT, AND OPINION FOR FISCAL YEAR ENDING SEPTEMBER 30, 2023, AS PREPARED BY NEFFENDORF & BLOCKER, P.C. CERTIFIED PUBLIC ACCOUNTANTS.** Mr. Neffendorf presented and reviewed the City's fiscal year 2023 audit report. There were no issues encountered while preparing it. The City was in good fiscal shape and was issued an unqualified opinion. An unqualified audit reflects the City's financial statements that are transparent and compliant with generally accepted accounting principles, the best that an entity can obtain. After discussion, Councilmember Lofgreen made a motion to approve Resolution 2024-04 which accepts the City's FY2023 audit, financial statement and opinion. The motion was seconded by Councilmember Drummond and carried unanimously.
- B. **Discussion/Action: Resolution 2024-05- A RESOLUTION BY THE CITY OF MEADOWLAKES, BURNET COUNTY, TEXAS, RE-ADOPTING THE CITY OF MEADOWLAKES INVESTMENT POLICY.** Each year the city must adopt an investment policy. The proposed policy is identical to last year's. After discussion, Councilmember Drummond made a motion to approve Resolution 2024-05 as presented. The motion was seconded by Councilmember Wood and carried unanimously.
- C. **Discussion/Action: Conceptual design of the proposed building and pool; and the Design-Bid-Build versus Construction Manager for constructing the proposed multipurpose building and pool.** The architects with Seaux-Pierce presented the final conceptual design of the proposed building and pool. They also discussed the construction manager at risk (CMAR) vs. the design-bid-build approach. CMAR is a project delivery method where the construction manager acts as a consultant to the owner during part of the design phase. This person assumes risk for construction performance as the equivalent of a general contractor holding all sub-trade contracts during the construction phase. With CMAR, the construction manager basically acts like an advocate for the owner. The "at risk" portion of the project means the construction manager is responsible for any additional costs if the project exceeds the budgeted limit. The advantages and disadvantages to both options were discussed. Council was informed that if the CMAR route was taken, the city would be required to do a Request for Proposals (RFP) which will take several weeks to develop. After discussion, Councilmember Wood made a motion to allow the architects to proceed with developing the conceptual design of the temporary pro shop and restrooms. The motion was seconded by Councilmember Morgan and carried unanimously.

- 8. ADJOURNMENT/ANNOUNCEMENTS:** Mayor Bentley announced that the add with TML looking for a replacement for Johnnie has been renewed for 30 days. The deadline for applications to be received is April 15th. There is a committee formed that screens candidates. Members are Mayor Bentley, Barbara Peskin, Mike Shaw, Kyle Stripling, and Johnnie Thompson. Also, watch for a

special newsletter about the upcoming eclipse.

Mayor Bentley adjourned the meeting at 7:40 p.m.

Approved: _____
Mayor, Mark Bentley

Date: April 16, 2024

Attest: _____
City Secretary, Evan Bauer

Date: April 16, 2024