

City of Meadowlakes
Stated Meeting Minutes
October 17, 2023 – 6:00pm
Totten Hall, Meadowlakes Municipal Offices
177 Broadmoor Street, Meadowlakes, Texas

The City Council of the City of Meadowlakes held their Public Hearings and Regular Meeting at Meadowlakes Municipal Building in Totten Hall on October 17, 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
Garrett Wood, Councilmember

Absent:

Jerry Drummond, Councilmember
Roxanne Morgan
David Klotz, Golf Pro

Staff:

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

1. **CALL TO ORDER AND QUORUM DETERMINATION.** Mayor Bentley called the 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 Carolyn Richmond spoke in support of Proposition A; she encouraged citizens to think about the future of Meadowlakes and their investment as a homeowner.
4. **MONTHLY STANDARD LIVE REPORTS** (*Progress and Status Reports Only.*)

A. Operations in general - City Manager Johnnie Thompson

1. Ordinance reports – In September, the Ordinance Officer responded to 2 calls. 36 warning notices were issued regarding parking violations in the street/driveway and 5 verbal conversation were held. 4 door hangers were left regarding trash cans being out past the allowed time or being seen from the street and 190 door hangers were left regarding tree overhang and 36 door hangers were left regarding grass height.

In September, our Animal Control Officer received several calls about skunks. He received several calls about loose or unleashed dogs. One call was received about a raccoon chasing a resident; the raccoon made its way back home. No rabid animals were reported in September.

2. Patrol Activity Report - In September, officer Koenning logged 55 hours and 208 miles. There was 1 citation issued for a resident passing a school bus while unloading. Mr. Thompson announced that Officer Koenning will be retiring the end of November. The city is looking for his replacement.
3. Building Committee Report – In September, the Building Committee issued 2 permits; 1 pergola and 1 fence. Currently, there are 12 ongoing projects within the City.

B. Briefing on Golf Operations – Mr. Thompson reported that operations are running smoothly and the rounds of golf played for this year are on target to be 36,000 – 38,000 rounds played. The maintenance department is in the process of replacing sprinkler heads on the golf course to aid in the watering of the greens.

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

After discussion, Councilmember Lofgreen made a motion to approve the minutes of the September meeting as presented. The motion was seconded by Councilmember Wood and carried unanimously.

6. OLD BUSINESS.

- A. **Discussion/Action: Update on Renovation of Sewer Treatment Plant.** Mr. Thompson reported that two new blowers will arrive the end of October and that a new way of dewatering the City's sludge areas is going to be utilized.

7. NEW BUSINESS

A. **Discussion/Action: Contract for Solid Waste Collection within the City.** In December 2020, the City signed a 3-year agreement with Waste Management of Texas, Inc. The agreement began on January 1, 2021, and will end on December 31, 2023. The original agreement included an option to extend one more year, but Waste Management has decided to present a new agreement for consideration. Matt Meyers, Public Sector Solutions Manager, was present and informed council that the new agreement is similar to the existing one, except for the compensation terms, which have changed. The City's legal counsel is currently reviewing the new agreement. Under the existing agreement, Waste Management of Texas would receive a 3% increase in compensation each year. Under the new agreement, there will be a one-time increase of about \$8.11, representing a 39% monthly increase. Future increases will be determined based on the Consumer Price Index and fuel adjustments. Waste Management customers under similar agreements will see a 10% price increase next year. After discussion, Councilmember Peskin made a motion to approve the proposed contract as presented. The motion was seconded by Councilmember Lofgreen and carried unanimously.

- B. **Discussion/Action: Ordinance 2023-07 - 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.

- C. Discussion/Action: Resolution 2023-08 Establishing meeting dates and holidays for 2024.** This Resolution establishes all holidays and council meeting dates for 2024. Council meetings will not be affected. After discussion, Councilmember Wood made a motion to establish dates and times for council meetings in 2024. The motion was seconded by Councilmember Peskin and carried unanimously.
- D. Discussion/Action: City Council Rules & Procedures Policy as adopted on March 8, 2016, and amended on April 12, 2016.** Council was asked to review the policy and discussion will be held at the next meeting regarding any changes/additions.
- E. Discussion/Action: Authorizing the City Manager to purchase the following budgeted items:**
- 1. Backhoe/Loader for the Utility Fund at an estimated cost of \$113,000**
 - 2. Debris blower for the Recreation Fund at an estimated cost of \$11,000**
 - 3. Replacement control system for the irrigation system at an estimated cost of \$42,000**
- F. Discussion: Request for approval of amended plat received from Bruce Kunz to amend lots 739A and 740A into lot 740.** This replat was approved by the Planning and Zoning Commission on October 13, 2023. The address is 404 Hogans Place and the owner is simply combining two lots into one. There are no issues with setbacks. After discussion, Councilmember Peskin approved the replat as presented. The motion was seconded by Councilmember Wood and carried unanimously.

8. ADJOURNMENT/ANNOUNCEMENTS: Mayor Bentley adjourned the meeting at 6:44 pm.

Approved: Mark Bentley **Date:** November 13, 2023
Mayor, Mark Bentley

Attest: Debbie Holley **Date:** November 13, 2023
City Secretary, ~~Evan Bauer~~
Debbie Holley