

City of Meadowlakes, Public Facility Corporation
Special Called Meeting Minutes
June 11, 2021

The Meadowlakes Public Facility Corporation held a Special Called meeting on June 11, 2021, at the Meadowlakes Municipal Building, 177 Broadmoor at 5:00 p.m. in accordance with the duly posted notice of said meeting.

Present:

Jesse Lofgreen, President of the Board of Directors
Eddie Wise, Vice president of the Board of Directors
Johnnie Thompson, Secretary/Treasurer of the Board of Directors

Staff:

City Secretary, Evan Bauer

1. **CALL TO ORDER AND DETERMINE OF QUORUM** – President Lofgreen called the meeting to order at 5:00 pm and announced the presence of a quorum.
2. **CITIZEN COMMENTS** (Limited to 15 minutes total on general subjects and agenda related items. Citizens wishing to address the Council must complete an "Application to Address," which must be submitted to the Board Secretary at least ten(10) minutes before the commencement of the Board of Directors Meeting, and each speaker will be limited to a maximum speaking time of three (3) minutes.)

Resident Georgina Christy commented on something that is in the CC&Rs regarding "commercial activity" which the public is invited to, can be conducted on any lot. PFC Secretary Thompson informed Ms. Christy that the PFC is a governmental entity, just like the City. So any commercial activity would be allowed. Ms. Christy also inquired about who would be paying utilities on the restaurant facility if it was under new operatorship.

3. **DISCUSSION/ACTION: On the leasing of the Hidden Falls Restaurant building from the City of Meadowlakes. (The Board of Directors may adjourn to an executive session to consult with legal counsel on this matter per Texas Government Code Section 551.071.)** Secretary Thompson made a motion not to adjourn into closed session. The motion was seconded by Vice President Wise and carried unanimously. The lease agreement will be between the City of Meadowlakes, as the landlord, and the PFC, the corporation which will be responsible for hiring an operator to run the restaurant.
4. **DISCUSSION/ACTION: Subleasing of the restaurant building and entering into an operational agreement with Plav, LLC a Texas Limited Liability Company of Bertram, Texas. (The Board of Directors may adjourn to an executive session to consult with legal counsel on this matter per Texas Government Code Section 551.071.)** Secretary Thompson wanted to clarify that the PFC Corporation will not be subleasing the facility; PLAV, LLC will be retained as an operator. When the documents were initially prepared, they were prepared as a sublease agreement, however, the PFC Board soon found out that the corporation could not lease out something that it did not own. In addition, the corporation could run into issues with their TABC liquor license if the


facility was sublet. Secretary Thompson made a motion to retain PLAV, LLC as an operator of the restaurant subject to final clarification on some documents. The motion was seconded by Vice President Wise and carried unanimously.

5. **Discussion/Action: Approval of Minutes of the May 19, 2021 Board of Directors Meeting.** Vice President Wise made a motion to approve the minutes as presented. The motion was seconded by Secretary Thompson and carried unanimously.
6. **DISCUSSION/ACTION: Resolution 2021-01-Amendment of By-Laws to reflect adding additional members to Board of Directors.** Resolution 2021-01 increases the number of board members from 3 to 5, establishes places (1-5), and terms for each place. It also changes the number of members needed for a quorum for a special meeting, 4 members are needed. After discussion, Vice President Wise made a motion to approve Resolution 2021-01 which amends the PFC by-laws to reflect adding additional members to the PFC Board of Directors. The motion was seconded by Secretary Thompson and carried unanimously.
7. **DISCUSSION/ACTION: Resolution 2021-02- Establishment of bank accounts and authorized signatures.** Secretary Thompson informed the Board that since money will be exchanged between the PFC and the City via the lease, there is a need to establish a checking account having authorized signatures on the account. The PFC currently does not have a checking account. After discussion, Vice President Wise made a motion to approve Resolution 2021-02 which allows for the establishment of bank accounts and authorized signatures. The motion was seconded by Secretary Thompson and carried unanimously.

8. **Adjournment.** President Lofgreen adjourned the meeting at 5:19 pm.


Approved this the 4th day of July 2021.

Approved:



Jess Lofgreen, President, Board of Directors

Attest:



Johnnie Thompson, Secretary/Treasurer