

City of Meadowlakes
City Council Public Hearings and Stated Meeting Minutes
September 19, 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 September 19, 2023, beginning at 4:30 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
Evan Bauer, City Secretary
Debbie Holley, Treasurer

1. **CALL TO ORDER AND QUORUM DETERMINATION.** Mayor Bentley called the public hearings to order at 4:31 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 Councilmember Morgan led the prayer.
3. **ACTION/DISCUSSION: PUBLIC HEARING ON PROPOSED TAX RATE FOR FISCAL YEAR 2023.** Mr. Thompson gave a presentation over the uses of ad valorem taxes, what property owners' taxes are used for, and how it will affect the average homeowner. The proposed tax rate for FY23 is \$0.1374 per \$100 taxable valuation, \$0.10 less than last year's rate, generating about \$28,000 more revenue than CY22. A copy of this presentation can be viewed at City Hall.
4. **PUBLIC HEARING ON PROPOSED FISCAL YEAR 2024 BUDGET.** Multiple workshops have been held to develop the FY24 budget. Mr. Thompson presented the proposed budget, which was filed on August 16, 2023. Texas Local Government Code requires cities to adopt a budget each fiscal year, and the proposed FY24 budget covers operating revenues and expenditures for the General, Debt Service, Utility, and Recreation Funds. It also reflects an M&O tax rate \$0.10 less than last year's rate and does not reflect any water or sewer rate increases. A copy of Mr. Thompson's presentation can be viewed at City Hall.
5. **CITIZEN COMMENTS.** Resident Georgina Christy addressed council regarding agenda item 9-H. She is disappointed that council has not held an open forum so that residents could ask questions, and get answers, related to the issuance of COs. Ms. Christy also discussed the proposed design of the restaurant and pool area and thinks it should be scaled down quite a bit and that discussions

should be held regarding ways to do this.

Resident and avid golfer, Jim Ryno, addressed council about some of the issues that he and other golfers have observed on golf course such as bumpy/rough greens with foreign grasses, the fairways becoming scarce of grass, and an irrigation system in need of repair. Mr. Ryno mentioned that Mr. Thompson, Mayor Bentley and others have met to discuss a plan moving forward and they seem to think that the majority of the problems are due to an extremely hot summer and a lack of water and should be able to be repaired with irrigation.

6. 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 3 calls. 28 warning notices were issued regarding parking violations in the street/driveway and 3 verbal conversation were held. 1 warning notice was left regarding trash cans being left out past the allowed time or being seen from the street and 1 conversation was held.

In September, our Animal Control Officer received several calls about skunks that were out during the day which is not normal; they were all put down. He received several calls about loose or unleashed dogs. There was one call received about a dog that was sprayed by a skunk. The owner was given the name of a skunk odor remover. Several calls were received about armadillos digging in yards. No rabid animals were reported in September.

2. Patrol Activity Report - In September, officer Koenning logged 38 hours and 138 miles. There were no citations issued. 2 verbal warnings were issued.
3. Building Committee Report – In September, the Building Committee issued 3 permits; 1 pergola and 2 fence. Currently, there are 12 ongoing projects within the City.

B. Briefing on Golf Operations – In response to Mr. Ryno's comments, Mr. Klotz reported that his staff, along with volunteers, will begin looking for the irrigation heads that are not working and will also check the pumps. It's his goal to get irrigation to all 18 tee boxes. Mr. Klotz also let council know that operations are running smoothly and they continue to be busy.

7. 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. September financial reports

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

8. OLD BUSINESS.

- A. Discussion/Action: Update on Renovation of Sewer Treatment Plant.** Mr. Thompson informed council that progress is being made on the renovation of the plant and other related improvements. The project consists of renovating one of the City's two wastewater treatment plants, upgrading the sludge handling processes, and making other improvements to the City's wastewater collection system. This project is budgeted to cost \$507,000. A grant related to the COVID pandemic is providing the majority of the funding for this project.

9. NEW BUSINESS

- A. Discussion/Action: Ordinance 2023-03 – Amending Fiscal Year 2023 Budget.** This Ordinance amends the fiscal year 2023 budget to reflect anticipated revenues, expenses, and other capital purchases that council had previously approved. It is anticipated that both the General Fund and the Utility Fund will end the fiscal year with net gains. Due to unexpected repairs to the irrigation system, the Recreation Fund is expected to end with having to use its reserves to balance its budget. After discussion, Councilmember Peskin made a motion to approve Ordinance 2023-03 as presented. The motion was seconded by Councilmember Lofgreen and carried unanimously.
- B. Discussion/Action: Ordinance 2023-04 – Adoption of Fiscal Year 2024 Budget.** This budget is similar to the one filed on August 16, 2023 with only a few line item changes that are reflected in the proposed amendments to the FY23 budget, as well as each fund's anticipated cash reserves. After discussion, Councilmember Peskin made the following motion:
- I move to ratify that the Fiscal Year 2024 Budget will raise \$28,000 more in operation and maintenance ad valorem tax income than last year.*
- The motion was seconded by Councilmember Drummond and carried unanimously. A second vote must be taken since more income will be generated from ad valorem taxes for maintenance and operational purposes than in fiscal year 2023. This vote is to approve Ordinance 2023-04 which adopts the FY2024 budget. Councilmember Peskin made a motion to approve Ordinance 2023-04 as presented. The motion was seconded by Councilmember Drummond and carried with votes from Councilmembers Lofgreen and Morgan. Councilmember Wood was absent.
- C. Discussion/Action: Ordinance 2023-05 – Adoption of Ad Valorem Tax Rate for 2023.** In August, the proposed tax rate was established at \$0.1374 per \$100 taxable valuation for maintenance and operation. There will be approximately \$526,000 generated from ad valorem taxes and this will be used by the General Fund. Unlike in previous years, a tax for debt service will not be levied. The proposed tax rate will generate about \$28,000 more in ad valorem taxes than budgeted for the current fiscal year. After discussion, Councilmember Peskin made a motion to approve Ordinance 2023-05 as presented. The motion was seconded by Councilmember Drummond and carried with votes from Councilmembers Lofgreen and Morgan. Councilmember Wood was absent.
- D. Discussion/Action: Consideration of changing the date of the November and December 2023 council meetings.** The November and December meeting dates fall on the Tuesday before Thanksgiving and Christmas. Due to possible conflicts, discussion was held regarding changing the meeting dates to the second Monday of November and December. After discussion, Councilmember Lofgreen made a motion to change the dates to November 13th

and December 11th at 6pm. The motion was seconded by Councilmember Peskin and carried unanimously.

E. Discussion/Action: Ordinance 2023-06-Establishing Golf Course Rates and Fees. During the budgeting process, discussion was held about increasing golf-related fees slightly to cover the cost of processing credit cards. All rates and fees were increased by 3% and daily rates were increased by \$2 per round. There is no change in range ball rates or cart rentals. After discussion, Councilmember Drummond made a motion to approve Ordinance 2023-06 as presented. The motion was seconded by Councilmember Lofgreen and carried unanimously.

F. Discussion: Golf course condition and irrigation issues. Mr. Thompson discussed with council the condition of the golf course. The irrigation system is having problems; one of the two 50-horse power pumps will need to be replaced. It has already been ordered. The cost for this will be expensed out in FY23. Another issue that needs attention is the control system to the pump station. The cost for this is budgeted for in the FY24 Recreation Fund budget. This was only a discussion item; no action was needed by council.

G. Discussion/Action: Resolution 2023-07 – Appointment of members to the Planning and Zoning Commission and Public Facility Corporation and the confirmation of appointments to the Building Committee. On October 31st, the terms of several members of the Building Committee, the Planning and Zoning Commission and the PFC are set to expire. Each member serves two-year terms. Mr. Thompson recommends the reappointment of Mike Shaw, Bob Henderson and Anthony Sosinski to the Building Committee. Council must confirm these appointments. Mr. Thompson recommends that Steve Nash be reappointed as Deputy Building Official. Seeking appointment/reappointment to the Planning and Zoning Commission are Bob Powers, David Hellman and David Williams. Mr. Hellman and Mr. Williams will be filling vacancies. Seeking reappointment to the Public Facility Corporation are Jess Lofgreen, Barbara Peskin and Johnnie Thompson. After discussion, Councilmember Lofgreen made a motion to approve Resolution 2023-07 which appoints and reappoints members to the Building Committee, Planning and Zoning Commission and the PFC as presented. The motion was seconded by Councilmember Morgan and carried unanimously.

H. Discussion/Action: On the Following items as submitted by Councilmembers Morgan and Drummond:

- 1. The language going to the voters and how/why it is different from the wording on which we voted in relation to the certificates of obligation, including the failure to include language concerning rebuilding of the restaurant and golf shop, which were the main expenditures.** Mayor Bentley explained that the City's Bond attorneys drafted the wording for the ballot. City personnel is not involved in ballot language.
- 2. The letter from the golfers and how it relates to the information provided by David concerning the golf course.** This was addressed earlier in the meeting.
- 3. The purchase of additional mower, in addition to the one we already discussed, and additional expenditures for golf course.** This was addressed earlier in the meeting.
- 4. The recent expenditures for repairs and updates to water main and wastewater system, purchase of elevated tanks (\$300,000) and reasons for failures and breakages of mains and wastewater plant.** This was addressed earlier in the meeting.
- 5. The vote, or provision not requiring a vote, on the budget.** The budget was already voted on.
- 6. Reduction of capital expenditures as possible considering the recent expenditures.** This was addressed earlier in the meeting.

7. Scheduling of question and answer (townhall) meetings concerning the certificates of obligation to be addressed by City Council including someone to speak to financial concerns.

Discussion was held and this might be a possibility. No action was taken.

8. POA has attorney at POA meeting with Q and A to discuss certificates of obligation on October 14th. Discussion was held regarding the upcoming POA annual meeting and the Q&A session.

9. Creation of a "plan B" for clubhouse, restaurant, pools, golf shop etc. Discussion was held and no action was taken.

10. Hiring of architect for pools. Discussion was held and no action was taken.

I. Discussion/Action: Closed session per Section 551.074 (Personnel Matters) review of City Manager Johnnie Thompson. Mayor Bentley adjourned council to closed session at 7:20pm. Mayor Bentley reconvened the regular meeting at 7:40pm and announced that council agreed on a new salary for the City Manager.

8. ADJOURNMENT/ANNOUNCEMENTS: Mayor Bentley adjourned the meeting at 8:10 pm.

Approved: _____
Mayor, Mark Bentley

Date: October 17, 2023

Attest: _____
City Secretary, Evan Bauer

Date: October 17, 2023