

# City of Meadowlakes Workshop Minutes July 17, 2018

The City Council of the City of Meadowlakes held a Workshop at Meadowlakes Municipal Building in Totten Hall on July 17, 2018, beginning at 3:00 p.m. in accordance with the duly posted notice of said meeting.

## Present:

Mary Ann Raesener, Mayor  
Mike Barry, Councilmember  
James Woods, Councilmember  
Jerry Drummond, Councilmember  
Ed O'Hayre, Councilmember  
Bob Brown, Councilmember

## Staff:

Johnnie Thompson, City Manager  
Evan Bauer, City Secretary

- 1. CALL TO ORDER AND QUORUM DETERMINATION.** Mayor Raesener called the workshop to order at 3:00 p.m. and announced the presence of a quorum.
- 2. FISCAL YEAR 2019 BUDGET.** Discussion was held regarding the FY2019 budget.
- 3. ADJOURNMENT.** Mayor Raesener adjourned the workshop at 4:53pm.

# City of Meadowlakes Stated Meeting Minutes July 17, 2018

The City Council of the City of Meadowlakes held its Regular Meeting at Meadowlakes Municipal Building in Totten Hall on July 17, 2018, beginning at 5:00 p.m. in accordance with the duly posted notice of said meeting.

## Present:

Mary Ann Raesener, Mayor  
Mike Barry, Councilmember  
James Woods, Councilmember  
Jerry Drummond, Councilmember  
Ed O'Hayre, Councilmember  
Bob Brown, Councilmember

## Staff:

Johnnie Thompson, City Manager  
Evan Bauer, City Secretary

1. **CALL TO ORDER AND QUORUM DETERMINATION.** Mayor Raesener called the meeting to order at 5:00 p.m. and announced the presence of a quorum.
2. **PLEDGE OF ALLEGIANCE & PRAYER.** Councilmember Drummond led the Council and guests in the Pledge of Allegiance. Resident Franzella Jones led the Council and guests in prayer.
3. **CITIZEN COMMENTS.**

Resident Linda Wier has been assisting the Meadowlakes restaurant with their bar accounting and updated council on June's beverage inventory. She also suggested that the prices for alcoholic beverages be raised so they are comparable to what other establishments in this area charge.

Resident and POA President, Joe Summers, addressed Council regarding Agenda item 6-A; Contractual Agreements with the Meadowlakes POA. He informed Council that at their July meeting, the POA reached a proposed compromise with regard to a new contract for services between the POA and the City. The terms of this new contract would be for one year, at a rate of \$12,500 per month; \$150,000 total. He also proposed an efficiency study be done in order to pinpoint the actual cost to the City of the work being performed, with costs being split equally between the POA and the City. Mr. Summers feels that this proposal is in the best interest not only of the residents of Meadowlakes, but also the POA and the City.

**Agenda item 7-A was taken out of order.** Briefing on current operations of Northland Communications. Larson Lloyd, General Manager of Northland Cable in Marble Falls, briefed Council on updates in Meadowlakes over the past year. One of those being 8-channel bonding which allows for higher speed internet, and also decreases the amount of service calls.

**Agenda item 6-A was taken out of order. Adjournment into Executive Session per Section 551.071 (Consultation with Attorney regarding contractual agreement(s) with the Meadowlakes Property Owners Association, Inc.).** Mayor Raesener adjourned Council to Executive Session at 5:25pm.

**Agenda item 6-B was taken out of order. Reconvene into Open Session and action as may be required.** Mayor Raesener called the City Council meeting back to order at 6:25pm.

**4. MONTHLY STANDARD LIVE REPORTS:** The following live reports were given by staff:

**A. Current Operations and Consent items.** Mr. Thompson briefed the Council on operations in general, as well as consent items.

1. **Cart Paths** – Due to the recent rains, the County has postponed the paving of the cart paths until the last week of July. It is hoped that they will be completed by early August. This project is expected to end below budget.
2. **Water Plant SCADA Upgrades and Improvements** – Mr. Thompson reported that the engineered schematic drawings are in the final stages of approval by the contractor and he anticipates that they will begin installation of the new system by the end of August. The new system will run in parallel with our existing system and should minimally effect operations during its installation.
3. **Raw Water Intake Renovations** – The new pumps are scheduled to be delivered to the contractor this week. They have received the new pump panel and we will be working with them to arrange for the installation of the new panel, which will minimally affect operations in August. We will try and work with the contract on the installation of the new pumps, but they are aware that they will have to work around our high water usage and that the actual pumps may not be installed until late September or early October depending on our water consumption requirements.

**B. Briefing on Golf and Pool Operations** – Larry Panther updated Council on the new golf cart fleet. They were delivered on June 25<sup>th</sup>, and reported that there immediate concerns. Mr. Panther has since then remedied the issues. Regarding golfing, Mr. Panther informed Council that play has been down, which is to be expected due to the time of year it is. Despite the heat, the Junior Golf Clinic that was hosted by the golf course the previous week did have high attendance with a total of 33 golfers.

**C. Briefing on Food and Beverage Operations** – Debbie Ingalsbe reported that she hosted a party on June 30<sup>th</sup> at the restaurant. The party was a success with 65 people in attendance. She also informed Council that she will begin the process of simplifying the restaurant menu, as well as looking into current food and beverage pricing.

**D. Public Works** – Mike Williams reported that he spoke with TCEQ earlier in the week regarding the Purple Pipe Project. The installation of pipe at the wastewater treatment plant has been completed and the tie-in with the City of Marble Falls will be completed after final approval from TCEQ. Mr. Williams met with TCEQ and hand delivered the City's application to receive water from the City of Marble Falls. Final approval is expected any day now. Mr. Williams also reported that Public Works employees changed out a total of 22 meters during the month of June. There are still about 200 left to change out.

## 5. CONSENT ITEMS:

- A. June 19th, 2018 City Council Meeting Minutes – Evan Bauer, City Secretary
- B. Standard Staff Reports for June 2018.
  - 1. Ordinance Enforcement & Animal Control June 2018 Activity Report – Pat Preston, Ordinance/Animal Control Officer
  - 2. Patrol Activity Report June, 2018 - provided by Meadowlakes Patrol Officer
  - 3. Building Committee June 2018 Activity Report – Steve Nash, Chairman
  - 4. Vandalism June 2018 Report – Evan Bauer, City Secretary
  - 5. Public Works Department June 2018 Activity Report - Mike Williams, PWD
- C. Financial Reports for June 2018 - Johnnie Thompson, City Manager

After discussion, Councilmember Brown made a motion to approve the consent items as presented. The motion was seconded by Councilmember Barry and carried unanimously.

## 6. OLD BUSINESS ITEMS:

**A. Discussion/Action: Adjournment into Executive Session per Section 551.071 (Consultation with Attorney regarding contractual agreement(s) with the Meadowlakes Property Owners Association, Inc.); Section 551.074 (Personnel Matters – Review City Manager Johnnie Thompson).** Mayor Raesener adjourned Council to Executive Session at 5:25pm.

**B. Reconvene into Open Session and action as may be required.** Mayor Raesener called the City Council meeting back to order at 6:25pm. No action was taken.

**C. Discussion/Action: Contractual Agreements with the Meadowlakes Property Owners Association, Inc. i.e. “Contract for Services and Lease Agreement for Recreational Storage Area”.** No action was taken.

## 7. NEW BUSINESS ITEMS:

**A. Briefing on current operations of Northland Communications.** This item was discussed after Citizen Comments.

**B. Discussion/Action – Regarding the purchase of mobile equipment (skid steer, mini excavator, tractor loader and truck) for the public works department, including authorizing the City Manager to obtain financing for said equipment.** Mr. Williams informed Council that there are several pieces of mobile equipment that are in need of replacement. These pieces are a skid steer, (the current one is inoperable) a small excavator, a small tractor, and one truck for the Public Works Department. The current skid steer and excavator were both purchased used, and the tractor was purchased about 20 years ago and has considerable wear and tear. The truck that needs replacing is a 2006 that was purchased used and has 232,000 miles on it. Mr. Thompson briefed the Council on possible funding sources for the purchase of the two most needed items; the skid steer and the small tractor. He advised that of the \$115,000 budgeted for meter replacement, less than \$50,000 would be required this fiscal year, and suggested that the \$65,000 budgeted but not used be re-allocated to fund the purchase of the two

pieces of equipment. After discussion, Councilmember Brown made a motion to approve the re-allocation of excess funds allocated for water meter purchase for the purchase of the requested equipment. The motion was seconded by Councilmember Drummond and carried unanimously.

**8. COUNCIL & MAYOR ANNOUNCEMENTS:**

**A.** The next Council meeting will be held Tuesday, August 21st, 2018 at 5:00 p.m.

**9. ADJOURNMENT:** Mayor Raesener adjourned the meeting at 6:25p.m.

**Approved:** /S/ Mary Ann Raesener  
Mayor, Mary Ann Raesener

**Date:** August 15th, 2018

**Attest:** /S/ Evan Bauer  
City Secretary, Evan Bauer

**Date:** August 15th, 2018