

**NOTICE OF WORKSHOP AND STATED MEETING OF THE  
MEADOWLAKES CITY COUNCIL**

**~ WORKSHOP ~  
AUGUST 12, 2014  
AT 3:00 p.m.**

Notice is hereby given that a **JOINT WORKSHOP** of the Meadowlakes City Council with the Meadowlakes Public Facility Corporation will be held on **Tuesday, the 12th day of August, 2014 at 3:00 p.m.**, followed by a **STATED MEETING** at the Meadowlakes City Hall at 177 Broadmoor, Totten Hall, Meadowlakes, Texas, at which time the following subjects will be discussed, to wit:

- I. CALL TO ORDER
- II. DISCUSSION REGARDING BAR AND RESTAURANT OPERATIONS, PROPOSED FISCAL YEAR 2015 OPERATING BUDGET OF THE MEADOWLAKES PUBIC FACILITY CORPORATION (HIDDEN FALLS GOLFING COMPLEX)
- III. DISCUSSION OF ESTABLISHING A PRELIMINARY PROPERTY TAX RATE FOR 2014 AND ESTABLISHING DATES AND TIMES FOR RELATED PUBLIC HEARINGS REQUIRED FOR THE ADOPTION OF FISCAL YEAR 2015 BUDGET
- IV. ADJOURNMENT

**~ STATED COUNCIL MEETING ~  
AUGUST 12, 2014  
AT 5:00 p.m.**

Notice is hereby given that a **STATED COUNCIL MEETING** of the Meadowlakes City Council will be held on **Tuesday, the 12<sup>th</sup> of August, 2014 at 5:00 p.m.** at Meadowlakes City Hall, 177 Broadmoor, Totten Hall, Meadowlakes, Texas, at which time the following subjects will be discussed, to wit:

- I. CALL TO ORDER AND QUORUM DETERMINATION
- II. PLEDGE OF ALLEGIANCE
- III. CITIZEN COMMENTS (*Limited to 15 minutes total on general subjects and agenda items. Agenda Item specific comments should be made as part of agenda item council discussion.*)
- IV. MONTHLY STANDARD LIVE REPORTS (*Progress & Status Reports Only - Recommendations or action discussions not allowed*)  
City Manager Activity Report - Johnnie Thompson
  - Consent Items as listed below
- V. CONSENT ITEMS (*The items listed are considered to be routine and non-controversial by the Council and may be approved by one motion. No separate discussion or action on any of the items is necessary unless desired by a Council Member; at which time select item(s) may be discussed separately under consent items and separate motion(s).*)

- A. July 8<sup>th</sup>, 2014 Workshop Minutes –Christy Fath, City Secretary
- B. July 8<sup>th</sup>, 2014 Meeting Minutes –Christy Fath, City Secretary
- C. July 15<sup>th</sup>, 2014 Meeting and Workshop Minutes – Christy Fath, City Secretary
- D. July 22<sup>nd</sup>, 2014 Workshop Minutes – Christy Fath, City Secretary
- E. Ordinance Enforcement July 2014 Activity Report – Pat Preston
- F. Animal Control July 2014 Activity Report - Robbie Galaway, Officer
- G. Patrol Activity July 2014 Report - provided by Meadowlakes Patrol Officers
- H. Vandalism/Incident July 2014 Activity Report – Christy Fath, City Secretary
- I. City Building Committee July 2014 Activity Report – Blair Feller, Chairman
- J. Public Works Department July 2014 Activity Report - Mike Williams, PWD
- K. June and July 2014 Detailed Financials Report - Johnnie Thompson, City Manager

#### VI. OLD BUSINESS

- A. Action/Discussion/Status Update: Meadowlakes Public Facility Corporation operations and financial condition – Mayor Raesener

#### VII. NEW BUSINESS

- A. Action/Discussion: Appointment of Council Members to the Commissions, Boards and Committees Selection Committee – Mayor Raesener
- B. Action/Discussion: Establishing a preliminary property tax rate for 2014 and establishing dates and times for related public hearings required for the adoption of the 2014 ad valorem tax rate and the fiscal year 2015 budget – Thompson
- C. Action/Discussion: Retaining firm to conduct fiscal year 2014 audit – Thompson
- D. Action/Discussion: Authorizing Councilmember Drummond and City Manager to investigate cost of establishment of a police department for the City; authorizing investigative cost not to exceed \$2,000-Councilmember Drummond/Thompson

#### III. COUNCIL & MAYOR ANNOUNCEMENTS about items of Community Interest (Announcements during this agenda item are limited to the following, as authorized under Section 551.0415, Tex. Gov't Code.)

- Expressions of thanks, congratulations, or condolence;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding the change in the status of the person's public employment is not an honorary or salutary recognition for the purposes of this subdivision;
- A reminder regarding a social, ceremonial, or community event organized or sponsored by an entity governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

- A. The next regularly scheduled meeting will be held September 9<sup>th</sup>, 2014 at 5:00 p.m.

#### IV. ADJOURNMENT

(The City Council of Meadowlakes reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by *Texas Government Code Section 551.*)

An agenda packet is available for public inspection at City Hall, 177 Broadmoor, Suite A, Meadowlakes, between the hours of 8:00 a.m. through 4:00 p.m. Monday through Friday.

**THE PUBLIC IS INVITED TO CITY COUNCIL MEETINGS**

We, the undersigned authorities, do certify that this Notice of Meeting was posted at Meadowlakes City Hall at the security gate and on our website, convenient to the public, on or before August 8<sup>th</sup>, 2014 by 3:00 p.m. and remained so posted continuously for at least 72 hours immediately preceding the day of said meeting.

/s/ Christy Fath  
Christy Fath, City Secretary

/s/ Mary Ann Raesener  
Mary Ann Raesener, Mayor

PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT (830) 693-6840 FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING TIME.

**Posting Removed:** \_\_\_\_\_ at \_\_\_\_\_ by \_\_\_\_\_  
(To be recorded upon removal, document retention at City Hall, posting removal date will not be reposted via website)

**City of Meadowlakes  
WORKSHOP  
June 8th, 2014**

Identification of quorum:

**Council Members Present:**

Councilmember Clancy Stephenson  
Councilmember Mike Barry  
Councilmember Barry Cunningham  
Councilmember Alton Fields  
Councilmember Jerry Drummond  
Mayor Mary Ann Raesener

**Staff Present:**

City Manager Johnnie Thompson  
City Secretary Christy Fath  
Public Works Director Mike Williams

Topics for Discussion:

- I. CALL TO ORDER AT 3:00 P.M. AND QUORUM DETERMINATION
  
- II. WORKSHOP DISCUSSION
  - a. FY 2014/2015 BUDGET
  - b. ACTION RELATED TO THE DIRECTION OF STAFF WITH REGARDS TO INVESTIGATION INTO FUNDING OF GOALS, PRIORITIES, AND PROJECTS AS MAYBE DETERMINED BY COUNCIL.
  
- III. ADJOURNMENT OF WORKSHOP – ADJOURNED AT 5:04 P.M.

~ NO ACTIONS TAKEN ~  
~ No Written Minutes Recorded ~

**Attest:**

**/s/ Christy Fath**  
City Secretary

**Date:** \_\_\_\_\_

**/s/Mary Ann Raesener**  
Mayor, City of Meadowlakes

**Date:** \_\_\_\_\_

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**City of Meadowlakes  
Stated Meeting Minutes  
July 8, 2014**

- I. CALL TO ORDER AND QUORUM DETERMINATION:** Mayor Mary Ann Raesener called the meeting to order at 5:14 p.m. declaring that a quorum was present at the Meadowlakes Municipal Building in Totten Hall, 177 Broadmoor, Meadowlakes, Texas. Councilmembers present were Mike Barry, Barry Cunningham, Alton Fields, Clancy Stephenson and Jerry Drummond. Also present was City Manager Johnnie Thompson, City Secretary Christy Fath and Public Works Director Mike Williams.
- II. PLEDGE OF ALLEGIANCE AND PRAYER:** Mayor Mary Ann Raesener led the Council and guests in the Pledge of Allegiance and Roy Belcher led the Council and guests in prayer.
- III. MONTHLY STANDARD LIVE REPORTS:**  
City Manager Johnnie Thompson addressed the Council and citizens, summarizing the contents and major highlights of the monthly reports, including the patrol hours, ordinance & parking violations and the financial condition of the various City funds. He stated that the financials would be ready by end of week, the officer hours were incorrect. He reviewed the TCEQ WW permit, lift stations and traffic control. Mr. Thompson concluded his report by updating the Council on the parking lot improvements, and the street sweeper purchased jointly by the POA and City.
- IV. CONSENT ITEMS**
- A. June 10<sup>th</sup>, 2014 Meeting Minutes –Christy Fath, City Secretary
  - B. June 23<sup>rd</sup>, 2014 Workshop Minutes – Christy Fath, City Secretary
  - C. Ordinance Enforcement June 2014 Activity Report – Pat Preston
  - D. Animal Control June 2014 Activity Report - Robbie Galaway, Officer
  - E. Patrol Activity June 2014 Report - provided by Meadowlakes Patrol Officers
  - F. Vandalism/Incident June 2014 Activity Report – Fath, City Secretary
  - G. City Building Committee June 2014 Activity Report – Blair Feller, Chairman
  - H. Public Works Department June 2014 Activity Report - Mike Williams, PWD
  - I. June 2014 Detailed Financials Report - Johnnie Thompson, City Manager

After Council discussion, Councilmember Alton Fields made a motion to approve the consent items as presented. Councilmember Jerry Drummond seconded the motion. It passed by a unanimous vote of the Councilmembers present.

- V. CITIZEN COMMENTS:** Sherry Pollard spoke to Council regarding the large infestation of rats/mice and stated that she was looking for guidance to control the problem.

48 **VII. NEW BUSINESS**

49 **A. Variance request from Paul and Kris Carstens for parking on**  
50 **unimproved area.** Kris Carstens discussed with council their parking issue,  
51 sharing the building with Dr. Madrigal and their desire to expand the parking  
52 lot. They expressed the need for a variance to park on the unimproved area  
53 of their lot to the Council.

- 54 • Alton Fields made a motion to grant a variance for 60 days and the  
55 Carstens are to come back before the end of the 60 days unless it looks  
56 like the parking lot will be completed in the 60 days. Mike Barry seconded  
57 the motion. It passed by a unanimous vote of the Councilmembers  
58 present.

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60 **VIII. COUNCIL & MAYOR ANNOUNCEMENTS:**

61 **A.** The next called workshop will be held July 15th, 2014 at 10:00 a.m. and the  
62 next regularly scheduled meeting will be held August 12, 2014 at 5:00 p.m.  
63 **Council discussed holding another workshop on Tuesday, July 15<sup>th</sup> at**  
64 **10 am with a called meeting prior to the workshop.**

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66 **IX. ADJOURNMENT:** Mayor Mary Ann Raesener adjourned the meeting at 5:27  
67 pm.

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70 **Approved:**

71  
72 /s/ Mary Ann Raesener **Date:** \_\_\_\_\_  
73 Mayor, Mary Ann Raesener

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75 **Attest:**

76  
77 /s/ Christy Fath **Date:** \_\_\_\_\_  
78 City Secretary, Christy Fath

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**City of Meadowlakes  
Stated Meeting Minutes  
July 15, 2014**

6 **I. CALL TO ORDER AND QUORUM DETERMINATION:** Mayor Mary Ann Raesener  
7 called the meeting to order at 10:00 a.m. declaring that a quorum was present at  
8 the Meadowlakes Municipal Building in Totten Hall, 177 Broadmoor,  
9 Meadowlakes, Texas. Councilmembers present were Mike Barry, Barry  
10 Cunningham, Alton Fields, Clancy Stephenson and Jerry Drummond. Also  
11 present was City Manager Johnnie Thompson, City Secretary Christy Fath and  
12 Public Works Director Mike Williams.

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14 **II. NEW BUSINESS**

15 **A. CLOSED EXECUTIVE SESSION: Convene into executive session pursuant**  
16 **to Section 551.071, Tex. Gov't Code, and Section 1.05, Tex. Disciplinary**  
17 **Rules of Professional Conduct to consult with legal counsel regarding**  
18 **legal matters related to the Meadowlakes Public Facilities Corporation.**

19 Mayor Raesener convened into executive session at 10:02 a.m.

20 **B. Action/Discussion: Reconvene into open session for possible action as**  
21 **deemed appropriate in the City Council's discretion resulting from**  
22 **closed session.** Mayor Raesener reconvened into regular session at 11:39  
23 a.m. No action taken.

24  
25 **VIII. COUNCIL & MAYOR ANNOUNCEMENTS:**

26 **A.** The next regularly scheduled meeting will be held August 12, 2014 at 5:00  
27 p.m.

28 **B.** Mayor Raesener announced that there will be a workshop held on July 22,  
29 2014 at 10:00 a.m.

30 **C.** Councilmember Alton Fields discussed power outage and how it affected  
31 some of the sprinkler systems and using solar lights.

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33 **IX. ADJOURNMENT:** Mayor Mary Ann Raesener adjourned the meeting at 11:43  
34 a.m.

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**City of Meadowlakes  
WORKSHOP  
July 15th, 2014**

42 Identification of quorum:

43 **Council Members Present:**

44 Councilmember Clancy Stephenson  
45 Councilmember Mike Barry

**Staff Present:**

City Manager Johnnie Thompson  
City Secretary Christy Fath

46 Councilmember Barry Cunningham Public Works Director Mike Williams  
47 Councilmember Alton Fields  
48 Councilmember Jerry Drummond  
49 Mayor Mary Ann Raesener  
50  
51

52 Topics for Discussion:

- 53 I. CALL TO ORDER AT 11:43 A.M. AND QUORUM DETERMINATION  
54  
55 II. WORKSHOP DISCUSSION  
56 a. GENERAL DISCUSSION WITH LEGAL COUNSEL REGARDING  
57 OPEN MEETINGS/OPEN RECORDS.  
58 b. DISCUSSION OF FY 2014/2015 BUDGET  
59 c. ACTION RELATED TO THE DIRECTION OF STAFF WITH  
60 REGARDS TO INVESTIGATION INTO FUNDING OF GOALS,  
61 PRIORITIES, AND PROJECTS AS MAYBE DETERMINED BY  
62 COUNCIL.  
63 III. ADJOURNMENT OF WORKSHOP – ADJOURNED AT 2:41 P.M.  
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66 ~ NO ACTIONS TAKEN ~  
67 ~ No Written Minutes Recorded ~  
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70 **Approved:**

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72 /s/ Mary Ann Raesener Date: \_\_\_\_\_  
73 Mayor, Mary Ann Raesener  
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75 **Attest:**

76  
77 /s/ Christy Fath Date: \_\_\_\_\_  
78 City Secretary, Christy Fath



**City of Meadowlakes  
WORKSHOP  
July 22nd, 2014**

Identification of quorum:

**Council Members Present:**

Councilmember Clancy Stephenson  
Councilmember Mike Barry  
Councilmember Barry Cunningham  
Councilmember Alton Fields  
Councilmember Jerry Drummond  
Mayor Mary Ann Raesener

**Staff Present:**

City Manager Johnnie Thompson  
City Secretary Christy Fath  
Public Works Director Mike Williams

Topics for Discussion:

- I. CALL TO ORDER AT 10:00 A.M. AND QUORUM DETERMINATION
  
- II. WORKSHOP DISCUSSION
  - a. DISCUSSION FROM MEADOWLAKES POA REPRESENTATIVE ON STREET CLOSINGS
  - b. DISCUSSION OF PUBLIC FACILITY CORPORATION FY 2014/2015 BUDGET
  - c. FY 2014/2015 BUDGET – ADJOURNED AT 11:30 A.M. FOR A BREAK. RECONVENED AT 11:45 A.M.
  
- III. ADJOURNMENT OF WORKSHOP – ADJOURNED AT 1:19 P.M.

~ NO ACTIONS TAKEN ~  
~ No Written Minutes Recorded ~

**Attest:**

**/s/ Christy Fath**  
**City Secretary**

**Date:** \_\_\_\_\_

**/s/Mary Ann Raesener**  
**Mayor, City of Meadowlakes**

**Date:** \_\_\_\_\_

**Ordinance Enforcement Report**  
**Summary**  
**July 2014**

Calls Received: Ordinance line: 22  
Security Gate: 0  
City Hall: 0

115 warning letters or notices were issued during the month of July:

- 1 letter regarding Ordinance 6-42 – bushes need trimming around meter boxes
- 1 letter regarding Ordinance 6-49 – no trash receptacle at building site
- 3 letters regarding Ordinance 6-43 – line of sight obstruction
- 23 letters regarding Ordinance 20-55 – trash containers visible from the street
- 5 letters regarding Ordinance 20-55 – property in need of mowing
- 2 letters regarding Ordinance 20-55 – grass clippings in street
- 8 letters regarding Ordinance 20-55 – limbs on property over 14 days
- 1 letter regarding Ordinance 20-55 – inoperable vehicle on property
- 2 letters regarding Ordinance 20-55 – debris on property
- 1 letter regarding Ordinance 22-6 – sign ordinance violation
- 8 letters regarding Ordinance 28-55 – trailer, boat or RV parked on drive over 72 hours in 7 days
- 1 letter regarding Ordinance 28-56 – boat or trailer parked on street overnight
- 2 letters regarding Ordinance 28-56 – golf cart or trailer parked on lot
- 19 letters regarding Mandatory Watering Restrictions – watering on the wrong day or at the wrong time
- 35 notices regarding PMC 302.4 – tree clearance over street less than 14 feet
- 2 letters regarding PMC 302.4 – dead tree on property
- 1 Abatement Notice regarding Ordinance 20-55 – property in need of mowing

23 warning tickets were issued regarding Ordinance 28-55 – for parking infractions most of which were parking on the wrong side of street or parking on the street without a City permit

6 verbal warnings were issued

2 Citations were issued – one regarding a violation of Ordinance 28-55 – vehicle parked on street over 7 days in a 30 day period and one regarding the Mandatory Watering Restrictions for watering on the wrong day

1 Warning Notice was issued – Ordinance 16-3 the fireworks prohibition

Submitted by:

*Pat Preston*

Pat Preston  
Ordinance Enforcement Officer  
August 1, 2014

## **Animal Control Report**

**Meadowlakes, Texas**

**July, 2014**

- **Two loose dogs with no tags were taken to the Marble Falls Animal Control Facility.**
- **A bat was loose in resident's garage.**
- **One report was for a skunk living under wooden back yard porch.**
- **Two trapped possums were picked up and removed from the city.**
- **One trapped skunk was picked up and removed from the city.**
- **One trapped raccoon was picked up and removed from the city.**
- **Two reports were received for barking dogs.**
- **A loose dog was reunited with its owner and the owner was advised to keep the dog restrained on its property. Owner was also advised to have the dog registered in the city. She complied.**
- **An injured skunk was destroyed and removed from the city.**
- **One call was for a bat flying in the house.**
- **A resident complained of a swarm of bees in her storage shed.**

*Robbie Galaway*

**Robbie Galaway**

## MEADOWLAKES PATROL ACTIVITY REPORT July 2014

DATE	DAY	DEPUTY	START TIME	END TIME	HRS	CITATION	WARNING	VERBAL	OTHER	NOTES	Begin Mileage	End Mileage	Miles Driven
7/1/14													0
7/2/14													0
7/3/14	Thurs	Bindseil	6:00 PM	10:00 PM	4:00						94368	94388	20
7/4/14	Thurs	Bindseil	8:00 AM	12:00 PM	4:00					Assist with 4th of July parade	94568	94578	10
7/5/14													0
7/6/14													0
7/7/14													0
7/8/14	Tues	Bindseil	5:00 PM	10:00 PM	5:00						94868	94888	20
7/9/14	Wed	Wilson	3:30 PM	6:30 PM	3:00		1			patrol, radar, check buildings & parks, traffic stop (Columbine/Mdwlks)	77656	77679	23
7/10/14													0
7/11/14	Fri	Bindseil	6:00 PM	10:00 PM	4:00						95069	95084	15
7/12/14													0
7/13/14													0
7/14/14													0
7/15/14													0
7/16/14													0
7/17/14	Thurs	Bindseil	8:00 AM	3:00 PM	7:00	11	10				95469	95484	15
7/17/14	Thurs	Koenning	7:00 PM	10:00 PM	3:00			1			3987	4004	17
7/18/14	Fri	Wilson	10:00 AM	1:00 PM	3:00					patrol, radar	78392	78404	12
7/19/14													0
7/20/14													0
7/21/14	Mon	Bindseil	8:00 AM	12:00 PM	4:00			5		Verbal warnings for fail to signal turn at columbine & Meadowlakes drive.	96009	96024	15
7/22/14	Tues	Koenning	7:00 PM	10:00 PM	3:00		1				4249	4268	19
7/23/14	Wed	Wilson	9:15 AM	12:15 PM	3:00					Patrol and court duty 10:20 - 11:15AM	78674	78686	12
7/24/14													0
7/25/14	Fri	Koenning	7:00 PM	10:00 PM	3:00						4582	4598	16
7/26/14													0
7/27/14			5:30 PM	8:30 PM	3:00						4814	4830	16
7/28/14													0
7/29/14													0
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7/31/14													0
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TOTALS:

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