

**City of Meadowlakes  
City Council Stated Meeting Minutes  
December 4, 2007**

**I. CALL TO ORDER AND QUORUM DETERMINATION:**

Mayor John Aaron called the meeting to order at 6:30 p.m. declaring that the required quorum was present at the Meadowlakes Municipal Building in Totten Hall, 177 Broadmoor, Meadowlakes, Texas. Members present were: Mayor John Aaron, and council members Jaye Dawson, Laird Landis, Christine Forsyth, Bill Pickard, and Camille Sweigart. Also present was City Treasurer Eileen Harrison. City Secretary Linda Wendling was not in attendance.

**II. PLEDGE OF ALLEGIANCE & PRAYER:**

Councilmember Dawson led the meeting members and guests in the Pledge of Allegiance. Councilmember Pickard led the meeting members and guests in prayer.

**AGENDA ANNOUNCEMENT:**

Mayor Aaron stated that he received a request to remove agenda item VIII (F), further stating that Mr. Cossey requested a delay in this item and placement of same on the next agenda. Mayor Aaron stated that in an effort to adjourn at a decent hour the task items might be postponed until the next council meeting.

**III. CITIZEN COMMENTS:** (Limited to 15 minutes total on general subjects and agenda items. Agenda Item specific comments may also be made part of agenda item council discussion.)

**A.** Lamar Chuter - Resident Lamar Chuter stated he will wait until his agenda item of interest is discussed.

**B.** Linda Wier - - Resident Linda Wier stated she will wait until her agenda item of interest is discussed.

**IV. APPROVAL OF THE MINUTES**

**A. November 6, 2007 - Stated Meeting** (Attachment A)

Councilmember Sweigart made a motion to accept the minutes as written. Councilmember Landis seconded the motion. The motion carried by unanimous vote.

**B. November 16, 2007 - Called Meeting** (Attachment B)

Mayor Aaron introduced one real-time change stating that the Mayor Statement at the bottom of page 1 should include "*create a perception of an infringement.*" Councilmember Pickard made a motion to accept the minutes with the real-time change proposed. Councilmember Dawson seconded the motion. The motion carried by unanimous vote.

**V. TREASURER'S REPORT - Eileen Harrison, Treasurer** (Attachment C)

**A. November Financials** - Treasurer Harrison presented the November financials highlighting fund and line item totals and that everything was inline with the budget.

**B. Line Item Transfers** - There were no line item transfers.

Mayor Aaron brought attention to Mr. Thompson's Utility Fund Financial Statements (Attachment D) as part of the November Financials and upon receiving no questions or comments proceeded with the agenda.

**C. Closing of city's construction fund account and transfer to city's utility fund account. Action/discussion authorizing Public Works Director and Treasurer to close the construction fund account and transfer said funds to the city's utility fund.** (Attachment E)

Mr. Thompson introduced this item by providing a summary of its purpose and origination, highlighting it was a housekeeping item that the auditor also recommended. Council discussion ensued. Councilmember Dawson made a motion that we accept item C as presented. Councilmember Forsyth seconded the motion. The motion carried by unanimous vote.

## **VI. REPORTS:**

### **AGENDA NOTE:**

Agenda item VI (B) was heard previous to agenda item VI (A).

### **B. Animal Control - Robbie Galaway, Officer - Activity Report for Nov.**

(Attachment F) Mr. Galaway presented the Animal Control Report, citing each bulleted item on Attachment F, and emphasizing a rabid skunk being found within the city limits and follow-up procedures performed in relation to same. Council and audience discussion ensued.

### **A. Johnnie Thompson - Director PWD, Activity Report for November**

(Attachment G) Mr. Thompson presented the Public Works Department (PWD) report, highlighting the completion of the drainage project at Meadowlakes Drive and Meadowlakes Drive and funding thereof, routine repair maintenance items, and TCEQ inspections of our two City-owned dams with additional reports from TCEQ to follow.

**C. Ordinance Enforcement - Mac McCurdy, Officer - Act. Report for November** (Attachment H) Mr. McCurdy presented the Ordinance Enforcement Report, highlighting the new schedule of garbage pickup being Wednesday only, young male climbing storage sheds from outside the City limits to enter into the city limits via Trinity Street, and a heated child custody issue.

### **D. POA - Don Williams, President - Activity Report for November**

(Attachment I) Ms. Kris Carstens presented the POA Activity Report in Mr. Williams' absence, highlighting its annual audit, an unproblematic Halloween, road maintenance, renovation of the Wayne Dollar Park, renewal notices for the RV park, and the next scheduled meeting being on Thursday, December 6th.

### **E. Building Committee - Herb Lewis, Chairman - Act. Report for November**

(Attachment J) Mr. Lewis had a conflict meeting and would be running late. The Building Committee report is referenced later in the minutes.

**F. Floodplain Administrator-Jerry Bostick, Chairman-Act. Report for November.** No report, no activity.

## **VII. OLD BUSINESS:**

### **A. Action/discussion: Adoption of Solid Waste Contract - Aaron**

(Attachment K) Mayor Aaron introduced this item by providing a summary of its history and progress highlighting the contract refinements incurred. Council discussion ensued. Mayor Aaron stated that a public announcement would be sent to the residents outlining the garbage collection and recycling

schedules. Mr. Conrad of BFI commented on their service changes, vowed excellent service to the City, and answered questions as posed to him. Councilmember Landis made a motion to accept the contract with the real-time change "*per month*" being added to Section N as discussed in real-time. Councilmember Dawson seconded the motion. The motion carried by unanimous vote.

**AGENDA NOTE:**

**Section VI, Reports (E) Building Committee - Herb Lewis, Chairman - Act. Report for November.** (Attachment J) Mr. Lewis arrived at the meeting and presented the building committee report as attached stating that November was a good month.

**VIII. NEW BUSINESS:**

**A. Action/discussion: Status of Recent Meadowlakes Golf Course Purchase Activities - Aaron** (Attachment L)

Mayor Aaron introduced this item by stating that Item VIII (A) and (B) would be collectively presented with recommendations to follow. Mayor Aaron provided a summary of recent discussions and events, highlighting the below bulleted items:

- Initial contact from land developer Mr. Dickey on November 19th, subsequent meeting with Mr. Dickey whereby pertinent information as to the City's ordinances, irrigation agreements, zoning, covenant and restrictions, resolutions, etc. were provided to Mr. Dickey, contact from Mr. Bill McClung and subsequent meeting per his request, summaries of previous discussions which occurred during prior council sessions, deep well injection with costs, equipment & maintenance needs thereof, conversations with Mr. McClung regarding potential buyer inquiries involving developers in lieu of golf course operators, potential cost liability of developers challenging our ordinances & zoning, unencumbered offer to sell the golf course, and each outlined item in attachment L. Mayor Aaron recommended that a motion be made to pursue the purchase of the golf course in principle subject to the ratification of the details. Mayor Aaron also recommended that detailed working committees be established to put together the plans and details; including a finance committee and a committee charter, that we restart the formal appraisal contract, restart working with the Bond council SAMCO, re-establish the public information committee, and adopt a model for splitting the financing responsibility as presented in attachment L. Council and audience discussion ensued including confirmation from Mr. McClung in relation to the translated dialogue of meetings as presented by Mayor Aaron.

Mayor Aaron opened the floor for discussion. Councilmember Dawson made a motion that the City pursues the purchase of the golf course, in principle and policy, and adopts the entire plan as presented on page 5 of attachment L. Councilmember Sweigart seconded the motion. Council discussion ensued, including the purchase being backed up by a letter of intent and refinement of the irrigation system wording. Councilmember Dawson reiterated that her motion included invoking the entire plan as discussed; going forward with the golf course purchase, going forward with the plan as outlined in attachment L, going forward with the letter of intent, and refinement of the irrigation system wording. Councilmember Sweigart reiterated her second of the motion.

Council and audience discussion ensued. The motion passed by unanimous vote.

**B. Action/discussion: City purchase of the golf course - Aaron**

Mayor Aaron made presentation above, see Item VIII (A).

**C. Action/discussion: Ordinance 2007-18 Water Rate Order - Thompson**

(Attachment M) Mr. Thompson introduced this item by providing a summary of its purpose and origination highlighting changes incurred since its original draft. Council discussion ensued with Mr. Thompson responding to each question as posed to him. Councilmember Pickard made a motion to accept Ordinance 2007-18 with the real time changes discussed. Councilmember Landis seconded the motion. The motion carried by unanimous vote. Resident Gene Gunstenson stated he would like to encourage the city staff to consider availability of direct draft for payment of the water/sewer bills. Council and audience discussion ensued.

**D. Action/discussion: Ordinance 2007-19 Plumbing Materials - Lewis**

(Attachment N) Mr. Lewis introduced this item by providing a summary of its purpose and origination, highlighting that PEXa has already been approved via council decision and PEX should be approved in order to include derivative products such as PEXb and PEXc which are also approved by the American Society for Testing Materials Standards and the International Plumbing Code that our City has adopted. Council and audience discussion ensued and Mr. Lewis responded to every question as posed to him. Councilmember Landis made a motion to adopt Ordinance 2007-19 as written and waive the second reading. Councilmember Dawson seconded the motion. The motion carried by unanimous vote.

**E. Action/discussion: Ordinance 2007-20 Truck-Truck Trailer Route Restrictions - Aaron**

(Attachment O) Mayor Aaron introduced this item by briefly stating the purpose of Ordinance 2007-20 and recommended that the ordinance be tabled until next session due to the late hour of the evening. Council and audience discussion ensued, highlighting signage language, location, use of icons, painting of the curb, ownership of the island and continued existence thereof. Council concluded to table the matter until the next council session and speak with the Property Owners Association (POA) in the interim.

**F. Action/discussion: Appeal from Bill Cossey regarding partial variance on Lot 150-7 - Lewis/Cossey**

Mr. Cossey was removed from the agenda per his request.

**IX. TASK LISTING:**

• **15, 40, 51, 53, 54** - Due to the late hour of the evening the task listing is tabled until next council session.

**X. COUNCIL AND MAYOR ANNOUNCEMENTS:**

**A. Assume January's council session cancelled...**

Mayor Aaron stated that there will probably be a January council meeting with the date to be determined at a later time.

**B. Fire Safety Flyer on back table.**

Mayor Aaron brought to the meeting attendee's attention that there was a fire safety flyer located at the back table.

**C. As Requested.**

There were no additional announcements.

**XI. ADJOURNMENT**

Councilmember Landis made a motion to adjourn. Councilmember Dawson seconded the motion. The motion carried by unanimous vote. The meeting adjourned at 8:48 p.m.

**Approved:**

/s/ John Aaron \_\_\_\_\_ **Date: 1/10/08**  
**Mayor**

**Attest:**

/s/ Linda A. Wendling \_\_\_\_\_ **Date: 1/10/08**  
**City Secretary**