

City of Meadowlakes
City Council Stated Meeting Minutes
June 3, 2008

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 Laird Landis, Christine Forsyth, Bill Pickard, Joe Summers, and Camille Sweigart. Also present were City Administrator Johnnie Thompson, City Secretary Linda Wendling, and City Treasurer Eileen Harrison.

II. PLEDGE OF ALLEGIANCE & PRAYER:

Councilmember Summers led the meeting members and guests in the Pledge of Allegiance. Councilmember Forsyth led the meeting members and guests in prayer.

III. INSTALLATION OF NEW COUNCIL:

A. Welcome Council Member Joe Summers, election update/status report - Aaron (Attachment A) Mayor Aaron introduced new Councilmember Summers to the meeting members and guests in addition to reviewing the bulleted items on Attachment A, highlighting that the Meadowlakes election process was at a close.

B. Action/decision: Nomination/Selection of Mayor Pro Tem for One Year Term Mayor Aaron introduced this item by stating he has been pleased with Christine's previous service as Mayor Pro Tem, would like to nominate her for an additional one-year term, and also emphasized that he feels he has a wonderful Council and would be happy with any one of its current members to serve as Mayor Pro Tem. Councilmember Sweigart made a motion to nominate Councilmember Forsyth as Mayor Pro Tem. Councilmember Landis seconded the motion. Councilmember Pickard made a motion to close the nominations. Councilmember Summers seconded the motion to close the nominations. The motion to nominate Councilmember Forsyth as Mayor Pro Tem passed by 4 votes of yea with one abstention vote from Councilmember Forsyth.

IV. 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. Resident Linda Wier discussed the chair benefit for the Hidden Falls Golf Club.

B. There were no additional comments.

V. APPROVAL OF THE MINUTES

A. May 6, 2008 - Called Meeting (Attachment B)

Mayor Aaron introduced the minutes for May 6, 2008. Council discussion ensued regarding redlines. Councilmember Pickard made a motion to approve

the minutes with the real time redlines discussed. Councilmember Landis seconded the motion. The motion carried by unanimous vote.

VI. TREASURER'S REPORT - Eileen Harrison, Treasurer (Attachment C & D)

A. General Fund May Financials & Line Item Transfers - (Attachment C) Treasurer Harrison presented the May financials, highlighting transfers that have taken place, \$13,000.00 fine and \$4,515.00 in court ordered refunds which were placed on the balance sheet, and one pending adjustment between the City and PWD due to an entry error. Mrs. Harrison stated everything else is inline with the budget. Councilmember Forsyth made a motion to accept the financials as presented. Councilmember Sweigart seconded the motion. The motion carried by unanimous vote.

B. Utility and RCC May Financials & Line Item Transfers - (Attachment D) City Administrator Thompson presented the May financials, highlighting that the revenues and expenses were doing fairly well, long-term debt doing slightly less than expected, adjusted net gain around \$107,000, with a summarization that the utility fund was doing well. Mr. Thompson reported on the Recreation and Country Club financials with \$12,000 uncommitted funds, revenue for April and May, expenses for April and May, the overall RCC Division is doing fairly well, highlighting losses with an end result in a positive cash flow. Upon request for his input, Mr. Mabie agreed with the report adding growth input. Mayor Aaron opened the floor for discussion or a motion. Councilmember Landis stated he would like to defer a motion until next month enabling him an opportunity to further review the financials before taking any action.

VII. REPORTS:

A. Animal Control Activity Report - Robbie Galaway, Officer (Attachment E)

Mr. Galaway presented the Animal Control Report highlighting that it was a very busy month, highlighting a loose dog and dog attack resulting in a citation, and summarizing each bulleted item on Attachment E. Council discussion ensued.

B. Ordinance Enforcement Activity Report - Angela Wilson, Officer (Attachment F & G) Mrs. Wilson was not available to report due to a back injury. Hard copies of the Ordinance Enforcement Reports for both April and May were provided as part of the agenda packet and referenced to by Mayor Aaron. Mayor Aaron stated that he feels we are behind with the ordinance position and has installed new procedures in the City Hall office in order to assist with the problem.

C. POA Activity Report - Don Williams, President (Attachment H)

Mr. Williams presented the POA Activity Report highlighting that replacement of drainage pipe and street repairs at Firestone have been completed less minor dirt work, resurfacing of streets has not been scheduled at this time, no line-item by the City to help repay for repairs, future needed repairs and negotiations with contractor ongoing, appreciation to Carlton Pullen for the Memorial Day picnic, RV Park is full, and information on the next monthly meeting. Council discussion ensued.

D. City Building Committee Activity Report - Blair Feller, Chairman

(Attachment I) Mr. Feller presented the Building Committee Report stating that activity has been decreased, reviewed every bulleted item on Attachment I, highlighting 170 Broadmoor construction has begun. Council discussion ensued.

E. City Administrator Activity Report – Johnnie Thompson, City Administrator

(Attachment J) Mr. Thompson presented his activity report, highlighting recent windstorm damage requiring 140 man-hours in crews picking up brush with a cost of approximately \$3,000 to \$3,500 for that clean-up, windstorm damage at the golf course, break-in at the club whereby cash and hand tools were taken, water consumption increasing, State mandated water quality reports going out by July 1st, staffing, reduced mowing schedules, irrigation system for the golf course including pump information and break-down and replacement thereof. Council discussion ensued with Mr. Thompson responding to every question as posed to him.

F. Hidden Falls Golf Course Policy Oversight Committee (POC) Activity Report - Dale Fixsen, Chairperson

(Attachment K) Mr. Fixsen presented the POC Report highlighting they are meeting every two weeks, trimming of dead wood in the pecan trees, maintenance schedules, player assistance marshal program, course utilization still down on the weekends, future events and promotions, water stations and course enhancements, and social activities.

G. Hidden Falls Activity Report - Charlie Mabie, Director of Golf

(Attachment L & M) Mr. Mabie presented the Hidden Falls Activity Report, Attachment L consisting of figures through 5/28/08 and Attachment M consisting of figures through 5/31/08. Mr. Mabie highlighted upon increases in play and growth, range revenue, food and beverage sales increased, planned activities, promotions, burglary at \$425.00 in cash plus tools, preventative measures to increase security, and a new golf ordinance hot line of 877-850-7655. Council discussion ensued. Mr. Mabie is working on a proof of new scorecards and will add the golf ordinance hot line to that card. Council and audience discussion ensued.

Due to Mr. Mabie leaving to close the shop Mayor Aaron asked for input in relation to Ordinance 2008-17. Mr. Mabie's recommendation was to capture what is proposed on the ordinance, as written, at this time.

VIII. OLD BUSINESS:

A. Action/discussion: Status Report on Breach of Contract and Counterclaim Lawsuit: City and CCM, Inc. - Aaron

Mayor Aaron introduced this item by stating there was a good article in the River City Tribune in relation to same. Mayor Aaron provided a status on the lawsuit, highlighting that our City's legal team recommended a Motion for Summary Judgment due to lack of evidence before the trial was to take place. A hearing took place to consider the motion and Judge Jones rendered a decision that granted the motion in its entirety, thereby cancelling the jury trial, and requiring both parties to agree to a Rule 11 in order to resolve the attorney fee claims without a court hearing. Next, our attorneys will file for legal fees since our City prevailed on both of the lawsuits as well as file the

judgment that was awarded to the City previously in a \$13,000 fine and \$4,500 in attorney fees. Mayor Aaron also reviewed discussions with TML and reimbursement thereof whereby TML agreed to cover the irrigation agreement as well as counter claim lawsuit and those finances will be worked accordingly. Council discussion ensued.

B. Action/discussion/update: Hidden Falls Golf Course Renovation and Construction Projects status – Thompson (Attachment N) Council and audience discussion ensued throughout the presentation with Mr. Thompson responding to every question as posed to him. Mr. Thompson introduced this item by highlighting the prisoner workforce, kitchen renovations, the raising of the roof and stabilization thereof, roofing beginning next week, budget, and painting and wall texturing. Council discussion ensued in relation to a color scheme committee. Council and audience discussion ensued. Mayor Aaron suggested that the color scheme committee consist of Sweigart, Forsyth, Peace and Wier; Chairman being Forsyth, and an ex-officio member of Mr. Thompson for the purpose of budgeting. The color scheme committee will make decisions and provide their findings to the POC. Mr. Thompson continued his presentation, highlighting the cart barn, work schedule, financials inline with the budget, pump stations, and ADA not requiring plans being submitted to the State for review.

(i) Action/discussion solicits and/or award bid for tennis court repair

Mr. Thompson introduced this item by stating he would like authorization to solicit bids for the tennis court repairs and resurfacing as long as the project stays within the \$15,000 to \$25,000 range. Council and audience discussion ensued. Councilmember Forsyth made a motion to authorize Mayor Aaron to enter into a contract if under \$25,000 and provide authority to solicit bids. Councilmember Summers seconded the motion. The motion carried by unanimous vote.

IX. NEW BUSINESS

A. Action/discussion: Ordinance 2008-17, Update new fees and procedures for golf course - Aaron (Attachment O)

Mayor Aaron introduced Ordinance 2007-17 by providing a summary of its purpose and origination. Council discussion ensued, including real time redlines. Councilmember Landis made a motion to accept Ordinance 2007-17 with the real time redlines discussed and waive the second reading. Councilmember Summers seconded the motion. The motion carried by unanimous vote.

B. Action/discussion: Presentation and demo of City of Meadowlakes website – Bob Powers

Mayor Aaron provided a history of the website progression. Mr. Powers provided a website presentation via an interactive slide presentation. Council and audience discussion ensued highlighting a good review of same.

C. Action/discussion: FY2009 Budget development process and timeline for City, Public Works, Recreation Departments and related matters thereto - Harrison & Thompson (Attachment P)

Mrs. Harrison reviewed Attachment P, budget requirements and deadline dates, with the meeting members and guests. Council discussion ensued in relation

to calendar dates and availability. Council conceded that the first workshop will be August 5th at 9:00 a.m.

D. Action/discussion: Ordinance 2007-12, (First Reading) Tree Trimming and Leaf Removal Requirements Applicable to Streets - Aaron (Attachment Q) Mayor Aaron introduced the first reading of Ordinance 2007-12 by providing a summary of its purpose and origination. Mayor Aaron introduced his recommendations and opened the floor for discussion. Council and audience discussion ensued. Mayor Aaron accepted a task to work the proposed ordinance with the POA and then present to the residents via the website for resident's input.

E. Action/discussion: Ordinance 2008-18, Change day and time for regularly scheduled Council Meeting to third Tuesday of Month - Aaron (Attachment R) Mayor Aaron introduced Ordinance 2008-18 by providing a summary of its purpose and origination. Council discussion ensued. Councilmember Forsyth made a motion to accept Ordinance 2008-18 with the real time redline of the second Tuesday of each month at 5:30 p.m. and waive the second reading. Councilmember Sweigart seconded the motion. The motion carried by unanimous vote.

F. Action/discussion: Authorize Councilmember Forsyth to act in PEC election on behalf of Government registered meters for City of Meadowlakes - Aaron (Attachment S) Mayor Aaron introduced this item by proposing that the City nominate Councilmember Forsyth to cast the City's meter-owned votes. Councilmember Forsyth shared her research with the meeting members and guests and shared her recommendations, District 2 James E. Williams, District 6 Jerry Thomas, District 7 Herschel P. McCullough, District 5 James Spellman, and District 6 David Bethancourt. Council discussion ensued. Councilmember Sweigart made a motion to accept Councilmember Forsyth's recommendations for the PEC ballot. Councilmember Landis seconded the motion. The motion carried by unanimous vote. Mayor Aaron authorized Mrs. Wendling to cast the above-discussed ballot via the PEC website. The authorization of same passed by unanimous vote.

X. TASK LISTING:

- **15** - No new progress.
- **51** - Mr. Thompson is working on the signage.
- **53** - No new progress.
- **55** - Direct pay can be performed but credit cards will require a council decision.
- **57** - In progress.

XI. COUNCIL AND MAYOR ANNOUNCEMENTS

(Limited to non-city related announcements unless subject matter specifically listed)

A. No Council or Mayor announcements.

XII. ADJOURNMENT

Councilmember Landis made a motion to adjourn. Councilmember Summers seconded the motion. The motion carried by unanimous vote. The meeting adjourned at 9:56 p.m.

Approved:

/s/ John Aaron _____ **Date:** 8-12-08 _____
Mayor

Attest:

/s/ Linda A. Wendling _____ **Date:** 8-12-08 _____
City Secretary