

City of Meadowlakes
City Council Stated Meeting Minutes
August 11, 2009

I. CALL TO ORDER AND QUORUM DETERMINATION:

Mayor John Aaron called the meeting to order at 5:04 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 Christine Forsyth, Franzella Jones, Bill Pickard, Joe Summers and Michael Tepper. Also present were City Administrator Johnnie Thompson and City Secretary Linda Wendling. The City Treasurer Eileen Harrison was not in attendance.

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. STANDARD LIVE REPORTS:

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

Mr. Williams presented the POA report highlighting each item on Attachment A and in closing, reminded the audience that their next meeting is Tuesday, August 18th, in Totten Hall.

B. City Administrator Activity & Financial Summary Report - Johnnie Thompson

Mr. Thompson presented his report highlighting the office staff's current work load, court status, Celia Peace's resignation, announcement of Stephanie Littleton taking over Celia's position and the hiring of resident Debbie Hollingsworth. Mr. Thompson additionally stated that the City remains in good financial shape over-all, providing figures for each fund and a review of the financial statements.

C. General Fund Financial Summary Report - Eileen Harrison

(Attachment B) Mr. Thompson provided Ms. Harrison's report by highlighting each item listed on Attachment B.

D. Hidden Falls Golf Club (HFGC) Activity & Financial Summary Report - Steve Hatch

(Attachment C) Mr. Hatch presented his report by referring to the first page of Attachment C, memberships by class, rounds and revenue, food and beverage profit and loss, and overall year-to-date profit and loss versus budget. One council question was responded to.

E. Public Works Department Activity & Financial Summary Report - Mike Williams

(Attachment D) Mr. Williams presented his report highlighting each bulleted item on Attachment D. Council and audience discussion ensued throughout the presentation with Mr. Williams responding to every question as posed.

IV. CONSENT ITEMS:

A. June 9, 2009 - Stated Meeting Minutes (Attachment E)

B. June 26, 2009 - Called Meeting Minutes (Attachment F)

C. Ordinance Enforcement June & July Activity Report - Jerry Martinez, Officer

D. Animal Control June & July Activity Report - Robbie Galaway, Officer
(Attachment G & H)

E. City Building Committee June & July Activity Report - Blair Feller, Chairman (Attachment I & J)

F. General Fund June & July Financials Report- Eileen Harrison, Treasurer
(Attachment K)

G. Utility June & July Financials Report- Johnnie Thompson, City Admin.

H. RCC June & July Detail Financials Report – Johnnie Thompson, City Admin.

Councilmember Forsyth made a motion to adopt the consent items as presented with the exclusion of pulling the June 9th minutes for review at a subsequent meeting. Councilmember Jones seconded the motion. The motion carried by unanimous vote.

V. CITIZEN COMMENTS:

A. Roberto Saenz signed up to speak but stated he will wait for his related agenda item topic.

VI. OLD BUSINESS:

A. Action/discussion/update: Wastewater Permit renewal – Williams

(See Attachment D) Mr. Williams provided an update on the wastewater permit renewal via his Public Works Activity Report.

B. Action/discussion/update: Patio Cover Project Construction Plan – Summers (Attachment L)

Councilmember Summers introduced this item by stating that the end cost of the patio cover is \$18,391.00, which excludes labor except for the electrician and the roofing company, and that early to mid-October is the earliest that jail trustee and City labor may be utilized. Council discussion ensued relative to a canopy cover similar to the one at the pool area but larger. Councilmember Jones made a motion to explore the option of utilizing a soft cover.

Councilmember Tepper seconded the motion. Council discussion ensued in relation to going back to the donors to ensure they accept the conceptual change of hard cover versus soft cover. Council and audience discussion ensued. The motion on the table was reiterated that we also pursue a soft cover in conjunction with keeping the original hard cover design as an option. The motion carried by unanimous vote.

C. Action/discussion/update: Food & Beverage Operations/Financial Experience-to-date & Recommended Necessary Actions to Achieve Profitability - Thompson/Hatch

Mr. Hatch introduced this item by stating we are currently at an \$86,000.00 loss mainly due to Food and Beverage (F&B). Various options were reviewed which provided different levels of F&B service and he provided comparisons in relation to same. Council discussion ensued with Mr. Hatch responding to questions as posed. Upon request, Mr. Hatch reiterated the configuration of two bartenders, a grill running with 2 cooks at 80 hours a week and a wait staff of 50 hours a week, one manager which would sit in for one of the above positions to reduce labor, the bar being open from 11:00 to 8:00, operation hours of Tuesday through Sunday for lunch, the grill open to 6:00 pm, a buffet on Thursday night and Sunday for lunch, and any special events which are all cost plus, with the staffing only there as necessary during busy operations. Council discussion ensued. Councilmember Tepper made a motion to table the issue until the next

issue until the next meeting so that we have an opportunity to review the new numbers with the reduced staff. Council discussion ensued. Councilmember Tepper amended his motion to table this item and let the current configuration run as presented. Councilmember Summers seconded. The motion passed by unanimous vote. Council discussion ensued.

VII. NEW BUSINESS

A. Action/discussion: Resolution 10-2009 Meadowlakes Public Facilities Corporation Formation – Aaron (Attachment M)

Mayor Aaron introduced this resolution by providing insight into the following: status of the GM search committee, information regarding Bill Keys and the Professional Golf Association (PGA), Sheila Limon's advice that a Public Facilities Corporation (PFC) formation enables the contract that is before the council tonight, characteristics of the PFC, review of the non-compensated Board of Directors, and the purpose of the PFC. Council discussion ensued. Mayor Aaron introduced the board nominees as Charlie Burleson, David Dostal, Dale Fixsen, Paige Lechler and Patricia Wray. Mayor Aaron read pages 1 through 3 of Resolution 10-2009 into record for the meeting members and guests; which included but was not limited to the following statement: "A resolution authorizing and approving the creation of a Non Profit facility corporation to act on behalf of the City of Meadowlakes, Texas, to provide for acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing and placement into service public facilities of City of Meadowlakes, and adopting articles of incorporation."

Councilmember Summers made a motion that we adopt the resolution pending editorial changes as presented. Councilmember Pickard seconded the motion. Council and audience discussion ensued. The motion carried by unanimous vote. Mayor Aaron provided congratulations to the board members and commented on their expertise and the City's appreciation.

B. Action/discussion: HFGC General Manager/Contract – Aaron

(Attachment N) Mayor Aaron introduced this item by stating how large the pool of qualified respondents were, provided detailed steps of the grueling interview process, and introduced Jeff Wilson as the new HFGC General Manager. Mr. Wilson received a round of applause. Mayor Aaron stated he would like to adopt the contract and then have a photo op. Mayor Aaron introduced version 7 of the contract stating that the red-lines mainly stemmed from our workshop and the city attorney's initial comments. Councilmember Tepper made a motion to accept the contract as presented with pending changes made by Mayor Aaron and the City Attorney. Councilmember Jones seconded the motion. The motion carried by unanimous vote.

The meeting paused for a photo opportunity. Mr. Wilson stated the search committee provided an extensive search and they deserved a round of applause. Mr. Wilson introduced himself and thanked each attendee for their faith, stating he will work hard to ensure that each concern is met, that we have a lot to work with, and that we will not remain a non profiting golf course for long.

Mayor Aaron stated that the transitional stage will begin on September 1st as an orientation phase and on a limited basis but that Mr. Wilson will be able to assist in the budget process, review of staffing needs, and will be available 5

times a week. Further stating that October 1st is the date whereby he will have a full contractor team in place from that point forward. Council and audience discussion ensued.

C. Action/discussion: Contract with Meadowlakes Property Owners Association, Inc. for providing maintenance and clerical functions – Thompson (Attachment O)

Mr. Thompson introduced this item by providing a summary of the contract functions, a contract price of \$81,000.00, stated that the POA is not contracting for brush pickup, and provided his recommendation to approve the contract with the grammatical and clerical changes as presented. Councilmember Jones made a motion to accept the contract as presented with necessary grammatical changes. Councilmember Pickard seconded the motion. The motion carried by unanimous vote.

D. Action/discussion: Appeal of Land Use Exception Request, North 143 feet of Lot 1232 and all of Lot 1233 to request rezoning from NO (Neighborhood Office) to allow for Commercial RV/Boat, Self Storage Units (Attachment P)

P&Z Commission Chairman Summers introduced this item by providing a summary of the request, subsequent meetings that Mr. Saenz attended, and the reasons for denial thereof. Summers stated that Mr. Saenz is applying for a zoning amendment to allow for a public storage facility and today he is appealing to the City Board of Adjustment. Due to the lack of that board's existence, the City Council thereby becomes the acting body. Mr. Saenz introduced himself and stated he is requesting an ordinance change by adding language to the current description of Neighborhood Office that would enable construction of a public storage facility. Mr. Saenz included in his presentation a copy of the designs, additional specifications, and background information in relation to the POA restrictions and zoning. Council and audience discussion ensued with Mr. Saenz responding to each question as posed. Mayor Aaron proposed that we obtain the citizens response and further discussion ensued. Councilmember Tepper made a motion that we take the next step to go forward with a public hearing process via the Planning & Zoning Commission. Councilmember Pickard seconded the motion. The motion carried by 4 "ayes" and 1 "nay"; Councilmember Jones voting against the motion. Council and audience discussion ensued.

E. Action/discussion: Resolution 09-2009, Appointment of Planning & Zoning Members – Summers (Attachment Q)

Councilmember Summers introduced this item by providing a summary of its purpose and origination; stating it reappoints the current members. Mr. Summers responded to questions as they were received. Councilmember Pickard made a motion to accept the resolution as presented. Councilmember Jones seconded the motion. The motion carried by 4 "ayes" and 1 "abstention". Councilmember Summers provided the abstention vote as he is the P&Z Chairman.

F. Action/discussion: Contract with GovDeals, Inc. for disposal of City surplus property – Thompson (Attachment R)

Mr. Thompson referred to this contract as a house cleaning item and provided the scope of GovDeals, Inc. services, the surrounding cities that also utilize their service, and recommended that the council authorize Mr. Thompson to enter into this agreement. Council discussion ensued. Councilmember Forsyth made a motion to authorize the execution of GovDeals, Inc.'s contract as presented. Councilmember Jones seconded the motion. The motion carried by unanimous

by unanimous vote.

G. Action/discussion: General Fund Line Item Transfers - Eileen Harrison, Treasurer

There were no line item transfers.

H. Action/discussion: Utility & RCC Line Item Transfers - Johnnie Thompson, City Administrator

Mr. Thompson stated he would like to transfer \$10,000 in funds that was budgeted for repair and irrigation to be transferred to the assets purchased line. Council discussion ensued. Councilmember Summers made a motion to accept the transfer as requested. Councilmember Pickard seconded the motion. The motion carried by unanimous vote.

VIII. CITIZEN COMMENTS:

A. There were no citizen comments.

IX. COUNCIL & JUNE & JULYOR ANNOUNCEMENTS

A. Public Forum to take place from 5:30 until 7:00 p.m. August 25th at Totten Hall.

B. 5K CASA Run scheduled for September 12th; flyers are at the back table with the sign-in sheets. (Attachment S)

C. Fiscal Year 2010 budgeting process, council meeting dates, and budget workshop schedule.

X. ADJOURNMENT:

The meeting adjourned at 8:10 p.m.

Approved:

/s/ John Aaron

Mayor

Date: 8/11/09

Attest:

/s/ Linda A. Wendling

City Secretary

Date: 8/11/09