

City of Meadowlakes

City Council Called Meeting Minutes

November 10, 2009

I. CALL TO ORDER AND QUORUM DETERMINATION:

Mayor John Aaron called the meeting to order at 5:34 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 Franzella Jones, Bill Pickard, Joe Summers and Michael Tepper. Also present were City Administrator Johnnie Thompson, City Secretary Linda Wendling and City Treasurer Eileen Harrison. Councilmember Christine Forsyth was not in attendance.

II. PLEDGE OF ALLEGIANCE & PRAYER:

Councilmember Tepper led the meeting members and guests in the Pledge of Allegiance. Councilmember Summers led the meeting members and guests in prayer. Councilmember Summers stated that a change was made when honoring the flag whereby Veteran's may now salute the flag in lieu of covering their hand over their heart.

III. STANDARD LIVE REPORTS:

A. POA Activity Report – POA President (Attachment A)

Mr. Belcher presented the POA report highlighting the recent activities of Mary Ellen Paul, the new "Welcome to Meadowlakes" sign and lighting thereof, Barbara Peskin's report stating that POA dues are running behind in comparison to previous years, Alton Fields' list of upcoming activities for which he is seeking approval, Lynn Fate continues to give oversight to the RV park with a waiting list of 20 people, status of storm damage repairs and Jack Soper looking forward to working with ACC and the two annual upcoming community-wide events. Council and audience discussion ensued.

B. City Administrator Activity Report - Johnnie Thompson (Attachment B)

Mr. Thompson presented his report highlighting court activity, recent planning and zoning activity and review of financial statements. Council and audience discussion ensued with Mr. Thompson responding to questions as posed, including but not limited to ongoing construction, contracts that are not closed and additional information on the new chipper.

C. General Fund Financial Summary Report – Eileen Harrison

Mrs. Harrison stated she had no written report due to it being the first fiscal month of the year.

D. Public Works Department Activity & Financial Summary Report - Mike Williams (Attachment C)

Mr. Williams presented his report, responding to questions as posed throughout his presentation. Mr. Williams highlighted reduced water usage, POA tasks completed per their request, employee training classes, status of the waste water permit process, signage at the irrigation pond at #10, dozer work on the tank at #16 fairway which is repairing damage from the 2007 flood, drafting an emergency action plan for houses constructed on the downside of the tank dam and LCRA water restrictions. Council and audience discussion ensued, including but not limited to the chemical feed building at Mahan and Quail.

IV. CONSENT ITEMS:

- A. August 19, 2009 – Called Meeting Minutes** (Attachment D)
- B. September 8, 2009 – Stated Meeting Minutes** (Attachment E)
- C. September 22, 2009 – Called Meeting Minutes** (Attachment F)
- D. October 13, 2009 – Stated Meeting Minutes** (Attachment G)
- E. Ordinance Enforcement October Activity Report – Jerry Martinez, Officer** (Attachment H)
- F. Animal Control October Activity Report - Robbie Galaway, Officer** (Attachment I)
- G. City Building Committee October Activity Report - Blair Feller, Chairman** (Attachment J)
- H. General Fund October Detail Financials Report - Eileen Harrison, Treasurer** (Attachment K)
- I. Utility Fund October Details Financials Report- Johnnie Thompson, City Admin.** (See Attachment B)
- J. RCC Fund (HFGC) September Detail Financials Report – Johnnie Thompson, City Admin.** (See Attachment B))

Councilmember Pickard made a motion to adopt the consent items with the grammatical corrections to the minutes which were consented to off-line. Councilmember Jones seconded the motion. The motion passed by unanimous vote of the council members present.

V. CITIZEN COMMENTS:

- A. Resident Mark Mayfield** – Mr. Mayfield expressed his opinion of supporting the requested zoning change and reasons thereof.
- B. Resident Georgina Christy** – Ms. Christy expressed her opinion of being opposed to the requested zoning change. Ms. Christy also requested that a census of the entire community be taken into consideration before moving forward.
- C. Resident Jonell Golla** – Ms. Golla expressed her opinion of supporting the requested zoning change; further inquiring what the city planned to do with the [private] property if this request was not approved.

VI. OLD BUSINESS:

A. Action/discussion/update: Wastewater Permit renewal – Williams (See Attachment C) Mr. Williams discussed this item as part of the Public Works Department Activity and Financial Summary report listed above, Section III D.

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

Mr. Thompson introduced this item highlighting that there is a glitch that requires council action before proceeding. Mr. Thompson elaborated that one of the large contributors will only contribute after the patio cover has been completed. Various options were discussed and council discussion ensued, including but not limited to proceeding with the project and at the time of bid acceptance Mr. Thompson contacts the contributor once again. Councilmember Summers made a motion that we proceed with this project with the money we have on hand, and if necessary, the city funds the remaining due on the project if the donor does not follow through. Councilmember Jones seconded the motion. The motion passed by unanimous vote of the council members present.

C. Action/discussion: Meadowlakes Public Facility Corporation Interlocal Cooperation Agreement; Revision H – Aaron (Attachment M)

Mayor Aaron introduced this item highlighting that this Revision H brings us up to date with all the redlines that were brought up via communications between council and the PFC. Mayor Aaron highlighted all redline changes. Councilmember Jones thanked Mayor Aaron for his efforts on this document. Councilmember Summers made a motion to adopt the interlocal agreement with redlines discussed. Councilmember Pickard seconded the motion. Council and audience discussion ensued. The motion passed by unanimous vote of the council members present.

VII. NEW BUSINESS

A. Action/discussion: Appeal request of P&Z denial; Request by property owner M Squared Building Solutions, LLC to Amend Zoning District NO: Neighborhood Office definitions to include a Long Term Storage Leasing Facility for individual's personal property including Recreational Vehicles and Watercraft – Aaron/Summers (Attachment N)

Mayor Aaron introduced this item by stating that this request was made by the property owner; he is asking for an appeal of the Planning and Zoning (P&Z) Commission's decision. Councilmember Summers briefed the council and audience on procedural methods of the P&Z and items in relation thereof. Councilmember Jones stated that this is a very important decision and a permanent change of the entry into Meadowlakes, she read the description of Neighborhood Office "NO" zone into the record, and then read the proposed amendment into record. Councilmember Jones made a motion that due to our entire council not being available for deliberations that the agenda item be tabled until it can be heard and acted upon by the entire city council. There was no second; the motion failed.

Mayor Aaron introduced information on criteria; which is public interest, shortage of availability, and/or hardship of the property owner and provided explanation of said requirements. Council discussion ensued. Mr. Roberto Saenz spoke to the council members and guests. Councilmember Tepper made a motion to explore other options in order to expand upon the zoning usage for the "NO zoned lots" outside of the security gate of Meadowlakes; forming a new committee in order to accomplish same. Councilmember Jones seconded the motion. Council and audience discussion ensued. Councilmember Tepper amended his motion to include that the boat storage and public storage be added to the current zoning and at a later date we may review other options that may be added to those lots zoned "NO". Councilmember Pickard seconded the motion. The motion passed by a vote of three (3) ayes, consisting of Councilmembers Summers, Tepper and Pickard and one (1) opposed vote from Councilmember Jones. There was one councilmember who was absent, Councilmember Forsyth. Council discussion ensued.

Councilmember Summers read rules of regulation into record and council discussion ensued in relation to percentage of board members present versus percentage of the voting board. Mayor Aaron stated he will obtain legal verification from the city attorney to ensure that the above motion is legally correct and binding.

B. Action/discussion: Resolution 15-2009 – Ballot to elect directors for the Burnet Central Appraisal District for the year 2010-2011 – Aaron

(Attachment O) Mayor Aaron introduced this item by highlighting the voting instructions and inquired if any council member had knowledge of the proposed individuals. Council discussion ensued. Councilmember Jones made a motion for forty-two (42) votes for Shawn Alberding. Councilmember Summers seconded the motion. The motion carried by unanimous vote of the council members present.

C. Action/discussion: Resolution 16-2009 – Authorization to SECO to apply for the energy efficiency and conservation block grants (EECBG) and commitment toward energy efficiency – Thompson (Attachment P)

Mr. Thompson introduced this item by providing some background information, highlighting that all small cities have qualified for small city grant funding via this grant, reservations due to lack of the application process being available yet and deadline dates. Mr. Thompson stated he is hopeful that the application will be ready for review during December's council meeting and at that time any concerns may be addressed. Audience and council discussion ensued. Councilmember Tepper made a motion to pursue the block grants. Councilmember Summers seconded the motion. The motion carried by unanimous vote of the present council members.

D. Action/discussion: General Fund Line Item Transfers - Eileen Harrison, Treasurer – Mrs. Harrison had no line item transfers.

E. Action/discussion: Utility & RCC Line Item Transfers - Johnnie Thompson, City Administrator – Mr. Thompson had no line item transfers.

F. Discussion: Stated Council Meeting Time Review – Aaron

(Attachment Q) Mayor Aaron introduced this item by stating this was a revisit of an agenda item change decision made back in 2008 and provided information in relation to the 2008 change. Mayor Aaron opened the floor for discussion whereby council discussion ensued, including but not limited to the impact on the staff. Councilmembers Summers, Pickard and Tepper stated they had no problem with the meeting time remaining at 5:00 p.m.

VIII. CITIZEN COMMENTS:

A. There were no citizen comments.

IX. COUNCIL & MAYOR ANNOUNCEMENTS

A. **Public Forum to take place on November 24th from 6:00 until 7:00 p.m. at Totten Hall.**

X. ADJOURNMENT:

The meeting adjourned at 8:18 p.m.

Approved:

/s/ John Aaron

Mayor

Date: 11/10/09

Attest:

/s/ Linda A. Wendling

City Secretary

Date: 11/10/09