

**City of Meadowlakes
Stated Meeting Minutes
August 13, 2013**

I. CALL TO ORDER AND QUORUM DETERMINATION: Mayor Don Williams called the meeting to order at 5:03 p.m. declaring that a quorum was present at the Meadowlakes Municipal Building in Totten Hall, 177 Broadmoor, Meadowlakes, Texas. Councilmembers present were Barry Cunningham, Mary Ann Raesener, Alton Fields, Clancy Stephenson and Gary Hammond. Also present was City Manager Johnnie Thompson and City Secretary Stephanie Littleton.

II. PLEDGE OF ALLEGIANCE AND PRAYER: Barry Cunningham 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 concluded by stating that the contractor has begun work on the water storage tank with an estimated completion in the September-October timeframe.

IV. CONSENT ITEMS:

- A.** July 9th, 2013 Meeting Minutes –Stephanie Littleton, City Secretary
- B.** Ordinance Enforcement July 2013 Activity Report – Pat Preston
- C.** Animal Control July 2013 Activity Report - Robbie Galaway, Officer
- D.** Patrol Activity July 2013 Report - provided by Meadowlakes Patrol Officers
- E.** Vandalism/Incident July 2013 Activity Report – Stephanie Littleton, City Secretary
- F.** City Building Committee July 2013 Activity Report - Don Wheeler, Chairman
- G.** Public Works Department July 2013 Activity Report - Mike Williams, PWD
- H.** July 2013 Detailed Financials Report - Johnnie Thompson, City Manager

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

V. CITIZEN COMMENTS: There were no citizen comments.

VI. OLD BUSINESS:

- A. Action/Discussion/Status Update: Meadowlakes Public Facility Corporation operations and financial condition including financials for the quarter ending 6/30/13.** PFC President Steve Hawkins presented the findings which included revenues below projections, losses in the restaurant, and estimated cash shortfalls for October 2013. Mr. Hawkins stated that the PFC Board recommends no changes to the lifetime memberships and that the current draft of the FY 2014 budget does not include loan and lease payments to the City. He concluded by outlining a proposal to solicit funds from the City and POA and the implementation of a 13-month membership program to fix the back nine holes at an estimated cost of \$80,000. His proposal included asking the POA to match funds and the City to subsidize losses from the resulting course closure. Council discussion ensued.
- B. Action/discussion: Appointment of a new banking institution to conduct the City's financial transactions, authorizing the Mayor and City Manager to execute a contract with the selected bank.** City Manager Johnnie Thompson presented the Council with the results of the RFP for banking services and after reviewing the comparisons, recommended that the Council appoint First State Bank to conduct the City's financial transactions. Council discussion ensued, after which Councilmember Gary Hammond stated *"I move that First State Bank of Central Texas be named the City's depository and that the Mayor and City Manager be authorized to execute on the behalf of the City a depository agreement with said institution for a term not to exceed 5 years, and that the Mayor and City Manger be authorized to make the necessary transfer of funds, contingent on the selected institution providing the necessary required surety."* Councilmember Cunningham seconded the motion and it passed with four ayes. Councilmember Fields abstained from voting.
- C. Action/Discussion: Authorizing City Manager to purchase tablet computers for the purpose of providing paperless agenda packets to Councilmembers.** After Council discussion and the assurance from City Manager Johnnie Thompson that the needed funds to purchase the equipment were available in the budget, Councilmember Stephenson made a motion to purchase the tablets. The motion was seconded by Councilmember Fields and passed by a 3-2 vote with Councilmembers Stephenson, Fields and Cunningham voting in favor and Councilmembers Hammond and Raesener opposed.
- D. Action/Discussion: Ordinance 2013-04 AN ORDINANCE OF THE CITY OF MEADOWLAKES, TEXAS AMENDING CHAPTER 6 (BUILDING REGULATIONS) BY AMENDING SECTION 6-9**

(INTERNATIONAL PROPERTY MAINTENANCE CODE REVISIONS), ADDING SECTION 6-40 (j) REQUIRING ENGINEERED FOUNDATIONS DELETING IN ITS ENTIRETY SECTION 6-44 (SINGLE FAMILY USE RESTRICTIONS); AMENDING SECTION 24-46 (CORPORATION ENABLING FORMAL DOCUMENTATION); AMENDING CHAPTER 28 (TRAFFIC) BY AMENDING SECTION 28-20 (OPERATION OF GOLF CARTS); AMENDING SECTION 32-62 (RENTAL OF DWELLING UNIT); AMENDING APPENDIX "A" SECTION A.10 (FEE SCHEDULE); AMENDING APPENDIX "A" SECTION A50 (PUBLIC WORKS DEPARTMENT FEES) DELETING IN ITS ENTIRETY APPENDIX "A" SECTION A60 (MGC MEADOWLAKES MUNICIPAL GOLF CENTER DISTRICT); PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPENING CLAUSE. After Council discussion, Councilmember Raesener made a motion to approve the Ordinance with one redline. The motion was seconded by Councilmember Fields and passed by a unanimous vote of the Councilmembers present.

VII. NEW BUSINESS

- A. Action/Discussion/Appointment:** *Appointment of Council members to the Commissions, Boards and Committees selection committee.* After Council discussion, Councilmember Stephenson volunteered to assist the Building Committee selection committee. Councilmember Cunningham volunteered to assist the Planning & Zoning Commission selection committee.
- B. Action/Discussion:** *Contract for services between the City of Meadowlakes and Marble Falls Area EMS.* City Manager Johnnie Thompson addressed the Council and stated that the current 3-year contract expires on September 30th, 2013 and that the proposed new 3 year contract is the same as the current contract and does not include any rate increases. After Council discussion, Councilmember Fields made a motion to approve the new contract. Councilmember Cunningham seconded the motion and it passed by a unanimous vote of the committee members present.
- C. Action/Discussion:** *Contract for services between the City of Meadowlakes and the Meadowlakes Property Owners Association.* City Manager Johnnie Thompson addressed the Council, outlining the proposed 3-year contract, which includes a \$5,000 per year increase to \$85,000 with the same level of all services provided, including bookkeeping, maintenance and 10 mowing cycles. He concluded by recommending that the Council approve the contract. Councilmember Cunningham made a motion to approve the contract. Councilmember Hammond seconded the motion and it passed by a vote of four ayes, with Councilmember and POA President Alton Fields abstaining.

- D.** *Action/Discussion: Establishing a preliminary property tax rate for 2013 and establishing dates and times for related public hearings required for adoption of the fiscal year 2014 budget.* City Manager Johnnie Thompson addressed the Council and stated that because the proposed tax rate does not exceed the established effective rate, a tax hearing will not be required. The budget hearing was set for 4:00 pm on September 10th prior to the Stated meeting.
- E.** *Action/Discussion: Sec. 24-51 of the Meadowlakes Code of Ordinances, prior owner issued lifetime memberships.* This item was moved to the top of New Business items in order to be addressed first. Mayor Williams stated that this item was placed on the agenda at the request of Councilmembers Raesener and Stephenson and explained the procedures regarding eliminating lifetime memberships on a year to year basis, which is a budget issue, or permanently, which can only be done by Ordinance. Council discussion ensued. Councilmember Stephenson moved to terminate life memberships for next fiscal year. Councilmember Raesener seconded the motion and additional discussion ensued. Councilmember Fields tried to amend the motion by proposing raising trail fees by \$25 across the board for the next fiscal year and dropping golf fees for regular members by \$25. City Manager Johnnie Thompson stated that Councilmember Fields amendment was not within the legal authority of the Council to make. There was no second for Councilmember Field's amendment, so Mayor Williams instructed the Council to vote on Councilmember Stephenson's motion. The motion was defeated 2-3 with Councilmembers Raesener and Stephenson voting in favor of terminating lifetime memberships for the next fiscal year and Councilmembers Hammond, Cunningham and Fields voting against the motion.

VIII. COUNCIL & MAYOR ANNOUNCEMENTS:

- A.** Mayor Don Williams thanked the POA for financing the new water storage tank.
- B.** The next regularly scheduled meeting will be held September 10th, 2013 at 5:00 p.m.

- IX. ADJOURNMENT:** Councilmember Fields made a motion to adjourn. Councilmember Raesener seconded the motion and it passed by a unanimous vote of the Councilmembers present. Mayor Don Williams adjourned the meeting at 6:23 pm.

Approved:

/s/ Don Williams **Date:** 9/10/13
Mayor, Don Williams

Attest:

/s/ Stephanie Littleton **Date:** 9/10/13
City Secretary, Stephanie Littleton