

MINUTES OF REGULAR MEETING
September 23, 2020
SHENANDOAH MUNICIPAL DEVELOPMENT DISTRICT

The meeting was called to order by President Byron Bevers at 6:01 p.m. Board members present, Director David Hoover, Director Mike Sorich, Director Ted Fletcher and Director Ron Raymaker. City Administrator Kathie Reyer, City Secretary/Assistant Secretary Courtney Clary, City Attorney Bill Ferebee, Communications Manager Debbie Pilcher, Finance Director/Assistant Treasurer Lisa Wasner, Chief of Police Troye Dunlap, and Public Works Director Joseph Peart.

1. CALL TO ORDER

President Bevers called the meeting to order at 6:01 p.m.

2. CALL OF ROLL

President Bevers stated for the record that all members were present.

3. CITIZENS INQUIRY

Responses to inquiries are limited by state law to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision by Council shall be limited to a proposal to place the subject on the agenda of a future meeting.

President Bevers stated for the record that there were no citizens wishing to speak.

4. Presentation of monthly cash flow report.

To view the report, please click [HERE](#)

5. Discussion and possible action regarding the reserve policy.

DIRECTOR RAYMAKER MADE A MOTION TO APPROVE THE POLICY TO SET THE MINIMUM APPROPRIATE LEVEL TO 100% AND TO AMEND THE "CONDITIONS FOR USE OF RESERVES" SECTION TO ALLOW FOR RECOMMENDATION PROPOSALS FOR REPLENISHMENT OF THE RESERVES BE PRESENTED TO THE BOARD AS SOON AS PRACTICABLE, DIRECTOR FLETCHER SECONDED. THE MOTION CARRIED 5/0.

6. Discussion regarding estimated cost to extend the merge lane at the south bound service road at Research Forest.

Ms. Reyer stated that Director Fletcher requested this item at the previous meeting seeking information to add a merge lane going southbound on the service road from Research Forest that would work in conjunction with the extended right turn lane on Research Forest. She added that the local TxDOT office is favorable of the project, and that the project would be budgeted from MDD and that partial funding would also be requested from Precinct 3.

Director Sorich asked if there would be future development in that corner where a driveway would interfere. Mr. Bleyl replied that future and existing driveways would be reviewed by the district office. Mr. Bleyl stated that staff was seeking opinions and whether MDD would want to consider the project.

Director Raymaker asked if it would make sense to work on the right-hand turn lane and acceleration lane at the same time. Mr. Bleyl replied that he recommended doing both, but that the right-hand turn lane on Research Forest was not in the TxDOT right of way and could not be part of this project. He added that those plans are completed and were sent to Precinct 3 for review and that they have verbally agreed to help with funding.

7. Discussion and possible action regarding the following items:

a. Release allocated funds

DIRECTOR RAYMAKER MADE A MOTION TO APPROVE THE RELEASE OF THE CURRENT ALLOCATED PROJECT FUNDS, DIRECTOR FLETCHER SECONDED. THE MOTION CARRIED 5/0.

b. Updated CIP

DIRECTOR RAYMAKER MADE A MOTION TO APPROVE THE UPDATED CAPITAL IMPROVEMENT PLAN AS PRESENTED, DIRECTOR SORICH SECONDED. THE MOTION CARRIED 3/2 WITH PRESIDENT BEVERS AND DIRECTOR FLETCHER AS THE OPPOSING VOTES.

8. Discussion regarding a project ranking process.

Ms. Reyer stated that the agenda item was suggested by Director Raymaker to list the

projects that were potential for the budget as well as ranking the projects in the current order as they would be proposed by priority.

Director Raymaker stated that the goal behind the ranking process was to have the option to move a project up on the priority list should the project before it fall through for whatever reason.

Director Hoover asked if all the higher ranked projects would be what would be included in the budget. Director Raymaker replied that the goal would be to have the prioritized list before going into budget workshop.

Ms. Wasner stated that the list included projects that were presented to Council to keep a running list of what needs to be done.

President Bevers stated that the list include unfunded projects, and noted that if the high, medium, and low projects were funded, there would still be an excess reserve of more than 1.75 million dollars.

9. Discussion and possible action to adopt the 2020-2021 MDD Budget.

DIRECTOR RAYMAKER MADE A MOTION TO ADOPT THE 2020-2021 MUNICIPAL DEVELOPMENT BUDGET, DIRECTOR SORICH SECONDED. THE MOTION CARRIED 3/2 WITH PRESIDENT BEVERS AND DIRECTOR FLETCHER AS THE OPPOSING VOTES.

10. Discussion and possible action to approve a proposal from Bleyl Engineering for drainage improvements east of David Memorial Drive.

DIRECTOR FLETCHER MADE A MOTION TO APPROVE THE PROPOSAL FOR ENGINEERING FROM BLEYL ENGINEERING FOR DRAINAGE IMPROVEMENTS EAST OF DAVID MEMORIAL DRIVE IN THE AMOUNT \$66,460 CONTINGENT UPON CLOSING THE PURCHASE MADE TOWARDS THE EAST SIDE DETENTION POND BY TIM CRAWFORD, DIRECTOR RAYMAKER SECONDED. THE MOTION CARRIED 5/0.

11. Discussion and possible action to approve the minutes of the July 22, 2020 and the August 26, 2020 regular meetings.

DIRECTOR SORICH MADE A MOTION TO APPROVE THE JULY 22, 2020 REGULAR MEETING MINUTES, DIRECTOR BEVERS SECONDED. THE MOTION CARRIED 5/0.

DIRECTOR FLETCHER MADE A MOTION TO TABLE THE VOTE ON THE AUGUST 26, 2020 REGULAR MEETING MINUTES, DIRECTOR SORICH SECONDED. THE MOTION CARRIED 3/2 WITH DIRECTOR RAYMAKER AND PRESIDENT BEVERS AS THE OPPOSING VOTES.

12. Discussion and possible action to ratify the accounts payable for August, 2020.

DIRECTOR FLETCHER MADE A MOTION TO RATIFY THE ACCOUNTS PAYABLE FOR AUGUST, 2020, DIRECTOR HOOVER SECONDED. THE MOTION CARRIED 5/0.

DIRECTORS' INQUIRY

Pursuant to Texas Government Code Sect. 551.042, the Directors may inquire about a subject not specifically listed on this Agenda. Responses are limited to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place the subject on the agenda of a future meeting.

President Bevers inquired about the MDD Bylaws amendment agenda item for the Council meeting and stated that the Board had not been made aware of the proposed amendments to the bylaws and that future communication between Council and the Board would be essential.

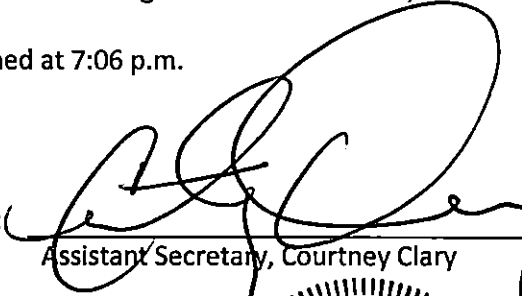
EXECUTIVE SESSION

Public notice is given that the Municipal Development District Board may elect to go into Executive Session at any time during the meeting in order to discuss any matters listed on the Agenda when authorized by the provisions of the Open Meeting Act, Chapter 551 of the Texas Government Code, to receive advice from legal counsel, to discuss matters of land acquisition, personnel matters or other lawful matters that are specifically related to items listed on this Agenda. Prior to any such closed session, the President, in open session, will identify the agenda item to be discussed and the Section or Sections of Chapter 551 under which the closed discussion is authorized.

ADJOURN

There being no further business, President Bevers announced that the meeting was adjourned at 7:06 p.m.

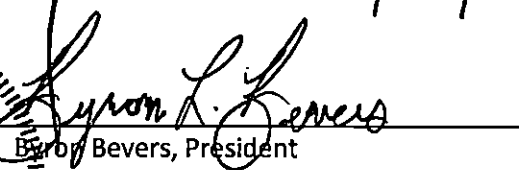
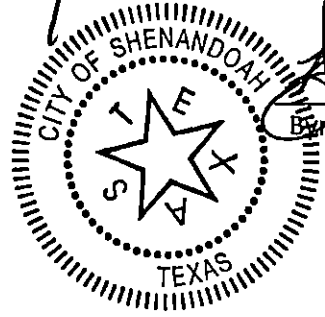
SUBMITTED BY:



Assistant Secretary, Courtney Clary

DATE APPROVED:

01/27/2021



Byron Bevers, President