

**NOTICE OF REGULAR COUNCIL MEETING  
CITY OF PANORAMA VILLAGE, TEXAS**

STATE OF TEXAS                    )  
COUNTY OF MONTGOMERY        )  
CITY OF PANORAMA VILLAGE      )

**NOTICE IS HEREBY GIVEN** that a regular meeting of the City Council of the City of Panorama Village, Texas, was held on November 4, 2019 at 9:30 AM, located at 99 Hiwon Drive, Panorama Village, Texas for considering and, if deemed advisable by the City Council, action upon the following:

**Present to-wit:**

Lynn Scott	Mayor
Ted Nichols	Mayor Pro Tem
Clint Fowler	Councilmember
Joe Watson	Councilmember
Royce Engler	Councilmember
Larry Foerster	City Attorney

**Asbent, Councilmember Doug McEntire**

1. Call to order made by Mayor Lynn Scott.
2. Roll Call made by Lisa Evans, City Secretary. Mayor Lynn Scott lead the Pledge of Allegiance to the United States and Texas Flags, and called for a Moment of Silence:  
"I Pledge Allegiance to the Flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all. Honor the Texas Flag. I pledge allegiance to thee Texas; one state under God, one and indivisible".
3. Approval of minutes of the previous meeting; take action as deemed necessary. A motion made by Mayor Pro Tem Ted Nichols to approve minutes of the previous meeting seconded by Councilmember Royce Engler, voted and carried unanimously.
4. Review and approve the City of Panorama Village September 30, 2019 Financial Audit presented by Mike Brooks, CPA; take action as deemed necessary. Tabled for next regular council meeting.
5. Hear comments from Citizens; take action as deemed necessary.
6. Hear reports of Chief of Police and Utility Supervisor; take action as deemed necessary.

Chief Tracy Hudgins reported 93 calls for service, 11 verbal warnings, 4 written warnings, 10 citations issued, 13 total traffic charges, 1 arrest, 12 extra patrols, and 2,177 miles driven for the month.

Mayor Pro Tem Ted Nichols reported on the water well production- Well #1, had 0 gallons pumped with a flow rate of 0; Well #2, had 0 gallons pumped with a flow rate of 0; Well #3 pumped 0 gallons with a flow rate of 0; and Catahoula Well #4 pumped 9,745,000 with a flow rate of 2,140. Water usage report had a daily average 314,000 a single maximum of 477,000 and a monthly total of 9,745,000. Effluent flows through Waste Water Treatment Plant had a daily average of 208,000, a single maximum of 275,000, with a total of 6,451,000 for the month. Total rain fall was 5 inches. Effluent Pumpage- Golf Course Irrigation was at a single day maximum 0, a daily average of 0 with a total of 0 for the month. Well on the Tee Box at 21 had no usage.

7. Engineering Report on City projects; take action as deemed necessary.

Travis Walker, with Bleyl Engineering reported that the Ground Water Reduction- Phase I and II of the Catahoula Water Well Plant are complete and the well and plant are operational. Conroe Connection Phase is complete and operational but not in service due to temperature issues. Bleyl is coordinating to update exhibits for both entities to agree upon the location while the Conroe Attorney is reviewing the current agreement. Conroe responded that they believe it is reasonable for Conroe to pay half (\$76,850) for the cart barn building. See attached email. If Panorama accepts this, terms for easement dedication, location etc. will need to be decided.

Miscellaneous Projects- Hurricane Harvey-FEMA- FEMA has recommended adding the retention pond across hole 23 to this FEMA application. Coordination with FEMA is ongoing. Bleyl met with the City and FEMA to discuss the proposed sedimentation pond crossing the 23<sup>rd</sup> fairway on February 11<sup>th</sup> and had a conference call with both parties February 21<sup>st</sup>. Based on these discussions, Bleyl looked into the necessity for hydraulic and hydrologic study of Stewart Creek. It was determined that the study would be required. The study qualifies for the 90/10 cost share with FEMA and TDEM.

Bleyl began the study for the sitation pond in July. Environmental information and survey information have been received. The Environmental recommended preliminary coordination with the Army Corps of Engineers. The Army Corps stated that no work can occur within the creek. Any work would be parallel to the creek. Bleyl is currently on hold, as Mayor Scott has reached out to Congressman Kevin Brady's office to see if they can assist with the Army Corps.

TDEM HMGP Application – Bleyl has resubmitted an application requesting funding to perform drainage improvements throughout the City. This is a similar application that was submitted last year in which the City was given an “alternate project” designation. Bleyl discussed the drainage issues as a result of Harvey in this application hoping to receive funding. Funding for this project would be a 75/25 split if accepted. The request for additional information has been fulfilled. Nothing new at this time.

Drainage study of the tributary to White Oak Creek- As authorized at the July City Council Meeting, Bleyl has begun a drainage study along with tributary to White Oak Creek. This stretches from hole 17 North crossing Velda Rose to Shalimar, adjacent to Tubac St. Recommendations for improvements were provided at the October Council Meeting. Bleyl will await direction from the city.

FM 830 Construction near Stewart Creek - The Mayor and Bleyl met on Monday, December 3<sup>rd</sup>, to discuss the construction near Stewart Creek. Bleyl has concerns on the lack of erosion control and negative effects that TX Dot's work is having on the City. In December TX DOT located the drainage pipe that had been buried and uncovered as well as began addressing erosion concerns. TX DOT continues to work on the FM 830 overlay. It is nearing completion. Driveway and street connections will be the last portion of the work.

Request for Will-Serve Letter – Councilmember Royce Engler was contacted by L2Engineering regarding the 4-acre tract on I-45 South of Panorama Drive, to the east of Lakeway St. Their client is looking at subdividing the tract into 3-4 tracts to develop a restaurant, gas station, small hotel, or something of similar nature. The have requested a letter from Panorama stating that the City is willing and able to serve the parcel. Bleyl can provide a letter to this effect, if the City Council wishes to issue the will-serve letter. The potential developer is now looking to move forward with the project towards the end of the year.

**8. Hear report of the Panorama Golf Club; take action as deemed necessary.**

- 1. City Secretary Lisa Evans reported the club had a revenue of \$74,164 for the Pro shop and \$36,663 for Food and Beverage thus totaling \$111,563.**
- 2. Update on the 2018-2019 Panorama Golf Course Profit and Loss; take action as deemed necessary. Mr. Steve Parker briefly presented an update on the 2018-2019 Panorama Golf Course Profit and Loss with a loss of \$441,000, \$125,000 better in revenue than a year ago and \$100,000 better in Profit and Loss than a year ago as well. Mr. Parker announced that a draft is available on the Golf Financials; a workshop will be announced at a later date.**

**Mayor Pro Tem Ted Nichols stated "for the record" all future regular council meetings, a representative from Sterling Golf needs to be present.**

- 3. Review and discussion on plumbing issues in the Clubhouse and Bar Area; take action as deemed necessary. A motion made by Councilmember Joe Watson to authorize the Mayor to spend up to \$12,000 for repairs to plumbing, requiring Mayor to get two more bids, seconded by Councilmember Clint Fowler, voted and carried unanimously.**

**9. Hear report of Planning & Zoning Committee; take action as deemed necessary.**

- 1. Review and approve amended Planning & Zoning Ordinance as discussed; take action as deemed necessary. A motion made by Councilmember Royce Engler to approve amended Planning & Zoning Ordinance as discussed, seconded by Councilmember Clint Fowler, voted and carried unanimously.**

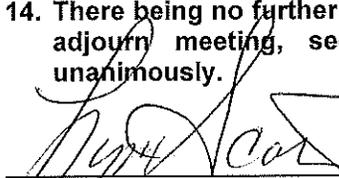
**10. Old Business**

- 1. Update on the status of the City of Conroe participating with cost associated with a new Cart Barn for the Panorama Golf Course; take action as deemed necessary. Mayor to write another letter to the City of Conroe to negotiate cost associated with the new Cart Barn.**

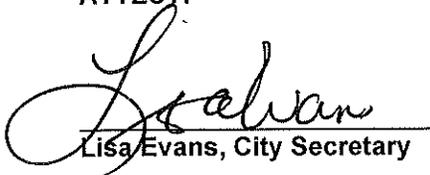
**11. New Business**

- 1. Review and discuss the ADA requirement for access to the City of Panorama pool facilities by providing a lift for disabled persons to enter pool; take action as deemed necessary. Councilmember Joe Watson to get 3 bids for the ADA lift for disabled persons to enter the pool.**
- 2. Review bids for the removal and disposal of an estimated 126' of concrete pipe, replace with HDPE pipe provided by City to be bedded and backfilled with stabilized sand located on Panorama Drive; take action as necessary. A motion made by Mayor Pro Tem Ted Nichols to approve bid from 5-T Utilities for \$18,000 for the removal and disposal of an estimated 126' of concrete pipe, replace with HDPE pipe provided by City to be bedded and backfilled with stabilized sand located on Panorama dr, seconded by Councilmember Royce Engler, voted and carried unanimously.**
- 3. Review and approval Resolution casting vote(s) for candidate(s) for the election of the Montgomery Central Appraisal District Board of Directors Election for the 2020-2021 Term; take action as deemed necessary. A motion made by Mayor Pro Tem Ted Nichols to vote for Barry Blanton, Guy Hancock, Peggy Hausman, Bonar Luzey, II and Bruse Tough, seconded by Councilmember Royce Engler, voted and carried out unanimously.**

4. Designate Representative and an Alternate for the Houston-Galveston Area Council 2020 General Assembly; take action as deemed necessary. A motion made by Councilmember Royce Engler to designate Mayor Lynn Scott as Representative and Mayor Pro Tem Ted Nichols as Alternate for the Houston-Galveston Area Council 2020 General Assembly, seconded by Councilmember Clint Fowler, voted and carried out unanimously.
5. An Ordinance by the City Council of City of Panorama Village, Texas, amending Ordinance No. 2018-418 dated October 01, 2018, by amending monthly residential and commercial water and sewer rates to be charged by the city for water works and sanitary sewer system services inside and outside the city; limiting unused customer credit balances to \$500; repealing all ordinances in conflict; providing savings clause and Texas Open Meetings Act Clause; providing a severability clause; and providing an effective date of January 01, 2020, after publication; take action as deemed necessary. A motion made by Councilmember Royce Engler to approve Ordinance by the City Council of City of Panorama Village, Texas, amending Ordinance No. 2018-418 dated October 01, 2018, by amending monthly residential and commercial water and sewer rates to be charged by the city for water works and sanitary sewer system services inside and outside the city; limiting unused customer credit balances to \$500; repealing all ordinances in conflict; providing savings clause and Texas Open Meetings Act Clause; providing a severability clause; and providing an effective date of January 01, 2020 after publication, seconded by Mayor Pro Tem Ted Nichols, voted and carried unanimously.
6. Review and approve Investment Policy for the City of Panorama Village; take action as deemed necessary. A motion made by Councilmember Clint Fowler to approve Investment Policy for the City of Panorama Village, seconded by Mayor Pro Tem Ted Nichols, voted and carried unanimously.
7. Review and approve City of Panorama Village Quarterly Investment Report for the Quarter Ending September 30, 2019; take action as deemed necessary. A motion made by Councilmember Clint Fowler to approve City of Panorama Village Quarterly Investment Report for the Quarter Ending September 30, 2019, seconded by Councilmember Royce Engler, voted and carried unanimously.
12. Approval of Expenditures and review of Budget; take action as deemed necessary. A motion made by Mayor Pro Tem Ted Nichols to approve expenditures and review of budget, seconded by Councilmember Clint Fowler, voted, and carried unanimously.
13. Hear Announcements concerning items of community interest from the Mayor, Councilmembers, and City Staff for which no action will be taken.
14. There being no further business, a motion was requested by Councilmember Clint Fowler to adjourn meeting, seconded by Councilmember Royce Engler, voted, and carried unanimously.

  
Mayor Lynn Scott

ATTEST:

  
Lisa Evans, City Secretary