

THE WOODLOCH TOWN COUNCIL HELD A SPECIAL AGENDA MEETING ON
MONDAY AUGUST 13, 2018 AT 7:08 PM.

1. Call to Order by Mayor Leino Jr.
2. Opening prayer and Pledge of Allegiance to the flag of the United States of America led by Mayor Leino Jr.
3. Roll Call and Certification of Quorum MG, BH, ML (absent)
4. Appoint Andrew Rutherford to alderman position 5.
Andrew Rutherford was sworn in by Mayor Leino Jr to Aldermen Position 5.
5. Approval of previous month's minutes (6/11 & 7/6)
Motion to approve previous month's minutes made by Alderman M. Greening and seconded by Alderman B. Hackleman 4 ayes, 0 nays, Motion passed
6. Monthly Reports
 - Financial Report – Presented by Mayor Ralph Leino Jr.
General Fund Income: \$3,697.00. Total Expenses: \$6,096.53. Net Income: -\$2,399.53 Total Net TML
Flood Insurance: \$237.62 Income: -\$2,637.05, Utility Fund Income: \$24,205.00. Total Expenses:
\$29,220.84 Left us with: -\$515.84. Account Payable: \$32,828.88
Motion made to approve Monthly Financial Reports made by Alderman B. Hackleman and seconded by
Alderman A. Rutherford 4 ayes, 0 nays, motions passed
 - Ad Valorem Activity – Presented by Tax Assessor Guy Griscom
Collected \$1,951.46 for July and YTD: \$37,177.93 Still owed: \$6,556.56 break down of years:
\$4,471.19 for 2017, \$1,286.04 for 2016.00, \$706.30 for 2015 and \$93.03 for 2014.
 - Public Works Report – Presented by Operations - Jason Sessum
Historical Pumpage Report 1,251.400. 100 percent accountability on the registers replace. Waste
water no issues, everything is running well. However, Lift Pump #2, had to be cleanse as it had not
been done since the Harvey flood, something was caught in the shaft and it got bent, this cannot be
repaired, needs replacement. The replacement costs are between \$5,000 and \$8,500. Working on
getting a quote.
 - Engineering Report – Presented by LightPoint Engineer Mike Mathena
Wastewater Treatment Plan Permit: Draft has been sent to TCEQ. TGLO-Tax Day Flood: have
provided Grantworks with the area map, breakdown of the budge and the engineer's statement for
the GLO Tas Day application. TWDB 2018/Harvey: The Town is eligible for up to \$800,000 in loan
forgiveness and the remaining amount can be financed at 0% for to 25 years. LightPoint finalizing the
application for the project. FEMA: TML has authorized the City to move forward with the repairs to
the broken manhole located between the wastewater treatment plant and the river. Approx. cost is
\$23,000 and will be covered entirely by TML. TML has sent a check \$8,000 to help repair the control
building at the Water Plant. The estimated cost for this repair is \$50,000. Confirming with TML that
they are willing to pay the difference.
7. Discuss and Approve to issue requests for proposals and qualifications for services related to CDBG-
Disaster Recovery funds as administered by the General Land Office. Motion to approve was made by
Alderman B Hackleman, seconded by Alderman J. Lohman. 4 eyes, 0 Nays, Motion passed
8. Discuss and Approve issue requests for proposals and qualifications for services related to TXCDBG
Community Development Fund as administered by the Texas Department of Agriculture. Motion to
approve was made by Alderman B. Hackleman. 4 eyes, 0 nays. Motion Passed

9. Discuss and Approve 2018 property tax rate. Motion to Approve 2018 property tax was made by Alderman. Motion to Approve was made by Alderman M. Greening, seconded by Alderman M. Leal. 4 eyes, 0 nays. Motion Passed
10. Consider discuss and approve Ordinance #0813201801 Inside Town of Woodloch, Water and Sewer Rates and Fees. Motion to approve made by Alderman B. Hackleman and seconded by Alderman J. Lohman. 4 eyes, 0 nays. Motion passed
11. Consider discuss and approve Ordinance #0813201802 Outside customers of The Town of Woodloch's Utilities, Water and Sewer Rates and Fees. Motion to approve made by Alderman J. Lohman and seconded by Alderman B. Hackleman. 4 eyes, 0 nays. Motion passed
12. Consider Discuss and Approve the use of a tax attorney to manage delinquent accounts – Tabled to next meeting
13. Citizen Comments – Not to Exceed 30 Minutes
This agenda item provides an opportunity for citizens to address the City Council on any matter not on the agenda. Comments shall be limited to three (3) minutes per person. Comments by the governing body shall be limited to statements of specific factual information given in response to an inquiry; recitation of existing policy in response to an inquiry; or a proposal to place the subject on a future agenda

Diane Lincoln:

- Stated that when she was the Mayor she provided council with monthly financial reports including to Mayor Leino when he was an Alderman. One report was Budget vs Actual which listed expenditures and revenues and one item was the Mayor's salary which last year was \$30,000. Everyone was aware of this compensation. D. Lincoln stated that at the Feb 9, 2018 Special meeting, Mayor Leino lied to the council when he stated that there was no official record of the Mayor's salary. She stated that the Mayor receives a salary of \$38,000, a 27 % increase of what she received. This was done without the required action of a budget amendment. She stated that the current Mayor's salary is more than the taxes collected by the Mr. Guy Griscom. This also increase the Town's Medicare and Social Security contribution by 27 %. D.L stated that Mayor Leino has two very lucrative business, 2 commercial vehicles, a store front and employees. D.L. also stated that when was first Mayor, she also had a business and she received no compensation for her position for the first 16 years. She is asking this council to reconsider the Mayor's Leino compensation. She stated that Mayor Leino is the first mayor in history that has stated to her that he could not do this job and hired an assistant. No other mayor has ever had an assistant. She stated that it is also an insult to get a tax attorney on a very poor Town.

Wendy Hamrick:

- Stated regarding the comments made by Diane Lincoln regarding salaries and assistance labor, there is a record of Diane Lincoln assisting a mayor while having a city secretary.
- Request that the Mayor and city council please explain the 50 cents tax rate cap, possibly as agenda item on another meeting to explain the cap as there is confusion around this.

14. Closed Executive Session (none this meeting)

The City Council may convene into a Closed Executive Session in accordance with the Government Code, Section 551 (consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.086 (Deliberations about competitive matters), and 551.087 (Deliberations about Economic Development Matters)

15. Other Business:

- Mayor Leino updated the attendees of the of progress towards Annexation of River Ridge and River Oaks. Mayor Leino stated he has started research regarding procurement to annex these two streets. The mayor first hoped to expand further than these two streets, but after discussing it with the lawyers and engineers involved and studying the maps of Conroe and Montgomery counties, this is not possible. At this time, he plans to continue to proceed with the annexation to include River Ridge and River Oaks as part of the town as this can be achieved as they are within the Town's city limits.
 - The Mayor plans to hold a meeting to ask for votes for annexation. The town is planning to set a date for this meeting in the September's Agenda Meeting.
 - One of the big things he has noticed is that the outside customers have a very expensive trash service and he has also heard from some of the residents of the amount they pay for trash service. Some pay up to \$68 dollars for garbage per month. By annexing to the Town of Woodloch, trash service will be provided by Waste Management for \$20 per month, saving \$48 per month.
 - As part of the annexation, there will be a 50 cents tax per each \$100 of the value of each home that will go towards the Town of Woodloch. We do not have exact dollar figures as to how much it will increase as each home's values are different. An example was done of one of the outside city limits customer. Their tax bill was \$400.00 increased. The trash services save a \$500 amount which will help offset that amount. The city of Woodloch will take control of drainage and will have access to help with these issues. The Mayor will also like to help with coordination an easement or black-top on each side of the road between our streets and school all the way to the stop sign so the kids that go to the school have a place to walk or ride their bikes to school.
 - Also, we are working on getting funds that are available and we are trying to access to help issues with drainage in River Oaks.
- A. The Town of Woodloch held a public hearing at 6:00 PM on August 13, 2018, at City Hall regarding the General Land Office (GLO) CDBG-DR 2016 Floods Program to take comment on the citizen participation plan, local housing and community development needs, available funding, eligible activities, past use of funds, and the development of the CDBG-DR application.

16. Adjournment

Motion to adjourn made by Alderman M. Greening and seconded by Alderman B. Hackleman. 4 eyes, 0 nays. Motion passed

Respectfully Submitted,

Carmen Loor
City Secretary