

THE WOODLOCH TOWN COUNCIL HELD A SPECIAL AGENDA MEETING ON
SUNDAY AUGUST 19, 2018 AT 7:00 PM.

1. Call to Order by Mayor Leino Jr.
2. Opening prayer lead by Alderman J. Lohman 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 Present were Alderman: M. Greening, J. Lohman, B. Hackleman, Marcos Leal & B. Hackleman.
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 5 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 J. Lohman and seconded by Alderman B. Hackleman 5 ayes, 0 nays, motions passed
 - Ad Valorem Activity – Presented Mayor Leino Jr.
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 Mayor Leino Jr.
Historical Pumpage Report 1,251.400. 104 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 Mayor R Leino Jr.
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. 5 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 M. Greening seconded by B. Hackleman. 5 eyes, 0 nays. Motion Passed

9. Discuss and Approve 2018 property tax rate. Motion to Approve 2018 property tax was made by Alderman M. Greening, seconded by Alderman M. Leal. 5 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. 5 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. 5 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 she was in attendance to remind Mayor Ralph Leino Jr. that his title is “Mayor of the Town of Woodloch” Which means the people living inside the city limits are his contiguous and that he is responsible for the residents inside the Town of Woodloch and stated that this has not been the case. DL stated that for the past 6 months, Mayor Leino Jr. has been catering to the outside limit utility customers and she wonders why.
- DL stated to Mayor Leino that she just heard him pledge to help the outside customers with their drainage problems, yet Woodloch's only drainage ditch has 20+ foot trees growing in it.
- DL wanted to correct Mayor's statement of October 13, 2018, commissioner Jim Clarke did in fact spend money on working on River Oaks drainage issue last summer. DL stated she has photos.
- DL stated that Mayor promised the outside customers to have Needham road blacked top, yet our own streets have pot holes and are in desperate need of repair. DL asked the Mayor to please take care of contiguous first.
- DL stated that Mayor Leino, lowered the outside customer's water rate and increased inside rates.
- DL stated that she has calculated Mayor Leino has used up of all the Ad-Valorem funds and two months of water payments for \$38,000 salary. DL asked: how is this being responsible looking out for the Town.
- DL also stated that a position was created paying \$12,000 to do the Mayor's job.
- DL reprehended the Mayor for planning to hire a tax attorney to go after people who have not paid taxes after a major devastation. She recalled having a meeting with the previous council members when she was in office and dismissed having a tax attorney as it was not beneficial for the town.

Amy Stockholm

- Stated that she attempted to get into the FB account and she has been blocked and cannot see comments, she wanted to understand why she was being “basterdised”. She stated that she feels the Mayor doesn't care and no one lets her know anything. She stated that she feels the Mayor is more concerned about the people of the other streets and she is living here. She stated that she would love to hear what the Mayor had to say and that she was an intelligent person that can look up what is going on and can crossed/fact check or what she hears from anybody else. She stated that she did not know the Mayor's phone number, nor she would use it as she thought the Mayor was busy and she should have to call him. The Mayor responded to Amy by telling her that she did matter and that she was free to call him anytime. Amy stated that typically she would go to FB and she was informed of everything that was going on. Amy stated that she should easily be able to find answers as the outside people do and yet she doesn't. Amy stated that she did not wish to be trashed by anyone in here and that she

had videos of herself being recorded and she would bring them in if she had to.

14. Closed Executive Session

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:

A. Update The town of Woodloch of progress towards Annexation of city

- 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.

- B. 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 J. Lohman, seconded by Alderman B. Hackleman. 4 eyes, 0 nays.
Motion passed (meeting ended at 7:37 pm)

Respectfully Submitted,



Carmen Loor
City Secretary