

THE WOODLOCH TOWN COUNCIL HELD A SPECIAL AGENGA MEETING ON  
MONDAY, JULY 8, 2019 AT 7:00 PM.

1. Call to Order by Mayor Leino
2. Opening prayer and Pledge of Allegiance to the flag of the United States lead by Mayor Ralph Leino.
3. Roll Call Present at the meeting were:  
Mayor, R. Leino Jr., M. Greening, A. Rutherford, Belinda Hackleman. Absent: Nicholas Allen
4. Consider, Discuss, and Approve To appoint Mr. Gerald DeWayne Mink, to the position of Alderman Position 1.

Motion to appoint Mr. Gerald Mink to the position of Alderman Pos 1 was made by Alderman A. Rutherford and seconded by Alderman M. Greening. 3 eyes, 0 nays. Motion Passed.

5. Citizen Comments.  
No citizen comments.
6. Approval of all previous month's minutes  
Motion to approve previous month's minutes made by Alderman, M. Greening and seconded by Alderman B. Hackleman. 3yes, 0 nays. Motion Passed.

Motion to approve all previous month's minutes by Alderman B. Hackleman and seconded by Alderman M. Greening. 3 eyes 0 nays. Motion passed.

7. Monthly Report:

- A. Financial – Mayor Ralph Leino Jr. Financials were read by Major Leino. General fund, total Income \$866.16. Expenses of \$4,368.81 Utility Fund Income of 22,309.58 with total expenses of \$9,002.57.
- B. Ad Valorem Activity – Tax Assessor. Total collection for the month was \$330.75 that includes penalty and interest of \$49.61 2018 taxes which totals \$380.36. YTD for 2018 \$19,655.62. Unpaid balance for all years is \$10,940.42.
- C. Public Works – Operations by Jason Sessum  
We had a clarify motor go bad at the waste water plant and it caused an ammonia excursion. Motor replaced but it did cause us to hit the single grab. Pulled extra samples for the month but we do not have the results to see if we failed for the month. Will let you know as soon as I have them. Ammonia and TSS are the easiest to clear. Historical Pumpage for June was 1,215,000 we are average. Accountability is up to 93% for June.

Still waiting on the exit interview from the TCQ Water plant inspection.

D. Engineering – Engineering

Mike Mathena introduced Darrin Fentress as the new engineer working with LightPoint Engineers.

- **Texas Water Development Board Drinking Water State Revolving Fund Loan – Pressure Tank No.1 Replacement (2017 Loan with 100% Loan Forgiveness):** The drawing sand specs have been submitted to the Texas Water Development Board for review. Once we have the drawings approved, then we can go out for bids.
- **TWDB 2018 Hurricane Harvey Emergency Clean Water State Revolving Fund Intended Use Plan:** We have prepared a revised estimate (copy attached) for Phase 2 of the wastewater treatment plant. The estimate totals to be \$800,000 and includes construction, engineering, special services, fiscal services, and contingency amount. The TWDB is willing to loan the City \$800,000 and 100% of that loan will be forgiven.

We feel that this is enough money to complete the project and we need Council to approve the amount so that we can go forward with starting the loan closing process.

- a) Mr. Mike Mathena of LightPoint Engineers needs approval to move forward with the \$800.00 loan forgiveness application for the TWDB Drinking Water State Revolving Fund Loan-Pressure Tank No. 1 Replacement. Motion to approve was made by Alderman B. Hackleman and seconded by Alderman M. Greening. 3 eyes, 0 Nays. Motion passed.
- **GLO Tax Day/Memorial Day Flood Relief (Wastewater Treatment Plant)** We are working on the plant layout and are asking the surveyor to locate the point of discharge. We should have this additional survey work done in the next few weeks. We do not know how much it will cost yet. Will update once we have the answers.
- **ETJ Boundary Survey. Moon has completed work on the ETJ survey.** No update.

8. Discuss and Approve Accounts Payable

- Motion to approve Accounts Payable made by Alderman A. Rutherford and Seconded by Alderman B. Hackleman. 3 eyes, 0 nays. Motion passed

9. Consider, Discuss and Approve, Resolution Authorizing and approving the creation of Woodloch Cultural Education Facilities Finance Corporation; Approving the articles of incorporation and bylaws thereof; Appointing the initial directors thereof, and containing other provision relation to the subject. Motion to approve made by Alderman M. Greening, seconded by Alderman A. Rutherford. 3 eyes, 0 nays. Motion passed

10. Consider, Discuss, and Approve, changing the water and waste water testing company from EASTEX to NWDLS. Mayor provided comparison showing a \$200 monthly saving. Effective September 1, 2019 Motion to approve made by Alderman M. Greening and seconded by Alderman B. Hackleman. 3 eyes, 0 nays. Motion passed

11. Consider, Discuss and Approve authorize the town to procure a litigation lawyer for the ETJ encroachment. Motion to approve made by Alderman M. Greening and seconded by Alderman B. Hackleman. 3 eyes, 0 nays. Motion passed

12. Closed Executive Session: No closed session held

*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)*

13. Other Business

- a. Annexation and the procedures involved. (comments from the audience will be heard by completing a comment form) Forced annexation is out of the way. Mayor did not intend to do a forced annexation. Would like this to be a joint venture. We can try to have this done by Jan 1, 2020. A public hearing needs to take place by August 31. All the paper work needs to be entered by Oct 1<sup>st</sup> 2019 to be able to be completed by January 1 2020. Will need post signs calling customers to attend public meeting and vote. A clear and present vote needs to be present and someone needs to take count of Yes and Nay votes. An affidavit also needs to be filled out and signed by at least 3 members of audience stating that this is what they want. If annex garbage package will be provided to all customers.
- b. Matters concerning MCAD and property values – presented my G. Griscom. Property taxes will be going up for the Town of Woodloch as January 2020. Tax levy collection will continue to be done under the same 2017/2018 legislation until the change takes effect in 2020. Tax rate will be lower than 50 cents. We will know after July 25, 2019. There are a lot of rental properties and owners are not protesting so this has caused an issue.

Motion needed to use Council Meeting room to hold a council meeting

14. Adjournment

Motion to adjourn made by Alderman A. Rutherford seconded by Alderman M. Greening. 3 eyes, 0 nays.  
Motion Passed. Meeting ended @ 8:31 pm

Respectfully Submitted,

A handwritten signature in cursive script that reads "Carmen Loor".

Carmen Loor  
City Secretary