

THE WOODLOCH TOWN COUNCIL HELD A SPECIAL AGENGA MEETING ON
MONDAY, SEPT 05, 2019 AT 7:07 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., A. Rutherford, Gerald Mink, Belinda Hackleman. Absent: Mathew Greening, Nicholas Allen
4. Citizen Comments.
Diane Lincoln: First, thank you for being on time. Second, I am not sure why I am being followed again but please stop. I have cameras installed and I have go-pro in my truck. I would also like to ask if we can have more postings on Facebook page about the what is going on instead of just meetings posted three or four days in advance. I know that in July you promised there would be signs put out a week or so before the annexation. This would be a bit better.
5. Discuss 2019 Effective Property Tax Rate
 - a. **The effective property tax rate for tax year 2019 is \$0.2629 per \$100 of value.** (*This rate would reflect the low property values of 2018 after the flood of hurricane Harvey*)
 - b. **The proposed tax rate is \$0.3600 per \$100 of value.** (*This rate would reflect the same budget generated prior to hurricane Harvey and would support the current proposed general budget.*)
 - c. **The proposed tax rate would increase total taxes in the Town of Woodloch, Texas by 36.93% for the tax year of 2019, from the previous year of 2018.** (*In which all property values were lowered by almost 50%*)
 - d. **Set date and time for public meeting to adopt the 2091 Property Tax Rate**
Meeting scheduled for September 19 (This meeting was cancelled and rescheduled for Sept 26th)

Comments from Guy Griscom: Regarding 2019: The law requires me as tax assessor collector to provide the Town with an effective tax rate comparing 2018 to 2019 and that effective tax rate would be .2629 per \$100.00 of value. The reason that its lower than the 50 cents in 2018 is because now for 2019 the values have gone back up. The values of taxable property in Woodloch for 2018 was \$4.980.195 million and for 2019 those same properties the value this year is \$9.484.380 million. Values have significantly gone up. To generate the same tax revenue this year as you had last year that's where this 26 cents rate comes in. If you would adopt the .2629 rate for 2019 you will generate the same money you got last year. The amount is \$24,900.98. Now you are going to adopt a budget for the city portion on Monday, Sept 19. If you were to adopt that budget to support the amount of revenue just for the city portion it requires a tax levy of \$34,209.15. That is .36 cents per 100 of value on the 2019 values. Everything you said is correct, the only thing we have to do is to publish the effective tax rate and then based on whatever action you take about a proposed tax rate, I have to send to every property owner for the Town of Woodloch a notice that will give the property owner the information I just gave you. It will show that the proposed tax rate is 36 cents if that's what you are going to adopt. It will show last year's rate was 50 cents and it will show that the effective tax rate is .2629 cents per 100 value. It will be up to council to adopt this tax rate on Monday's meeting. You have proposed .36 cents which will support the city portion of you budget as you took a revenue hit last year because of hurricane Harvey.

Mayor asked Mr. Griscom to clarify what is going to happened next year with the new legislation.
G. Griscom: Next year for 2020 you are going to be limited to 25 cents per \$100 of value. We don't know what the value will be for 2020 so it may cause a reduction on revenue. We won't know until then. If you go from .36 cents down to .25 cents then that is a reduction. If values go

up in 2020 then there will probably be an offset. We are looking into a potential tax revenue for next year if nothing was done.

Brenda Anderson: Been here since 1978 and the flood of 94 we didn't have the values up. Mayor had a meeting with Tax appraisal office. Private appraisals do not count for tax value. BA. Back in the 94 flood houses did not go up and it was worst than Harvey. Now investors have come in and they don't care of how houses look and they have dogs off leashes. I don't see why our taxes have to increase if we don't benefit from it. When I first moved here, we didn't have to pay a Mayor to care for the properties and we had a much better town then. Why raise our taxes because we decided to stay and this place is not a nice place to live, you can't even walk outside because it is dangerous with all the loose dogs. Mayor let Brenda know that Ordinances will be reinforce and is working on making this town a better place.

We should also have the over 65 exception. Gury Griscom clarified that the city of Woodloch gives people over 65 a \$10,000 exemption off of their property value and also for any disable owner. Please file for an over 65 exemption at the Montgomery County appraisal district.

DL: Going to speak out of turn here but Mr. Griscom since when was Woodloch allowed to give the \$10,000 exemption.

GG: I have been tax assessor for Woodloch Since 1985 and you have given these exemptions every year since then. What you don't give is the homestead exemption that has to do with the school district.

6. Closed Executive Session: (yes, a closed executive session occurred)

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)

7. Other Business

a. Notice of proposed annexation meeting for Saturday 7, 2019, at 4pm

We are planning to put signs out and we are planning to pick the best way to collect votes. Perhaps a show of hands we will find a way by then. We will also have a sign in sheet as well. Mayor will list pros and cons and then there will be questions and answers and then there will be a vote at the end of meeting.

b. Notify town and council of the abandonment of alderman pos 3. Mr. Allen showed up for the first meeting where he was sworn in and it was the last meeting he ever attended. Mayor was told by a family member that Mr. Allen has left the State of Texas. Several calls and emails have been sent to Nicholas and now answer. We can now place this as an Agenda item on next meeting and remove him from council due to abandonment of position.

8. Adjournment

Motion to adjourn made by Alderman A. Rutherford and seconded by Alderman G. Mink 3 eyes, 0 nays.
Motion Passed. Meeting ended @ 8:15 pm

Respectfully Submitted,

Carmen Loor
City Secretary