

THE WOODLOCH TOWN COUNCIL HELD A REGULAR SCHEDULED AGENDA MEETING ON JULY 21, 2025,
meeting started at 7:01 pm.

1. Call to Order by Mayor Tawnie Thieme
2. Opening Pledge of Allegiance to the flag of the United States of America was led by Mayor Tawnie Thieme
Prayer was led by Town Secretary
3. Roll Call Present at the meeting were:
Mayor Tawnie Thieme, Alderman: R. Zapeda, L. Kessner, L. Nichols and J, Restrepo
Quorum was established.
4. Citizen Comments:
 - Diane Lincoln: Mrs. Lincoln – I wanted to inquire about how are we advancing hopefully not on the 178 unit mobile home development if the council was going to look at any public comment on it and I notice we haven't had anything on the agenda and we haven't had any public discussion on the audit that I think has been going on for a year and I'd like to see something on the agenda about that.
 - Mayor T. Thieme responded that the development falls on Conroe and the County.

 - Kyle Harfield - I just wanted to introduce myself, I've lived here about four years now and meaning to get involved in the town and have it, so here we are, I just want to say hi and meet everyone and see if I could help anyone with anything and do anything for the town thank you.
 - City Secretary - Kyle and Mr. McDonald are part of the building permitting committee, that's one of the reasons why I asked them to come and show up.
5. 4.A. – Strike, as Mayor spoke with him to inform him of what was still needed for the Building Committee to approve his request to build.
6. Approval of all previous month's regular meeting minutes.
Motion to approve minutes made by Alderman L. Nichols and seconded by Alderman L. Kessner
4 ayes - 0 Nays. Motion passed.
7. Monthly Reports
 - A. Financials – Mayor T. Thieme
General Fund Account – Total Income of \$1,638.46 with total expense of \$7,918.70 for a net loss of \$6,280.24
Utility Fund Account – Total Income of \$31,387.36 with a total expense of \$11,530.40 for a net gain of \$19,856.96
 - B. Ad Valorem Activity – Tax Assessor - Utility Tax Services, LLC - total receipts of \$623.14 for June 2025 with a total receivable of \$17,924.38 as of June 30, 2025.
UTS will send letter on color paper along with a bill reminding them they have the option of making instalment payment plan. Property owners can be on a 12 month payment plan every 24 months per property tax code.

 - C. Public Works – M.M. – N. Nichols - We pumped about 1.9 million gallons of water this month that's about the same as we did last month and higher than last year the sewage Pumpage it looks like we're well under the natural flow rates 313 we're only at 222 and all of the actual reading ok with everything's running just the way it should
 - D. Engineering – Not present
GLO CDBG Imelda Grant – Drainage Improvements
 - a. Survey – Boureland Land Surveying, LLC finished survey of the project area earlier in February.
 - b. Geotech – Murrilo Company completed the geotechnical evaluation of the project area in May.
 - c. Environmental – PMI is conducting the environmental assessment of the project scope in accordance with GLO requirements.
 - d. Engineering – Engineer design for the project is currently underway.
The project will encompass concrete roadway rehabilitation with an underground drainage system at the corner of N. Woodloch by the storm outfall area. Portion of S. Woodloch will also involve street reconstruction with new drainage infrastructure. The outfall itself will also be rehabilitated to include clearing, slope improvements, and potential drainage infrastructure such as a large diameter storm outfall pipe.

2. Needham Manufacture Home Park – Feasibility Study

Developer: DRE Solutions, LLC. Mr. Cameron Hare

a. Report – The proposed development is a 218 manufactured home park. LPE conducted a feasibility study on 04/28/2025 and completed on May 28, 2025. The City, LPE, and the Developer met on June 11, 2025 to discuss some of the initial project concerns and requirements associated with the next steps involved. LPE recommends the City continue discussion with the Developer to formulate an agreement regarding water/sewer utilities, applicable City inspections, and drainage concerns.

II. Potential Development Projects:

1. Utility Extension Inquiry (04/09)

o Point of Contact: MHW Brokerage Services, LLC. Mr. Michael Evans

o Scope: Water & Sanitary line extension to FM 242 area.

2. Needham Road Property Feasibility (07/01)

o Point of Contact: City Group (Atlanta). Mr. Gokul

o Scope: Future mobile park development.

o The Developer initially discussed interest and inquired about a feasibility study associated with the potential use of the property considering applicable criteria and challenges of the area. The Developer followed up later to inform LPE that he has chosen to withdraw his interest in the property due to Flooding concerns.

Notes and Trackers:

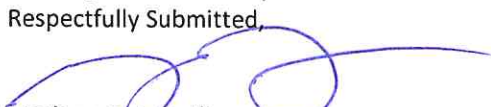
- Submitted TCEQ STEER 2025 WQ EPS Annual Update. (3/26).
- Submitted TWDB 2024 Water Use Survey (4/01).

E. Maintenance Manager - took some of the neighborhood kids including my own and had them do work for me out in the fields picked up sticks brought some mowers down here got some good old community service (3 riding lawn mowers). I'm going to consolidate the multiple piles and will burn them. Had trouble with the mowing brush but trying to clean up all the overgrowth and sprayed the spillway. Did meter reads, changed some registers. We need a better and bigger air compressor for the water plant, the one we have is being overworked. I would like to request a dumpster to get rid the large amount of trash we have.

8. Considered, Discussed and Approved Accounts Payable.
Motion to approve made by Alderman L. Nichols and seconded by Alderman J. Restrepo
4 Ayes - 0 Nays. Motion passed.
9. Considered and Approve Adopting the 2024 IBC building codes for Town of Woodloch
Motion to approve made by Alderman L. Kessner and seconded by Alderman J. Restrepo
4 Ayes - 0 Nays. Motion passed
10. Alderman Position 4 – Laura Kessner resigned her position as she is selling her home and will not be a resident of the Town.
9. Closed Executive Session: (started 7:26 pm and ended 8:13 pm)
10. Other Business:
Alderman J. Restrepo nominated Kyle Harfield for Alderman position #4
Kyle Harfield accepted the nomination
Seconded by R. Zepeda
3Ayes – 0 Nays. Motion passed
11. Adjournment
Motion to approve made by Alderman L. Nichols and seconded by Alderman R. Zepeda
3 Ayes - 0 Nays. Motion passed.

Meeting end time 8:15 pm.

Respectfully Submitted,


Marlene Quintanilla
City Secretary