

THE WOODLOCH TOWN COUNCIL HELD A REGULAR SCHEDULED AGENDA MEETING ON SEPTEMBER 16, 2025,
meeting started at 7:00 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: Jason Restrepo, Kyle Harfield and L. Nichols (R. Zepeda arrived late)
Quorum was established.
4. Dre Solutions, Inc – Presented how they expect the development to unfold over time and included preliminary site plans and renderings for not only the fully developed site but how they envisioned the stages of construction and what the site will look like as they move through those stages. Additionally, they exhibited the housing product types they are going to offer potential residents to show the conformity across each of the products and the sales infrastructure considerations. They also shared further considerations such as traffic, fire and flood mitigation that detailed that they knew thus far. The total lots will most likely be reduced to 195 lots. The community's name will be Freeland's Cove. A copy of the rendering and presentation booklet is available at Town Hall for residents to view.
5. Citizen comment – Diane Lincoln: I'm concerned with the process of your budget, I wished you had a public hearing but you didn't, you're looking at hiring a town manager for 60,000 to do your job and I'm not really sure why if it's an inability or what I was really hoping that you would be able to do it without having to hire somebody to do it looks like you want to hire a part-time secretary for your part-time secretary who just got raise, I thought you hired an accounting firm to help her with her job. I mean if we're only going to generate \$2800 from increasing our tax rate you know and we're hiring extra people to do extra jobs for part time people maybe hire somebody to do full time I mean I'd like to see more than 16 hours she is sweet person. While I do think Mr. Nichols is doing a great job, instead of increasing the salary \$5000 and increasing our tax rate to only generate \$2800, while I think he's doing a bang up job, which I do appreciate that ditch down there it's really looking awesome, how about we just reducing that salary a little bit and then not increasing our taxes by \$2800. And maybe you look at maybe he could have a raise next year, because we're already fighting the inflated rates from Montgomery County, so I'd like for council to revisit that and instead of 23 cent hike in the tax rate per only \$2800 how about we lowering some salaries 2800 dollars anyway, I guess I'd like our council to kind of revisit. I did read through all of this I did talk it all up I'd like for council to kind of relook in our budget a little bit and maybe how about next year we actually have some public hearings, you're really supposed to anyway. thank you.
Mayor T. Thieme: I did address all of those concerns I explained our decisions in the public hearing that you were at last week
Ms. Lincoln: it was a workshop
Mayor T. Thieme: it was still a public hearing, but you did discuss and interact with.
6. Approval of all previous month's regular meeting minutes.
Motion to approve minutes made by Alderman L. Nichols and seconded by Alderman K. Harfield
3 ayes - 0 Nays. Motion passed.
7. Monthly Reports
 - A. Financials – Mayor
General Fund Account – Total Income of \$7,808.84 with total expense of \$262.32 for a net gain of \$7,546.52
Utility Fund Account – Total Income of \$27,179.73 with a total expense of \$14,220.07 for a net gain of \$12,959.66
 - B. Ad Valorem Activity – Tax Assessor - Utility Tax Services, LLC - total receipts of \$2,452.95 for August 2025 with a total receivable of \$14,298.99 as of August 31, 2025. We have not received any calls to arrange instalments.
 - C. Public Works – Jason Sessum – 1.9 Pumpage that included the main break at the end of River Oaks and the Well break issue that lasted about 2.5 days. We calculate about 250,000 gallons lost during those events that weekend. No excursions at the WWTP.

D. Engineering – GLO CDBG Imelda Grant – Drainage Improvements: 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.

Environmental – PMI is conducting the environmental assessment of the project scope in accordance with GLO requirements. GLO provided approval of the proposed change order expanding scope for drainage improvements on portions of S. Woodloch Street.

Engineering – Engineer design for the project is currently underway. The project is anticipated to finish design phase by end of September, with Bid Phase is expected to begin the first week of October.

E. Maintenance Manager: Ordered the zero turn deck that broke, had a dumpster delivered so all trash that was collected since February from the pool area and other spots was hauled away. Jason Sessum and I added several risers to the manhole at River Oaks so that the top is above street level. Water meters location were marked with blue paint to facilitate finding them. Fixed a leak under the street along with Miguel (Brayna's water & Sewer) located close to 2694 S Woodloch. Blower #1 broke the drive belts, belts were replaced. Sprayed vegetation control in multiple areas. Montor controller #2 at River Oaks is not working, it has an alarm for overload. The pump needs to be cleaned & tested to make sure it is not the controller going bad.

8. Approve and adopted the Budget for Fiscal Year 2026
Motion to approve minutes made by Alderman L. Nichols and seconded by Alderman J. Restrepo
3 ayes - 0 Nays. Motion passed.
9. Approved and adopted the Tax Rate for tax year 2025
Motion to approve minutes made by Alderman L. Nichols and seconded by Alderman K. Harfield
3 ayes - 0 Nays. Motion passed.
10. Considered. Discussed and Approved removing Matthew Greening as signer from all bank accounts
Motion to approve minutes made by Alderman L. Nichols and seconded by Alderman K. Harfield
3 ayes - 0 Nays. Motion passed.
UTILITY OPERATIONS
PAYROLL ACCOUNT
GENREAL OPERATIONS
WATER DEPOSIT ACCOUNT
GLO 720K 19-076-031-B388
WOODLOCH CULTURAL EDU FACILITIES FINANCE CORP
WOODLOCH HEALTH FACILITIES DEVELOPMENT CORP
ESC TWDB 800K LF1001029
PROJ TWDB 800K LF1001029
PROJECT 249K GLO C121 9560
PROJECT 350K TDA CDBG 9578
PROJECT EMILDA GLO 24-067 8651
11. Considered, Discussed and Approved adding Jason Restrepo and Laura Nichols as signers to all bank accounts.
Motion to approve minutes made by Alderman K. Harfield and seconded by Alderman L. Nichols
3 ayes - 0 Nays. Motion passed.
UTILITY OPERATIONS
PAYROLL ACCOUNT
GENREAL OPERATIONS
WATER DEPOSIT ACCOUNT
GLO 720K 19-076-031-B388
WOODLOCH CULTURAL EDU FACILITIES FINANCE CORP
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PROJ TWDB 800K LF1001029
PROJECT 249K GLO C121 9560
PROJECT 350K TDA CDBG 9578
PROJECT EMILDA GLO 24-067 8651
12. Considered, Discussed and Approved Accounts Payable.
Motion to approve made by Alderman L. Nichols and seconded by Alderman K. Harfield
4 Ayes - 0 Nays. Motion passed.

13. Closed Executive Session: (started 7:51pm and ended 8:30 pm)
14. Other Business: None
15. Adjournment
Motion to approve made by Alderman L. Nichols and seconded by Alderman J. Restrepo
4 Ayes - 0 Nays. Motion passed.

Meeting end time 8:35 pm.

Respectfully Submitted,



Marlene Quintanilla
City Secretary