

THE WOODLOCH TOWN COUNCIL HELD A REGULAR MEETING ON MONDAY,
MAY 13, 2019 AT 7:00 PM.

1. Call to Order by Mayor Leino
2. Pledge of Allegiance to the flag of the United States lead by Mayor Ralph Leino. Opening prayer led by Council Member, John Lohman.
3. Roll Call Present at the meeting were:
Mayor, R. Leino Jr., Aldermen: J. Lohman, M. Greening, A. Rutherford, Belinda Hackleman.
4. Citizen Comments.
D. Lincoln:
 1. Noticed on the accounts payable from the previous meeting, all advertisement is done through the Conroe Courier because this is the paper you have chosen. Why were the elections ad posted in the Houston Chronicle?
 2. For future reference, note that you can always opt out of joint election. Ms. Lincoln mentioned that election should run about \$300 and that there should be a ballot upstairs in the attic. Mayor let Ms. Lincoln know that all those election materials are not in the Town Hall.
5. Establishment of a Quorum of Canvassing Authority for the following purposes:
Formación de quórum de la Autoridad Escrutadora con la siguiente finalidad:
 - a. Review Returns and Tally List, making any necessary corrections to returns;
Revisar la Lista de Resultados y Recuento, y realizar las correcciones necesarias a los resultados;

The official cumulative report for the Town of Woodloch regular Elections of May 4, 2019 read as follows: John Lohmann had a total of 9 Votes versus Brenda Anderson had a total of 5 votes, this was for Position 1. Mr. Phillip J. McCain had 3 votes and Mr. Mathew Greening had 10 Votes, this was for Position #2. Position #3 ran unopposed and had total votes of 7 making Nicholas Allen the new Alderman for Pos 3.
 - b. Consider, Discuss and Adopt Ordinance No. 05132019 Canvassing Returns and Declaring Results of General Election; and
Considerar, discutir y adoptar la Ordenanza No. 05132019 de Escrutinio de Resultados y de Declaración de Resultados de la Elección General; y
Motion made to pass Ordinance No. 05132019 was made by Alderman J. Lohmann and seconded by Alderman MG. 4 eyes and 0 nays. Motion passed.
 - c. Issuance of Certificates of Election;
Emitir Certificados de Elección;
6. Establishment of a Quorum of the Board of Directors for the following purposes:
Formación de quórum de la Junta Directiva con las siguientes finalidades:
 - a. Qualification of Alderman;
 - i. *Análisis de requisitos de los Concejales;*
Mayor read the qualifications
 - b. Administration of Oaths of Office;
 - i. *Tomar juramento para la asunción del cargo;*
J. Lohman was sworn in for Pos 1, M. Greening was sworn in for Pos 2 and N. Allen was sworn in for Pos 3. All alderman sworn in my Mayor R. Leino.
 - c. Elect Officers; and (NA)
 - i. *Elegir funcionarios; y*

- d. Authorize remainder of payment to Montgomery County for joint election costs.
Autorizar el pago restante al Condado de Montgomery por los costos *de la elección conjunta*.
Motion to pay remainder balance to Montgomery County was made by Alderman M. Greening and
Seconded by Alderman A. Rutherford. 5 eyes, 0 nays. Motion passed.
7. Approval of all previous month's minutes
Motion to approve all previous month's minutes (April 8, 2019) by Alderman J. Lohmann and seconded by
Alderman B. Hackleman. 5 eyes 0 nays. Motion passed.
8. Monthly Report:
- A. Financial – Mayor Ralph Leino Jr. Financials were read by Mayor Leino. General fund, total Income
\$984.04. Expenses of \$8,732.22. Utility Fund Income of 21,711.39 with total expenses of
\$27,668.31
- B. Ad Valorem Activity – Tax Assessor. This month there was significant issues regarding property
taxes, so regular charges are due. Total tax collection for the Month of April: \$1,202.77. Total
collections and \$185.02 of that is for Penalty and Interest. Total collection between 10/01/18-
04/30/19: \$17,018.71. All taxes are now delinquent as of Feb 1, 2019. The significant issue with
trying to get the collections up has to do with ownership of property. In the State of Texas, you do
not have to file a deed. If you have a mortgage on your property, the mortgage company can
require owners to file. We have a number of people paid cash after the flood and haven't file
deeds. Penalty will catch up with them once they file. Interest is 1% of one half per month until
paid. Full percent is 15% in July. 2019 Notices from the appraisal district have been sent out and if
you don't like your proposed value, you have until May 31st to protest. Properties in Woodloch have
more than doubled in value. Anyone who files a protest will have a chance to protest will get a
hearing, we will not know how many people will protest and Mr. Griscom will be monitoring it. July
25 is the certification day so from the end of May to the 25th of July is when equalization is done
with the Appraisal Review Board. There are less than 80 taxable properties in the Town of
Woodloch. Effective Tax calculations will be done after that. Another event will occur this month
that will have an impact setting tax rates and that's the Texas Legislator they are meeting now with
the deadline of the Sunday before Memorial Day. They have not passed the rate yet, the house
has passed it but the senate has not. There are of kinds of changes going on between the
communities. The current cap for the Town of Woodloch is 50 cents. They want to take the control
out of the local government of setting revenue. School districts are most unhappy to have to have
elections to set tax rates. Mr. Griscom will keep the town updated.
- C. Public Works – Operations by Jason Sessum
Accountability for April is at 84%. 22 Meters were replaced last month. We sent some more meters
to be replaced and the turnaround time is 30 days. The next step is to walk around to trouble shoot
water in the street to check for chlorine. Woodloch is easy but River Ridge and River Oaks is more
difficult. Jason will get to the bottom of it once all registers are changed. Waste Water Report: still
standing, no excursions for the month of April. Water Pumpage: 1.1 Million for the Historical pump
down from last month. CCR Report needs to be mailed out in July. 2018 Information will be
included. Page 5 lists violations. CCR 2016, 2017 due in July 2017 was emailed that, we missed
those reports. We got 2018 report out. Lead & Copper report, new addresses were submitted and
still had us down for address that do no longer exist. They accepted the address so next year
when we send the Lead & Copper report will be cleared. All listed violations have been taken care
but it will be cleared next year.
- D. Engineering – Engineering
- **Texas Water Development Board Drinking Water State Revolving Fund Loan –
Pressure Tank No.1 Replacement (2017 Loan with 100% Loan Forgiveness):** The
construction drawings are complete and ready to be submitted to the State. We are
waiting on clarification from the Texas Water Development Board on Whether the TCEQ
or the TWDB will review the drawings.
 - **TWDB 2018 Hurricane Harvey Emergency Clean Water State Revolving Fund
Intended Use Plan:** We have reviewed the final budget and sent it off to the TWDB to
continue processing the loan request. As previously noted, we are asking for a loan of
\$1,075,000 to construct the Water Wastewater Treatment Plant Phase II. Of this loan
amount, \$800,000 will be forgiven and the rest will be borrowed at 0% for 25 years.

Received a letter what application was received and still under review

- **GLO Tax Day/Memorial Day Flood Relief (Wastewater Treatment Plant)** We have authorized the surveyor to survey the land between South Woodloch and the existing Wastewater Treatment Plant. The surveyor will be picking up elevations, existing features, and boundary markers. Once we have that date then we will be able to lay out the proposed Wastewater Treatment Plant.
- **ETJ Boundary Survey.** We have authorized the surveyor to identify, in the field, where the ETJ boundary is for the Town. The surveyor will be placing a stake, painting on the roadway, and taking GPS reading where the ETJ crosses a roadway. The surveyor is waiting on decent weather to complete the work.

9. Discuss and Approve Accounts Payable

Motion to approve Accounts Payable made by Alderman A. Rutherford and Seconded by Alderman B. Hackleman. 5 eyes, 0 nays. Motion passed

10. *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)

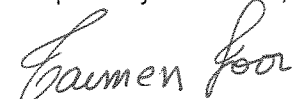
11. Other Business

J. Lohmann mentioned that the Town needs to do some flyers regarding the tax rate protest and hand them out in North and South Woodloch.

12. Adjournment

- Motion made to adjourn by Aldermen J. Lohmann, seconded by B. Hackleman. 5 ayes, 0 nays. Motion passed. 8:28 PM

Respectfully Submitted,



Carmen Loor
City Secretary