

THE WOODLOCH TOWN COUNCIL HELD A SPECIAL AGENGA MEETING ON  
MONDAY, JUNE 20, 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 and John Lohman.
4. Resignation of John Lohmann, Alderman position 1. Mayor Leino announced Mr. John Lohman resignation to Council member Position 1 and wished him well on his new endeavors.
5. Citizen Comments.  
No citizen comments.

6. Approval of all previous month's minutes

Motion to approve all previous month's minutes (May 13, 2019) 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 \$187.31. Expenses of \$5,007.52. Utility Fund Income of 25,398.80 with total expenses of \$25,848.76.
- B. Ad Valorem Activity – Tax Assessor. For the month of May the total collection was \$2,255.55 that includes penalty and interest of 259.49 for 2018 taxes. 75 % collection YTD, we are a bit behind but not significantly.  
Mayor asked a question to Mr. Guy Griscom regarding contracting a tax attorney to collect taxes past due to the Town. This was misinterpreted as the Town of Woodloch was trying to take people's houses away, but this is not the case. There are several homes that are past due taxes for several years some of these homes are stuck in probate. It is the understanding that if the Town of Woodloch doesn't make a motion to collect these taxes, the Montgomery county will do it and we wouldn't be able to collect. Mr. Guy Griscom responded as follows: Any taxing jurisdiction that has taxes due to it, can foreclose on a property tax lien. This process involves taking the property to court proving tax due including penalty and interest and then the court would order the property ceased and sold. Which ever taxing unit elects to take that on, must cover the taxes on the other jurisdiction so you are protected this way. The best thing to do is to let the penalty and interest accrue. If an attorney is hired, then lawyer fees will be added to the costs.
- C. Public Works – Operations by Jason Sessum  
We see a spike on the flow, but we did have mayor storms, we are still under the permit and there are no excursions for the month of May. Accountability for May is 92% We received 11 new registers. We had 1.2 million of Pumpage, still less than three years past.

On May 29<sup>th</sup> we had a TCQ inspections due to a complaint regarding CSIs. The complaint was that we were performing CSI Inspections without a license, this is was not the case. The inspector went through all the CSI we have completed so far and verified the licenses of individuals performing the CIS's. (David Olivares and Damon Brown and was satisfied and justified the need to do them as the houses have been renovated after the Harvey flood. Pointed out to inspector the letter that was sent out to customers letting them know they didn't have to use us to perform their CSI's and they could go and get their own licensed individuals. The inspector was happy with that. There are new regulations for lead tolerances in the customer line and that was not updated in the service agreement we are using. CSI forms used are updated but we must change in the Service agreements to reflect the updates.

The Water Plant was also inspected and a few things that need addressing came up: No sign with emergency contact on, which now has been addressed. The fence line needs to be maintained for

security and integrity. Most of the clearing has been done and a third of the back fence still needs clearing. Coding the well headers: Will spray paint this week. Inspector was concerned about the coding on the HPT's. and let her know that we will be replacing that if there is any funds left. She wrote us up for the mowing, but this was because of the rain and it has been addressed since. Sent pictures back with all the updates done. Once the exit interview all this will most likely be okay as all the issues will be resolved by July.

We have a couple of repairs that are creeping up on us. River Oaks has a sink hole, is about 3 feet deep by manhole. This must be done soon. We have a water leak on N Woodloch that needs to be addressed is next door to the Ray's old house. Another sink hole in S Woodloch needs to be addressed as well, we will televise it first. These repairs are going to be a bit pricey, will let you know.

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 drawing and 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:** I talked with the staff at TWDB, and they are working to get our loan application on the agenda for a TWDB Board meeting. Once that happens, we can move forward with closing the loan.
- **GLO Tax Day/Memorial Day Flood Relief (Wastewater Treatment Plant)** The surveyor has completed work on the proposed site for the Wastewater Plant. We are laying out the plant on the site to make sure we meet all the TCEQ site requirements. We are waiting on weather we need an extensive and costly archeological survey.
- **ETJ Boundary Survey. Moon has completed work on the ETJ survey. We will look at the survey next week and make sure that they marked all the locations.**

8. Discuss and Approve Updating the Town of Woodloch Service Agreement per TCEQ mandate after inspection on 5/29/19. Motion to approve made by Alderman M. Greening and seconded by Alderman A. Rutherford. 3 eyes, 0 nays. Motion Passed

9. Discuss and Approve Updating CSI Form (Customer Service Inspection) per TCEQ mandate after inspection on 5/29/19 Motion to approve made by Alderman B. Hackleman and seconded by Alderman A. Rutherford. 3 eyes, 0 nays. Motion Passed

10. Discuss and Approve Accounts Payable

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

Mayor asked for a moment to address some issues not on Agenda. He wanted to take a moment to thank the previous Mayor and stated that she still has the time to waste the Town's time and money. Mayor stated that he was told by a member of the community, that the previous Mayor went around to recruit candidates to run for the available council positions which have costed the town close to \$10,000 in fees. The previous Mayor who was in attendance, yelled: Stop!! Stop!!, she stated that people who live in glass houses shouldn't throw stones. She stated that she is tired of the Mayor taking a public meeting to throw jabs at her as an independent private citizen. She stated to the Mayor that for him to take this public meeting and say what he was going to say about her, was a misused of time and that this should not be said on a public meeting and if the Mayor had something to say to her, it should be said to her in private! The argument escalated and the previous Mayor started to yell louder and became agitated. Mayor Ralph stated he was speaking about the elections. The previous Mayor continued to yell over him and asked where it said in the Agenda that he can speak about her and went on to say that she had enough. She asked Mayor Ralph if he wished for her to make public the 12 minutes recording of him screaming at her, kicking at the city secretary's door. He stated that she has already made public many videos on the internet and that she has been belligerent to him and the council members. She used the words "Shut up" referring to B. Hackleman a member of council. The Mayor asked her to leave if she wasn't going to let him speak and stated that this was not her position at the table, and she needed to leave. She stated she was glad she had this on a recording and as she was leaving she stated to

M. Greening: "If you uncle Mr. Bell Brown talks about embezzlement" which at this point everyone spoke at the same time and made it impossible to record the rest. At this point, she was escorted out the Townhall room.

#### 11. 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)*

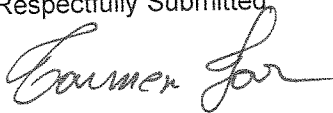
#### 12. Other Business

- a. Update on ETJ – Moon Company did that survey, we do not have the final drawings but I did get a preliminary one but our ETJ does have the entire Iron's middle school inside of our ETJ all the way to the back of the Football field and half-moon circle goes all the across to just the eastside of the park on Cassowary in the middle of Montgomery creek ranch. Everything on this site should have come through us. This caused potential loss of funds for the Town of Woodloch as we could have been part of the bond and also potential of income for providing service. Bill Blich strongly suggest raising the ETJ issue with John Polley the attorney.
- b. Update concerning MCAD and property taxes Guy Griscom: At his point is good to give you a couple of numbers: for 2018 total taxable value of Woodloch over five million dollars. The propose value is \$9,932,275. As you can see, this is a significantly increase. Appraisers went through the Town Woodloch and brought every property to 100 value; they took the flood effect away because a lot of homes were renovated, or they assumed were in the process of renovation. They also recorded additions made to homes like the Mayor's home and added those values. Property owners are now responsible to prove that their property is not as valuable as they have applied. They will be very receptive from property owners and will adjust. Mr. Griscom advised that the best success is talking directly with the appraisal district after filing a protest. The other fact driving the value up is that investors own a lot of properties in the Town. The town cannot represent the property owner on this issue but can help by sharing information.
- c. Information Regarding bonds – Bill Blich provided information of the process to apply for bonds to benefit the Town.

#### 13. Adjournment

Motion to adjourn made by Alderman A. Rutherford seconded by Alderman B. Hackleman. 3 eyes, 0 nays.  
Motion Passed. Meeting ended @ 8:22 pm

Respectfully Submitted,



Carmen Loor  
City Secretary