

THE WOODLOCH TOWN COUNCIL HELD A REGULAR AGENDA MEETING ON May 12, 2022, Meeting started at 7:03 pm.

1. Call to Order by Mayor Leino
2. Opening prayer and Pledge of Allegiance to the flag of the United States of America was led by Mayor Leino. Prayer was led by Pastor Harold who will be building a church near the water plant on Needham Rd.
3. Roll Call Present at the meeting were:  
Mayor: R. Leino Jr., Aldermen: M. Greening, L. Kessner, Christopher Waddle Quorum was established.  
Absent: Donald Nichols,
4. Citizen Comments – None  
Not to Exceed 30 minutes (3 minutes per person) (None this day)
5. Approval of all previous month's minutes.  
Motion to approve minutes made by Alderman C. Waddle and seconded by Alderman L. Kessner. 3 ayes 0 Nays. Motion passed.
6. Monthly Reports
  - A. **Financial** – Mayor Ralph Leino. Presented by Ralph Leino.
  - B. **Ad Valorem Activity** – Tax Assessor presented by Guy Griscom. No collections for the month of April 2022. YTD collected taxes from 10/01/2021 to 04/30/2022 were \$28,031.44. Total receipts for 04/2022 \$0. There were 12 properties that filed protest, and these will be processed by the Montgomery appraisal district. Comparing 2021 to 2022 the property taxable value increased by 46.73%. The tax rate would have to be 22.91 cents per \$100.00 taxable value to have no new tax rate for 2022. The council needs to decide how to proceed. Mr. Griscom will present proposed tax rates available. Mayor suggested to the council to possibly raise the tax rate to 3%.
  - C. **Public Works** – Operations – Jason Sessum absent presented by Damon Brown. Contractors were doing maintenance work at the lift station at the Sewer plant. The contractor hit the overhead power lines with an aluminum pole causing a power outage but contractor was not seriously hurt and power was restored in a couple of hours. Month of April was 105% due to the missing registers. RG3 is still having supply chain issues and we have not received the registers yet. The mayor suggested that Jason should send a letter or email to RG3 to see what can be done. The historical water Pumpage is the same as last year and we are keeping well within our permit. We have an overflow number because of the float malfunctioning but this has been fixed as it is under warranty.
  - D. **Grounds Manager Report.** Presented by Andrew Correa: We had equipment failure this month. The tractor lost the rear bolt that holds on the rear tire. We lost the frame bolt that holds the arm on for the tire. The mower also broke, the blade broke off. The mower was sent to be repair. Did cut-offs, read meters. Assisted IT contractors resolving issues connecting to server. Replaced toilet flushing mechanism. Spray additional bug spray as needed. Mowed the grounds, lift stations, water and sewage plants and the town and will continue to mow when the equipment is fixed. Applied weed killer where needed.
  - E. **Engineering** – Presented by Melwin Mathew.
    1. **Texas Water Development Board – Drinking Water State Revolving Fund Loan Pressure Tank No 1 Replacement (2017 Loan with 100% Loan Forgiveness)** – The project is complete and has been placed in a 1-year warranty period.

**2. TWDB 2018 Hurricane Harvey Emergency Clean Water State Revolving Fund (WWTP Phase 2)/GLO Tax Day/Memorial Day Flood Relief (WWTP) Phase 1.**

- a. **Site work.** - C3 Contractors will soon be at site to conduct the installation of a sound wall system at the blowers to prevent noise into the residential area.
- b. **WWTP** – The treatment facility is fully operational and currently in the 1-year warranty period.
- c. **Project Closeout** - The GLO contract for this project has been completed. The TWDB portion of the project can still be active and LPE will utilize to fund the sound wall for the WWTP.

**3. Hurricane Harvey Recovery – WWTP Generator, Lift Station, and Bar Screen.** The contract is established with McDonald Electric. However, there is a large lead time on the fabrication of generator and delivery of the unit is expected for the summer months. Once the generator is closer to delivery, minor sitework will be scheduled to begin.

**4. TxCDBG Grant – Sanitary Sewer and Manhole Rehab.** The project is complete, and the invoice for the release of retainage has been sent. The project is in the 1-year warranty period.

- a) **Phase II** – Pending TDA approval to use remaining CDBG funding in this grant for the rehabilitation of the existing sewer manholes along North & South Woodloch streets.

**5. Pressure Tank No 2 Recoating -L240**

The project is in the 1-year warranty period.

**6. Tropical Storm Imelda Grant Opportunity**

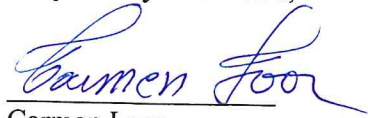
The Town and LPE is looking into new CDBG funding for future infrastructure projects.

- 7. Consider, discuss, and approve any report needing action from monthly reports.
- 8. Consider, Discuss and Approve Accounts Payable. Motion to approve Accounts Payable made by Alderman L. Kessner and seconded by Alderman. M. Greening 3 ayes 0 Nays. Motion passed
- 9. Closed Executive Session: (yes) recording started at 7:27 p.m. and ended at 7:34 p.m.
- 10. Consider, Discuss, and Approve, to appoint a Mayor Pro-Tem. Motion to approve Donald J. Nichols as Mayor Pro-Tem was made by Alderman C. Waddle, seconded by Alderman, M. Greening. 3 ayes, 0 Nays. Motion passed.
- 11. Consider, Discuss and Approve nominations to appoint an Alderman to position 1. Laura Kessner nominated Jason Restrepo a long-time resident of the town to Alderman Position 1. Jason Restrepo introduced himself to the council. He bought his house from his grandmother who was a one of the original owners and accepted the nomination and will be sworn in on the next council meeting. Motion was made by Alderman L. Kessner and seconded by Alderman M. Greening. 3 ayes, 0 nays. Motion Passed.
- 12. Other Business
  - a) The Pastor Harold of Hosana a non-denominational church that will be built near the water plant in Needham Rd spoke briefly to introduce himself and his plans and wish to get to know the Mayor and Council members and find out what is needed to obtain water and sewage service for their future church. The mayor let us the council members know that we all parties involved will have to meet with the town's Engineer for possible feasibility report. Meeting to be set up between Pastor and Town's Engineer soon.

13. Adjournment

Motion to Adjourn made by Alderman: C. Waddle and seconded by Alderman: L. Kessner. 3 ayes, 0 nays.  
Motion passed. 7:48 PM.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Carmen Loor", written over a horizontal line.

Carmen Loor

City Secretary