City of Woodcreek Special City Council Meeting  
September 11, 2017, 5:00 p.m.  
Woodcreek, Texas  

Minutes  

1. **Call to Order:** Mayor Eskelund called the meeting to order at 5:00 p.m.  

2. **Roll Call. Present:** Mayor Eric C. Eskelund, Mayor Pro Tem Britner, Councilmember Bill Scheel, Councilmember Jerry Moore, Councilmember Judy Brizendine, Councilmember Aurora LeBrun, City Manager Brenton B. Lewis, City Attorney Roger Gordon, Director of Public Works Frank Wood, City Treasurer Gene Golembiewski, Assistant Administrator Linda L. Land, and City Clerk Barbara J. Grant. **Absent:** None  

3. **Proclamation Declaring September 17-23, 2017 as Constitution Week (Mayor Eskelund)** Mayor Eskelund read a Proclamation declaring September 17-23, 2017 as Constitution Week. The Proclamation was presented to DAR representative Cindy Dawson.  

4. **Proclamation Declaring October 3, 2017 as National Night Out (Mayor Eskelund)** Mayor Eskelund read a Proclamation declaring October 3, 2017 as National Night Out. The Proclamation was presented to Deputy Stephen Traeger of the Hays County Sheriff’s Department.  

5. **Public Hearing**  
   a. **Tax Rate:** Proposed Tax Rate of $0.2235 per $100 valuation for 2017.  
   b. **Staff Briefing:** City Manager Lewis: The City is a small taxing unit. The proposed tax rate is $0.2235 cents. M&O would be $0.1362 per $100 of valuation. The interest and sinking fund would be $0.0873 per $100 of valuation.  
   c. **Public Hearing:** Opened at 5:09 p.m.  
      Rod Cherry (33 Doolittle Dr.): Asked how the City came up with a 77% increase. Said that has never been done before in the State of Texas. He questioned the need to pave Brookhollow Drive.  
      Larry Alford (92 Woodcreek Dr.): Stated that his house has continually gone up in value over the years, which will make his tax bill higher. He added that since he pays franchise tax on his utility bills, he feels he is doubly taxed.  
      John Lewis (62 Woodcreek Dr.) Said he was one of five members of the Blue Ribbon Committee. He said it is time to pay the piper because the streets need to be fixed. He said he feels that Brookhollow Drive should not have been singled out because of the impact on the City. He said he feels that the citizens should be able to vote on a general obligation bond for the entire city, because it is arbitrary and unfair to impose a tax note to fix one street.  
      Sally England (16 Pebblebrook Ln.): Said she is on a fixed income. She said an increase in property values would give the city more money. She said the piece-meal repairs of the streets are terrible, but no one ever complains.  
      Sybil Patterson (50 Brookhollow Dr.) Said she lived here for 27 years and has never been represented. She added that if the taxes are increased 77%, a lot of people are going to have to put their houses on the market, but the lookers aren’t going to pay 77% either. She
questioned why there was only $1000 in the budget for Oak Wilt and $8,000 travel expense for the City Manager, adding that she thinks the City Manager should live here. She said we have a City that we can’t afford, and maybe should go back to the POA.

**Terry Eldridge (50 Brookhollow Dr.):** She seconded everything her mother, Sybil Patterson said. She questioned budget items of $30,000 Outdoor Beautification and R-O-W Tree Trimming $10,000 and Street Maintenance $75,000. She said she is totally against the increase in taxes and that Brookhollow Drive should not be separate.

**Mack Sikorski (278 Tulley Ct.):** He said most appraisal values are going up at least 10% per year, so that should be factored into the increases over the term of the tax note. He said a greater concern would be if a bond went to vote and was passed, it would really get into some big numbers. He referred to the survey results and the dire need for road repairs, but he said wanting something and affording something are two different things. He implored the Council to revisit what they are currently considering and make it rational and affordable for the community because of the number of seniors that cannot shoulder a tax burden of this type.

**Chad Swedridge (110 Augusta Ln.):** He urged Council to have an open forum where everyone can ask questions and get answers, because it is very clear to him but that he is aware that the others don’t understand the calculation and how it’s being presented. He said it’s a hard choice because everybody complains about the roads, so what will you do with the roads.

**Public Hearing Closed at 5:29 P.M.**

6. **Public Hearing**
   a. **2017-2018 Budget: Proposed Budget for the City of Woodcreek for Fiscal Year 2017-2018 beginning October 1, 2017.**
   b. **Staff Briefing:** City Manager Lewis said the budget is a management tool and a guideline for the year. He added that anything in the budget that is a large expenditure an exceeds his authority, it goes before the City Council for approval. Included in the budget is M&O of $0.1362 on $100 of valuation; if the tax note is issued for the Brookhollow project, for $1.3 million dollars, it can be adjusted depending on whether the council awards the bid. Also included is the interest and sinking fund which would pay off the tax notes that are issued. Notice had to be given as to what the maximum amount would be so that the Council can reduce it from that point, but they just cannot exceed what was published. So, what is in our budget now is actually the M&O for $0.1362 on $100 valuation and Interest and Sinking at $0.0873 on $100 of valuation.
   c. **Public Hearing: Public Hearing Open: 5:30 p.m.**
      **Terry Eldridge (50 Brookhollow Dr.):** She said it was stated at a previous meeting that the City already the funds to pave Brookhollow Drive and wonders where that money went.
      **Public Hearing Closed at 5:31 p.m.**

7. **Regular Agenda**
   A. **Discuss and Consider Action on Awarding a Bid for the Brookhollow Drive Improvements.** Grant Litschki of Jones Carter discussed the bid process, types of materials, the specification options and recommendation on the most cost-effective method. After discussion, Councilmember Scheel moved to award the bid Brookhollow Drive Improvements. The motion was seconded by Councilmember Brizendine, which passed with a vote of 5-0-0.
B. Discuss and Consider Action on accepting Engagement Letter naming Andrews Kurth Kenyon LLP as Bond Counsel for the City. Julie Houston of the Law Firm of Andrews Kurth Kenyon, LLP explained that under Texas Law a city decides to issue a debt like a tax obligation, it is required to hire a bond counsel to put the documents together, submit them to the Attorney General’s Office, who will review the transcript of proceedings, actually approves the note, that if awarded will go to the bank that won the bid. If approved, would be allowed to close, then the money would be funded by the purchaser. Councilmember Brizendine moved to accept the Engagement Letter naming Andrews Kurth Kenyon, LLP as Bond Counsel for the City. The motion was seconded by Councilmember LeBrun, which passed with a vote of 5-0-0.

C. Receive and Consider Action upon bids for the purchase of the City's Tax Note, Series 2017 and to accept Purchase Agreement. Jorge Delgado of Hilltop Securities and financial advisers for the City of Woodcreek explained the process of engaging a placement agent, seeking bids from a wide network of potential investors, made up of local and regional banks. Broadway Bank was the clear winner in the process, offering a fixed interest rate of 1.60%, pre-payable at any time with no penalties. Moving forward, the City would have funds on September 29, 2017, with the first payment on the notes is February 15, 2018, payments are on a semi-annual basis, a seven-year amortization, and principal only on August 15th, with the last payment due on August 15, 2024. Councilmember Moore moved to accept the Purchase Agreement for the purchase of the City’s Tax Note Series 2017. The motion was seconded by seconded by Councilmember LeBrun, which passed with a vote of 5-0-0.

D. Discuss and Consider Action on an Ordinance Authorizing the Issuance and Sale of City of Woodcreek, Texas Tax Note, Series 2017; Levying an Annual Ad Valorem Tax and Providing for the Payment of Said Note; and Enacting Other Provisions Relating to the Subject. After discussion, Councilmember Moore moved to approve adoption of an ordinance authorizing the issuance and sale of City of Woodcreek, Texas Tax Note, Series 2017, levying an annual ad valorem tax and proceeding for the payment of said note; and enacting other provisions relating to the subject. The motion was seconded by Councilmember Brizendine, which passed with a vote of 5-0-0.

Council Recessed at 6:53 p.m.

Council Convened in Executive Session at 7:33 p.m.

E. Discussion concerning the City of Woodcreek’s zoning ordinance, enforcement, and potential amendments. No action was taken.

Council Reconvened in Open Session at 7:58 p.m.

8. Adjourn: There being no further business, Mayor Eskelund adjourned the meeting at 7:59 p.m.