

**CITY COUNCIL MEETING (CYJ)**  
**May 11, 2022; 6:30 PM**  
**Woodcreek, Texas**

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**MINUTES**

**CALL TO ORDER AND ESTABLISH QUORUM**

Mayor Rasco called the meeting to order at 6:30 PM.

**MOMENT OF SILENCE**

Mr. Bob Hambrick provided an invocation.

**ROLL CALL**

**PRESENT**

Mayor Jeff Rasco  
Mayor Pro Tem Aurora F. LeBrun  
Councilmember Chrys Grummert  
Councilmember Debra Hines  
Councilmember Brent H. Pulley

**ABSENT**

Councilmember Judy Brizendine

**STAFF PRESENT**

City Manager Brenton B. Lewis  
City Secretary Suzanne J. Mac Kenzie  
City Attorney Bud Wymore  
Administrative Assistant Maureen Mele

**PUBLIC COMMENTS**

Public Comments were given by Bob Hambrick and Jana White.

**CONSENT AGENDA**

**1. Approval of City Council Meeting Minutes from April 20, 2022**

Councilmember Pulley made a motion to approve the consent agenda. The motion was seconded by Councilmember Hines.

Voting Yea: Mayor Pro Tem LeBrun, Councilmember Grummert, Councilmember Hines, Councilmember Pulley

Absent and Not Voting: Councilmember Brizendine

The motion carried with a 4-0-0.

**REGULAR AGENDA**

**2. Presentation from Financial Advisors on Updated Interest Rate Information for Tax Notes and Bond Elections, the Impact Growth or Increased Home Values Have on Tax Rates, and an Outline for What Funding Via a Series of Tax Notes Would Look Like Versus a Single Bond Election or a Combination of Both Followed by Discussion with**

### **Council on Immediate Tax Rate Impacts for Homeowners in the First Year and Over the Next Ten Years (Hines)**

Mr. Andre Ayala of Hilltop Securities gave a presentation on the financial aspect of tax notes vs. a bond election. Mr. Ayala's talking points were:

- Woodcreek's first bond for road projects occurred in 2017. The interest rate at that point was 3.44%.
- interest rates are predicted to rise throughout 2022
- Woodcreek does not currently have a bond rating but would expect it to be a BBB rating or better
- current debt payback tax rate is 7.8%
- a tax note would not require an election but is limited to 7 years to repay
- a bond has to be voted and approved by the majority but can be issued for up to 40 years to payback
- a tax note must be used for what's specified
- tax notes can be taken out as often as desired by council
- if a bond election fails, the city must wait 2 years before the next bond election
- tax notes are bid out to banks
- a bond goes out to the market because it is for a larger amount of money
- bonds can be issued very soon after approved in an election
- the Hays Co. average appraised value for Woodcreek is \$426,000
- a 3 cent tax increase results in \$126/year increase in taxes for the average property

### **3. Discuss and Take Appropriate Action on Nominating Candidates and Making Appointments from this Round of Councilmember Nominations to the Ordinance Review Committee (Hines)**

Councilmember Hines nominated Peg Wolfe. Councilmember Pulley seconded the nomination.

Mayor Pro Tem LeBrun nominated Karen Duncan. Councilmember Grummert seconded the nomination.

Councilmember Pulley nominated Carroll Wilson. Councilmember Grummert seconded the nomination.

Councilmember Grummert nominated Emma Davenport. Councilmember Pulley seconded the nomination.

Councilmember Brizendine chose not to submit a nomination.

Mayor Rasco nominated David Lowe as an alternate member. Councilmember Pulley seconded the nomination.

A roll call vote was held for each nomination. Every vote had the same result.

Voting Yea: Mayor Pro Tem LeBrun, Councilmember Grummert, Councilmember Hines, Councilmember Pulley

Absent and Not Voting: Councilmember Brizendine

The motion carried with a 4-0-0 vote.

### **4. Discuss and Take Appropriate Action on Nominating Candidates and Making Appointments from this Round of Councilmember Nominations to the Platinum Panel (Hines)**

Councilmember Hines nominated Jill Bloom. Councilmember Grummert seconded the nomination.

Mayor Pro Tem LeBrun nominated Cody Abney. Councilmember Grummert seconded the nomination.

Councilmember Pulley nominated Ed Fleming. Councilmember Hines seconded the nomination.

Councilmember Grummert nominated Joseph Green. Councilmember Pulley seconded the nomination.

Councilmember Brizendine chose not to submit a nomination.

Councilmember Pulley nominated Linnea Bailey. Councilmember Grummert seconded the nomination.

A roll call vote was held for each nomination. Every vote had the same result.

Voting Yea: Mayor Pro Tem LeBrun, Councilmember Grummert, Councilmember Hines, Councilmember Pulley

Absent and Not Voting: Councilmember Brizendine

The motion carried with a 4-0-0 vote.

**5. Discuss and Take Appropriate Action on Nominating Candidates and Making Appointments from this Round of Councilmember Nominations to the Tree Board (Hines)**

Councilmember Grummert nominated Monica Rasco. Councilmember Hines seconded the nomination.

Councilmember Pulley nominated Iris Ramos. Councilmember Grummert seconded the nomination.

Mayor Pro Tem LeBrun nominated Cindy Jones. Councilmember Pulley seconded the nomination.

Councilmember Hines nominated Jacob McElroy. Councilmember Grummert seconded the nomination.

Councilmember Brizendine chose not to submit a nomination.

A roll call vote was held for each nomination. Every vote had the same result.

Voting Yea: Mayor Pro Tem LeBrun, Councilmember Grummert, Councilmember Hines, Councilmember Pulley

Absent and Not Voting: Councilmember Brizendine

The motion carried with a 4-0-0 vote.

**6. Discussion and Approval of Council Liaisons to the Planning and Zoning Commission, Ordinance Review Committee, Tree Board, and Platinum Panel (Rasco)**

Councilmember Hines made a motion to appoint the Council Liaisons. The motion was seconded by Councilmember Grummert.

After discussion, Mayor Rasco recommended the following liaisons:

- Councilmember Hines to the Ordinance Review Committee
- Councilmember Grummert to the Parks & Recreation Board
- Councilmember Brizendine to the Planning and Zoning Commission
- Councilmember Pulley to the Tree Board
- Mayor Pro Tem LeBrun to the Platinum Roads Panel

A roll call vote was held.

Voting Yea: Mayor Pro Tem LeBrun, Councilmember Grummert, Councilmember Hines, Councilmember Pulley

Absent and Not Voting: Councilmember Brizendine

The motion carried with a 4-0-0 vote.

**7. Discussion on Creating a City of Woodcreek Tax Exemption for Residents Age 65 or Older or Disabled (Grummert)**

Councilmember Grummert made a motion to move as written. The motion was seconded by Councilmember Hines.

Discussion included: i) the state of Texas allows a city to reduce the home appraisal value by no less than \$3,000 and no more than 20%, ii) exemption would apply to homesteads, iii) the need to get estimates of the monetary value the city would lose, and iv) homeowners would have to apply for the exemption.

A roll call vote was held.

Voting Yea: Mayor Pro Tem LeBrun, Councilmember Grummert, Councilmember Hines, Councilmember Pulley

Absent and Not Voting: Councilmember Brizendine

The motion carried with a 4-0-0 vote.

**8. Discuss and Take Appropriate Action to have the Tree Board Consider Creating an Autumn Tree Planting Event in Conjunction with Woodcreek Day (Grummert)**

A motion was made by Councilmember Grummert to move as written. The motion was seconded by Councilmember Hines.

An amendment was made by Councilmember Hines to make this an annual event. The amendment was accepted by Councilmember Grummert.

After discussion, a roll call vote on the amendment was held.

Voting Yea: Mayor Pro Tem LeBrun, Councilmember Grummert, Councilmember Hines, Councilmember Pulley

Absent and Not Voting: Councilmember Brizendine

The motion carried with a 4-0-0 vote.

A roll call vote on the main motion was held.

Voting Yea: Mayor Pro Tem LeBrun, Councilmember Grummert, Councilmember Hines, Councilmember Pulley

Absent and Not Voting: Councilmember Brizendine

The motion carried with a 4-0-0 vote.

**9. Discuss and Take Appropriate Action on a Beautification Volunteer Event to Improve the Par View Triangle (Hines)**

A motion was made by Councilmember Hines to move as stated. The motion was seconded by Councilmember Grummert.

An amendment was made by Councilmember Grummert that this would be subject to approval of a site plan and budget. The amendment was seconded by Councilmember Pulley.

A roll call vote on the amendment was held.

Voting Yea: Mayor Pro Tem LeBrun, Councilmember Grummert, Councilmember Hines, Councilmember Pulley

Absent and Not Voting: Councilmember Brizendine

The motion carried with a 4-0-0 vote.

A roll call vote on the main motion was held.

Voting Yea: Mayor Pro Tem LeBrun, Councilmember Grummert, Councilmember Hines, Councilmember Pulley

Absent and Not Voting: Councilmember Brizendine

The motion carried with a 4-0-0 vote.

**10. Discuss and Take Appropriate Action on the Creation of an Oak Wilt Information Page with an Annual Website Banner for the Months When Trimming Oaks is Prohibited and Require that City Staff Post Signs Stating this Ban at Entrances and Other Appropriate Public Lands During the Restricted Trimming Months (Hines)**

A motion was made by Councilmember Hines to move as written and stated. The motion was seconded by Councilmember Grummert.

A roll call vote was held.

Voting Yea: Mayor Pro Tem LeBrun, Councilmember Grummert, Councilmember Hines, Councilmember Pulley

Absent and Not Voting: Councilmember Brizendine

The motion carried with a 4-0-0 vote.

**11. Discuss and Take Appropriate Action on the Culture of Safe Driving Program Handout and Opening the Resident Sticker Submission and Voting Process (Hines)**

A motion was made by Councilmember Hines to approve the handout and move forward with the sticker competition and decide on the information distribution. The motion was seconded by Councilmember Grummert.

After discussion, the method of distribution will be to mail a Safe Driving pamphlet with sticker to each residence.

A roll call vote was held.

Voting Yea: Mayor Pro Tem LeBrun, Councilmember Grummert, Councilmember Hines, Councilmember Pulley

Absent and Not Voting: Councilmember Brizendine

The motion carried with a 4-0-0 vote.

**12. Request the Parks and Recreation Board Suggest Names for the New Parks Created in 2021 to Recommend to City Council (Hines)**

A motion was made by Councilmember Hines to move as written. The motion was seconded by Councilmember Grummert.

A roll call vote was held.

Voting Yea: Mayor Pro Tem LeBrun, Councilmember Grummert, Councilmember Hines, Councilmember Pulley

Absent and Not Voting: Councilmember Brizendine

The motion carried with a 4-0-0 vote.

**13. Discuss and Take Appropriate Action on Directing City Staff to Update the Online City of Woodcreek Zoning and Lot Line Map (Hines)**

A motion was made by Councilmember Hines to move as written and stated. The motion was seconded by Councilmember Grummert.

An amendment to the motion was made by Mayor Pro Tem LeBrun that this would be pending an estimated cost coming back to Council. The amendment was seconded by Councilmember Pulley.

A roll call vote was held on the amendment.

Voting Yea: Mayor Pro Tem LeBrun, Councilmember Grummert, Councilmember Hines, Councilmember Pulley

Absent and Not Voting: Councilmember Brizendine

The motion carried with a 4-0-0 vote.

A roll call vote was held on the main motion.


Voting Yea: Mayor Pro Tem LeBrun, Councilmember Grummert, Councilmember Hines, Councilmember Pulley

Absent and Not Voting: Councilmember Brizendine

The motion carried with a 4-0-0 vote.

**ADJOURN**

Mayor Rasco adjourned the meeting at 8:46 PM.

  
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Jeff Rasco, Mayor  
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Suzanne Mac Kenzie, City Secretary