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## MEETING NOTICE

*The Platinum Roads Panel of the City of Woodcreek, Texas will conduct a meeting at City Hall, located at 41 Champions Circle, Woodcreek, TX. The meeting will be held on July 21, 2022 at 5:30 PM.*

*All attendees are encouraged to wear face coverings when a minimum of six-foot social distancing cannot be maintained.*

**Note: Smoking is not allowed anywhere on the property of City Hall.**

*The public may watch this meeting live at the following link: <https://meetings.ipvideotalk.com/169477391>. The public may listen to this meeting by dialing one of the following numbers: 1(617) 315-8088 or toll free at 1(866) 948-0772. When prompted enter Meeting ID:169477391.*

*A recording of the meeting will be made and will be available to the public in accordance with the Texas Public Information Act upon written request. This notice, as amended, is posted pursuant to the Texas Open Meetings Act (Vernon's Texas Codes Ann. Gov. Code Chapter 551).*

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## AGENDA

### CALL TO ORDER

### ROLL CALL

### PUBLIC COMMENTS

*Any citizen shall have a reasonable opportunity to be heard at any and all meetings of the Platinum Roads Panel in regard to: (1) any and all matters to be considered at any such meeting, or (2) any matter a citizen may wish to bring to the Platinum Roads Panel's attention. No member of the Governing Body may discuss or comment on any citizen public comment, except to make: (1) a statement of specific factual information given in response to the inquiry, or (2) a recitation of existing policy in response to the inquiry. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting per Texas Local Government code Sec. 551.042.*

*Citizen comments will be allowed at the beginning of every meeting, or alternatively, before an item on the agenda on which the citizen wishes to speak is to be considered. All citizens will be allowed to comment for three (3) minutes per person and shall be allowed more time at the Mayor's discretion. In addition, citizens may pool their allotted speaking time. To pool time, a speaker must present the names of three (3) individuals present in the audience who wish to yield their three minutes. Citizens may present materials regarding any agenda item to the City Secretary at or before a meeting, citizens attending any meeting are requested to complete a form providing their name, address, and agenda item/concern, but are not required to do so before speaking and presenting it to the City Secretary prior to the beginning of such meeting. Comments may only be disallowed and/or limited as per Government Code § 551.007(e).*

*Submit written comments by email to [woodcreek@woodcreektx.gov](mailto:woodcreek@woodcreektx.gov) by noon on the day prior to the meeting. Please include your full name, home or work address, and agenda item number. Written*

*comments will be part of the official written record only. A recording of the meeting will be made and will be available to the public in accordance with the Texas Public Information Act upon written request.*

## **REPORT FROM HILLTOP SECURITIES**

1. Report from Mr. Andre Ayala, Managing Director, and Mr. Jim Sabonis, Managing Director, of Hilltop Securities on various options for funding road repairs.

## **CONSENT AGENDA**

*All of the following items are considered to be self-explanatory by the Platinum Roads Panel and may be acted upon with one motion. There will be no separate discussion of these items unless a Platinum Roads Panel Member or Citizen so requests. For a Citizen to request the removal of an item from the Consent Agenda, a written request must be completed and submitted to the City Manager.*

2. Approval of Platinum Roads Panel Meeting Minutes from June 16, 2022

## **REGULAR AGENDA**

3. Discuss and Take Appropriate Action on Coordination with the Physical Systems Focus Group of the Comprehensive Plan on the Land Use Workshop Scheduled for July 27, 2022
4. Report, Discussion and Take Appropriate Action Resulting from the Members' Inspection of the Three Sites Identified as Possible Projects to be Covered by the American Rescue Act of 2021 Funds
5. Report, Discuss and Take Appropriate Action on Street Inspection and Previous Document Analysis as Prepared by Chairperson Bailey and Individual Panel Members
6. Report from Council Liaison LeBrun on Actions Taken by the City Council on the July 14, 2022 Meeting Pertinent to Financing Options Submitted by the Platinum Roads Panel
7. Discuss and Recommend to City Council a Financial Plan of Action to Include Paving of Streets Beginning with Greatest Need of Repair and Financed by City Reserves and Possible Tax Note
8. Form a Long Term Plan to Recommend to City Council for Ongoing Maintenance and Repair of All Streets Based on a Quadrant System and Financed by 20-Year General Obligation Bond

## **ADJOURN**

*The Platinum Roads Panel may retire to Executive Session any time between the meeting's opening and its adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in Open Session.*

*This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.*

***Attendance by Other Elected or Appointed Officials:***

*It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.*

*The City of Woodcreek is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary's Office at 512-847-9390 for information. Hearing-impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 or may utilize the statewide Relay Texas program at 1-800-735-2988.*

*Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.*

I certify that the above notice was posted on the 18th day of July at 1:06PM.

By: 

**Suzanne J. MacKenzie, City Secretary**

Contact

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Managing Director

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Vice President

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## City of Woodcreek, Texas

### Overview of Current Market Conditions

### And

### Funding Capacity of Tax Notes and General Obligation Bonds

May 11, 2022

# Table of Contents

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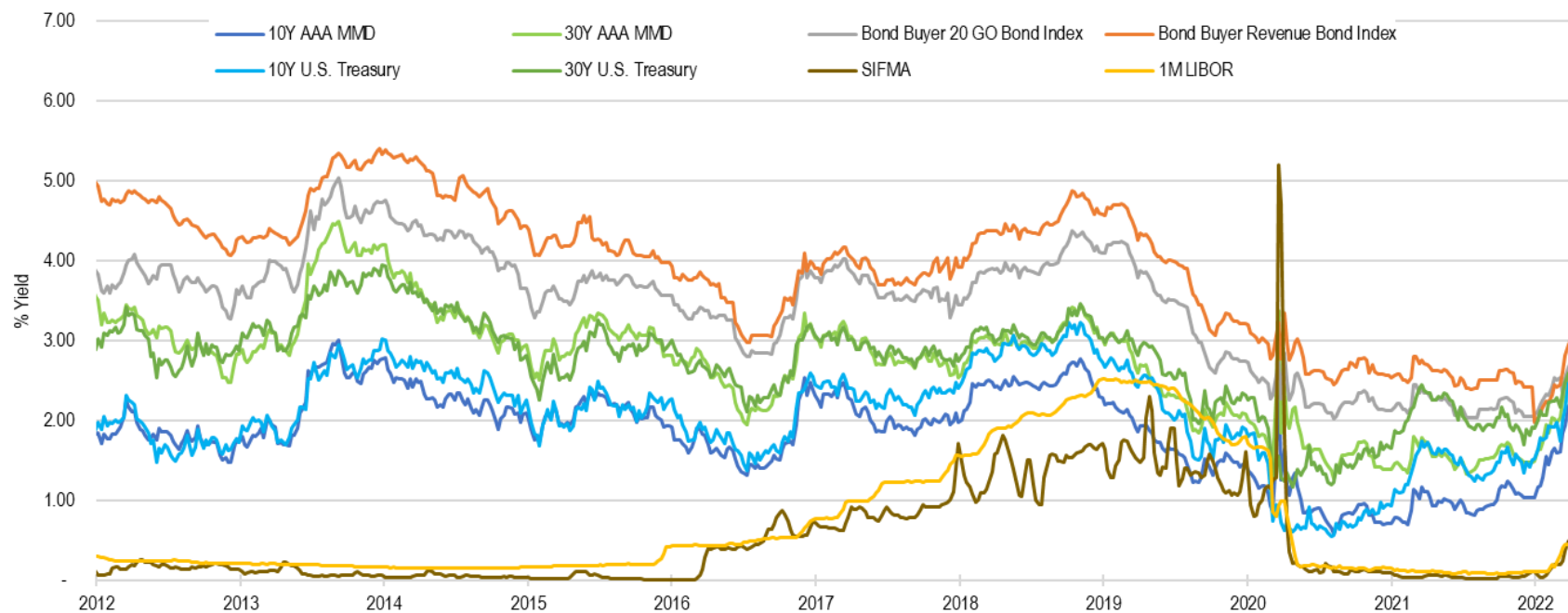
Item 1.

	<b><u>Page</u></b>
<b>Municipal Market Update dated May 6, 2022</b>	<b>3</b>
<b>Impact of Growth / Increased Valuation on Ad Valorem Tax Rates</b>	<b>5</b>
<b>Overview - Tax Notes and General Obligation Bonds</b>	<b>6</b>
<b>Debt Capacity - Tax Notes and General Obligation Bonds</b>	<b>7</b>
<b>Questions and Discussion</b>	<b>8</b>
<b>Appendix A – Detailed Scenario Debt Service Schedules</b>	<b>9</b>

# Municipal Market Update dated May 6, 2022

Item 1.

## Benchmark Interest Rates – 1/1/12 to 5/6/22



## Rates Analysis – 1/1/12 to 5/6/22

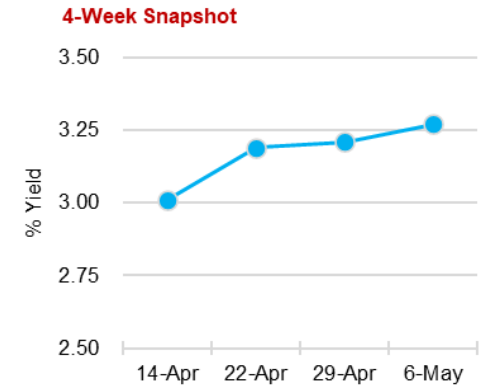
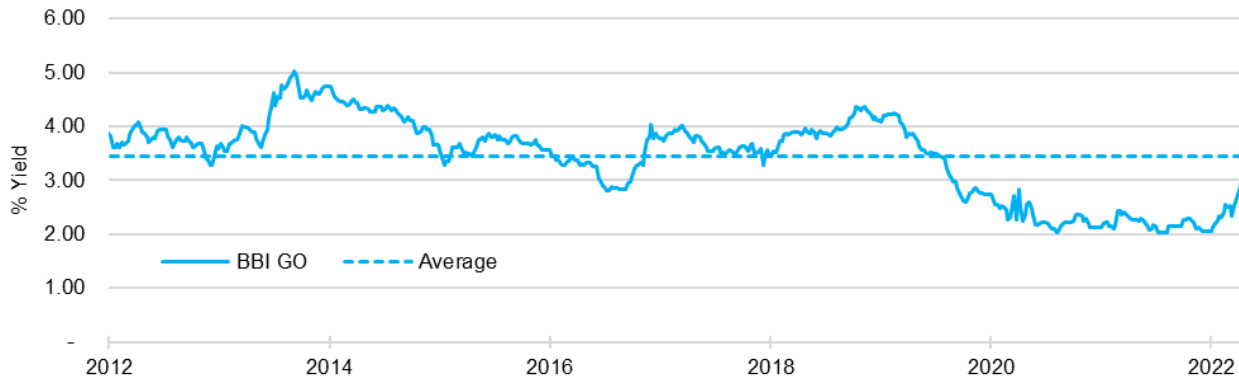
	10Y AAA MMD	30Y AAA MMD	Bond Buyer 20 GO Bond Index	Bond Buyer Revenue Bond Index	10Y U.S. Treasury	30Y U.S. Treasury	SIFMA	1M LIBOR
Current	2.85	3.17	3.27	3.55	3.12	3.23	0.60	0.84
Maximum	3.01	4.49	5.03	5.40	3.23	3.94	5.20	2.52
Minimum	0.58	1.27	2.02	1.97	0.55	1.17	0.01	0.07
Average	1.84	2.69	3.44	3.91	2.04	2.72	0.50	0.71
% Time Lower	99.1%	79.1%	30.4%	30.9%	98.9%	84.8%	65.9%	70.2%

Source: Refinitiv Municipal Market Data, U.S. Treasury and Bloomberg

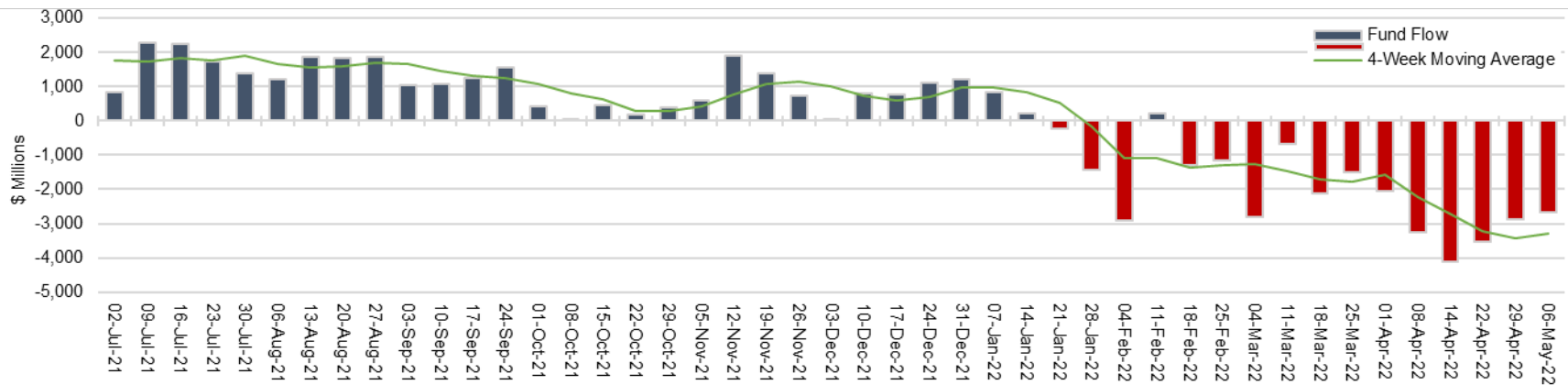
# Municipal Market Update dated May 6, 2022

Item 1.

## Benchmark Interest Rates – 1/1/12 to 5/6/22



## Lipper Municipal Bond Fund Flows



Source: Refinitiv Municipal Market Data, U.S. Treasury and Bloomberg

# Impact of Growth / Increased Valuation on Ad Valorem Tax Rates

Item 1.

Year	Taxable Assessed Value	Annual Growth	
		\$	%
2022 <sup>(1)</sup>	\$309,582,377	\$46,646,914	18%
2021	\$262,935,463	\$14,153,125	6%
2020	\$248,782,338	\$16,384,045	7%
2019	\$232,398,293	\$21,574,095	10%
2018	\$210,824,198	\$30,741,648	17%
2017	\$180,082,550	\$2,101,801	1%

## Notes:

1) 2022 CERTIFIED PRELIMINARY ESTIMATE per Hays County Appraisal District dated April 20, 2022

Year	Ad Valorem Tax Rates					
	M&O Rate		I&S Rate		Total Rate	
	Rate	Change	Rate	Change	Rate	Change
2022						
2021	\$0.1291	-5%	\$0.0780	-10%	\$0.2071	-7%
2020	\$0.1361	4%	\$0.0870	-6%	\$0.2231	0%
2019	\$0.1306	0%	\$0.0929	1%	\$0.2235	0%
2018	\$0.1311	-4%	\$0.0924	6%	\$0.2235	0%
2017	\$0.1362	4%	\$0.0873	NA	\$0.2235	71%
2016	\$0.1305	NA	\$0.0000	NA	\$0.1305	NA

# Overview – Tax Notes and General Obligation Bonds

Item 1.

## Tax Notes

## General Obligation Bonds

Authorization Process	Council Approval of Issuance Ordinance	1) Election 2) Council Approval of Issuance Ordinance
Maximum Amortization	7 Years	40 Years
Credit Pledge	Levy of I&S Ad Valorem Tax	Levy of I&S Ad Valorem Tax
Budget Repayment Options	Any Available Funds	Any Available Funds
Purpose of Project Fund	Anything a City is authorized to issue debt for	Anything a City is authorized to issue debt for
Phasing of Debt Issuance	No - Each Issuance is Independent	Yes - Large Projects can be funded in Phases
Earliest Issuance Date	June, 2022	1) Election November, 2022 and Issuance December, 2022 2) Election May, 2023 and Issuance June, 2023

# Debt Capacity - Tax Notes and General Obligation Bonds

Item 1.

## Tax Notes

## General Obligation Bonds

2023 Taxable Assessed Value

Preliminary Certified Taxable Assessed Value for Tax Year 2022 = \$309,582,377

Repayment Term

7 Years

20 Years

Assumed Interest Rate<sup>(1)</sup>

2.75% (Tax Note)<sup>(1)</sup>  
3.00% (Refunding Bond)<sup>(1)</sup>

4.48%<sup>(2)(3)</sup>

Current I&S Debt Service Tax Rate	<u>\$0.07800</u>	<u>\$0.07800</u>	<u>\$0.07800</u>	<u>\$0.07800</u>
Plus: Tax Rate Impact <sup>(4)</sup>	<u>\$0.00000</u>	<u>\$0.03000</u>	<u>\$0.00000</u>	<u>\$0.03000</u>
<u>Projected I&amp;S Total Debt Service Tax Rate</u>	<u>\$0.07800</u>	<u>\$0.10800</u>	<u>\$0.07800</u>	<u>\$0.10800</u>
Project Fund	\$1,357,000	\$1,937,000	\$2,602,338	\$3,811,974
Tax Notes, 2017 Payoff	\$437,494	\$437,494	\$440,056	\$440,056
<u>Estimated Cost of Issuance</u>	<u>\$100,506</u>	<u>\$106,506</u>	<u>\$132,606</u>	<u>\$157,970</u>
<u>Par Amount</u>	<u>\$1,895,000</u>	<u>\$2,481,000</u>	<u>\$3,175,000</u>	<u>\$4,410,000</u>
Average Annual Payment	\$238,721	\$330,638	\$236,740	\$328,310
Total Principal & Interest	\$2,148,487	\$2,792,478	\$4,734,800	\$6,566,198

# Questions and Discussion

# Appendix A

## Detailed Scenario Debt Service Schedules

# Tax Note – No I&S Debt Service Tax Rate Increase

Item 1.

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>	<u>J</u>
Fiscal Year Ending 30-Sep	Tax Base Growth Factor	Taxable Assessed Valuation <sup>(1)</sup>	I&S Tax Supported D/S	Less: Refinanced Tax Note Series 2017 D/S	GO Refunding Bonds Series 2022 <sup>(2)</sup>	Tax Note Series 2022 <sup>(2)</sup>	Less: Debt Service Funds on Hand	NET Projected I&S Tax Supported D/S	Projected Debt Service Tax Rate <sup>(3)</sup>
2022		\$ 262,935,463	\$ 216,195	\$ -	\$ -	\$ -	\$ -	\$ 216,195	\$ 0.0780
2023	17.74%	309,582,377	224,793	224,793	17,454	220,988	-	238,442	0.0778
2024	0.00%	309,582,377	219,820	219,820	17,445	221,048	-	238,493	0.0778
2025	0.00%	309,582,377	-	-	17,355	220,754	-	238,109	0.0777
2026	0.00%	309,582,377	-	-	17,265	221,309	-	238,574	0.0778
2027	0.00%	309,582,377	-	-	17,175	221,699	-	238,874	0.0779
2028	0.00%	309,582,377	-	-	17,085	221,924	-	239,009	0.0780
2029	0.00%	309,582,377	-	-	17,980	220,998	-	238,978	0.0780
2030	0.00%	309,582,377	-	-	239,485	-	-	239,485	0.0781
2031	0.00%	309,582,377	-	-	238,525	-	-	238,525	0.0778
			\$ 660,808	\$ 444,613	\$ 599,769	\$ 1,548,718	\$ -	\$ 2,364,683	

## Assumptions:

- (1) Source: Hays County Appraisal District. Actual for Fiscal Year 2021 & 2022.
- (2) Refunding Assumes 3.00% interest rate for purposes of illustration only.  
Tax Note Assumes 2.75% interest rate. **Subject to Change at anytime.**
- (3) Actual Tax Rate Fiscal Year 2022. Calculated thereafter.  
Assumes 99% collections.

## USES OF FUNDS

Project Fund Deposit	\$ 1,357,000
Tax Notes, 2017 Payoff	437,494
Budgeted Financing Costs	100,506
<b>Total Par Amount</b>	<b>\$ 1,895,000</b>

# Tax Note – 3 Cent I&S Debt Service Tax Rate Increase

Item 1.

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>	<u>J</u>
Fiscal Year Ending 30-Sep	Tax Base Growth Factor	Taxable Assessed Valuation <sup>(1)</sup>	I&S Tax Supported D/S	Less: Refinanced Tax Note Series 2017 D/S	GO Refunding Bonds Series 2022 <sup>(2)</sup>	Tax Note Series 2022 <sup>(2)</sup>	Less: Debt Service Funds on Hand	NET Projected I&S Tax Supported D/S	Projected Debt Service Tax Rate <sup>(3)</sup>
2022		\$ 262,935,463	\$ 216,195	\$ -	\$ -	\$ -	\$ -	\$ 216,195	\$ 0.0780
2023	17.74%	309,582,377	224,793	224,793	17,454	312,955	-	330,409	0.1078
2024	0.00%	309,582,377	219,820	219,820	17,445	312,959	-	330,404	0.1078
2025	0.00%	309,582,377	-	-	17,355	313,451	-	330,806	0.1079
2026	0.00%	309,582,377	-	-	17,265	313,724	-	330,989	0.1080
2027	0.00%	309,582,377	-	-	17,175	313,776	-	330,951	0.1080
2028	0.00%	309,582,377	-	-	17,085	313,609	-	330,694	0.1079
2029	0.00%	309,582,377	-	-	17,980	312,235	-	330,215	0.1077
2030	0.00%	309,582,377	-	-	239,485	-	-	239,485	0.0781
2031	0.00%	309,582,377	-	-	238,525	-	-	238,525	0.0778
			\$ 660,808	\$ 444,613	\$ 599,769	\$ 2,192,709	\$ -	\$ 3,008,673	

## Assumptions:

(1) Source: Hays County Appraisal District. Actual for Fiscal Year 2021 & 2022.

(2) Refunding Assumes 3.00% interest rate for purposes of illustration only.

Tax Note Assumes 2.75% interest rate. **Subject to Change at anytime.**

(3) Actual Tax Rate Fiscal Year 2022. Calculated thereafter.

Assumes 99% collections.

## USES OF FUNDS

Project Fund Deposit	\$ 1,937,000
Tax Notes, 2017 Payoff	437,494
Budgeted Financing Costs	106,506
<b>Total Par Amount</b>	<b>\$ 2,481,000</b>

# General Obligation Bond – No I&S Debt Service Tax Rate Increase

Item 1.

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>
Fiscal Year Ending 30-Sep	Tax Base Growth Factor	Taxable Assessed Valuation <sup>(1)</sup>	I&S Tax Supported D/S	Less: Refinanced Tax Note Series 2017 D/S	GO Refunding & Improvement Bonds, Series 2023 <sup>(2)</sup>	Less: Debt Service Funds on Hand	NET Projected I&S Tax Supported D/S	Projected Debt Service Tax Rate <sup>(3)</sup>
2022		\$ 262,935,463	\$ 216,195	\$ -	\$ -	\$ -	\$ 216,195	\$ 0.0780
2023	17.74%	309,582,377	224,793	224,793	236,349	-	236,349	0.0771
2024	0.00%	309,582,377	219,820	219,820	234,684	-	234,684	0.0766
2025	0.00%	309,582,377	-	-	236,000	-	236,000	0.0770
2026	0.00%	309,582,377	-	-	236,976	-	236,976	0.0773
2027	0.00%	309,582,377	-	-	237,628	-	237,628	0.0775
2028	0.00%	309,582,377	-	-	242,810	-	242,810	0.0792
2029	0.00%	309,582,377	-	-	237,675	-	237,675	0.0775
2030	0.00%	309,582,377	-	-	237,239	-	237,239	0.0774
2031	0.00%	309,582,377	-	-	236,395	-	236,395	0.0771
2032	0.00%	309,582,377	-	-	235,194	-	235,194	0.0767
2033	0.00%	309,582,377	-	-	238,519	-	238,519	0.0778
2034	0.00%	309,582,377	-	-	236,550	-	236,550	0.0772
2035	0.00%	309,582,377	-	-	234,400	-	234,400	0.0765
2036	0.00%	309,582,377	-	-	236,789	-	236,789	0.0773
2037	0.00%	309,582,377	-	-	238,599	-	238,599	0.0778
2038	0.00%	309,582,377	-	-	235,020	-	235,020	0.0767
2039	0.00%	309,582,377	-	-	236,000	-	236,000	0.0770
2040	0.00%	309,582,377	-	-	236,363	-	236,363	0.0771
2041	0.00%	309,582,377	-	-	236,150	-	236,150	0.0771
2042	0.00%	309,582,377	-	-	235,463	-	235,463	0.0768
			\$ 660,808	\$ 444,613	\$ 4,734,800	\$ -	\$ 4,950,995	

## Assumptions:

- (1) Source: Hays County Appraisal District. Actual for Fiscal Year 2021 & 2022.
- (2) Assumes investment grade interest rates as of 5/10/2022 + 0.75%.  
True Interest Cost calculated at 4.48%. Subject to Change.
- (3) Actual Tax Rate Fiscal Year 2022. Calculated thereafter.  
Assumes 99% collections.

## USES OF FUNDS

Project Fund Deposit	\$ 2,602,338
Tax Notes, 2017 Payoff	440,056
Budgeted Financing Costs	132,606
<b>Total Par Amount</b>	<b>\$ 3,175,000</b>

# General Obligation Bond – 3 Cent I&S Debt Service Tax Rate Increase

Item 1.

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>
Fiscal Year Ending 30-Sep	Tax Base Growth Factor	Taxable Assessed Valuation <sup>(1)</sup>	I&S Tax Supported D/S	Less: Refinanced Tax Note Series 2017 D/S	GO Refunding & Improvement Bonds, Series 2023 <sup>(2)</sup>	Less: Debt Service Funds on Hand	NET Projected I&S Tax Supported D/S	Projected Debt Service Tax Rate <sup>(3)</sup>
2022		\$ 262,935,463	\$ 216,195	\$ -	\$ -	\$ -	\$ 216,195	\$ 0.0780
2023	17.74%	309,582,377	224,793	224,793	330,807	-	330,807	0.1079
2024	0.00%	309,582,377	219,820	219,820	329,630	-	329,630	0.1076
2025	0.00%	309,582,377	-	-	329,405	-	329,405	0.1075
2026	0.00%	309,582,377	-	-	328,773	-	328,773	0.1073
2027	0.00%	309,582,377	-	-	327,759	-	327,759	0.1069
2028	0.00%	309,582,377	-	-	326,308	-	326,308	0.1065
2029	0.00%	309,582,377	-	-	329,395	-	329,395	0.1075
2030	0.00%	309,582,377	-	-	326,909	-	326,909	0.1067
2031	0.00%	309,582,377	-	-	328,834	-	328,834	0.1073
2032	0.00%	309,582,377	-	-	330,129	-	330,129	0.1077
2033	0.00%	309,582,377	-	-	325,895	-	325,895	0.1063
2034	0.00%	309,582,377	-	-	326,383	-	326,383	0.1065
2035	0.00%	309,582,377	-	-	326,483	-	326,483	0.1065
2036	0.00%	309,582,377	-	-	330,849	-	330,849	0.1079
2037	0.00%	309,582,377	-	-	329,474	-	329,474	0.1075
2038	0.00%	309,582,377	-	-	327,578	-	327,578	0.1069
2039	0.00%	309,582,377	-	-	329,973	-	329,973	0.1077
2040	0.00%	309,582,377	-	-	326,575	-	326,575	0.1066
2041	0.00%	309,582,377	-	-	327,444	-	327,444	0.1068
2042	0.00%	309,582,377	-	-	327,600	-	327,600	0.1069
			\$ 660,808	\$ 444,613	\$ 6,566,198	\$ -	\$ 6,782,393	

## Assumptions:

- (1) Source: Hays County Appraisal District. Actual for Fiscal Year 2021 & 2022.
- (2) Assumes investment grade interest rates as of 5/10/2022 + 0.75%.  
True Interest Cost calculated at 4.48%. Subject to Change.
- (3) Actual Tax Rate Fiscal Year 2022. Calculated thereafter.  
Assumes 99% collections.

## USES OF FUNDS

Project Fund Deposit	\$ 3,811,974
Tax Notes, 2017 Payoff	440,056
Budgeted Financing Costs	157,970
<b>Total Par Amount</b>	<b>\$ 4,410,000</b>

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## City of Woodcreek, Texas

### Overview of Current Market Conditions

### And

### Funding Capacity of Tax Notes and General Obligation Bonds

May 11, 2022

# Table of Contents

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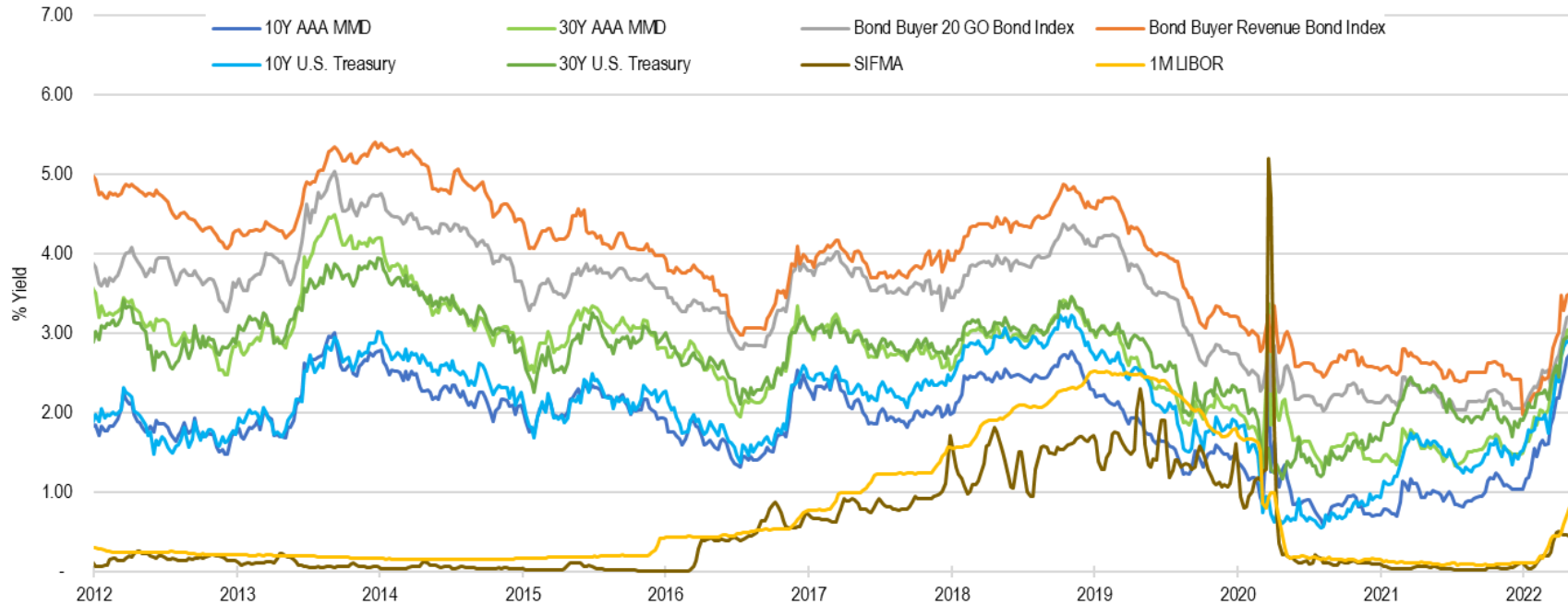
Item 1.

	<b><u>Page</u></b>
<b>Municipal Market Update dated May 6, 2022</b>	<b>3</b>
<b>Impact of Growth / Increased Valuation on Ad Valorem Tax Rates</b>	<b>5</b>
<b>Overview - Tax Notes and General Obligation Bonds</b>	<b>6</b>
<b>Debt Capacity - Tax Notes and General Obligation Bonds</b>	<b>7</b>
<b>Questions and Discussion</b>	<b>8</b>
<b>Appendix A – Detailed Scenario Debt Service Schedules</b>	<b>9</b>

# Municipal Market Update dated May 6, 2022

Item 1.

## Benchmark Interest Rates – 1/1/12 to 5/6/22



## Rates Analysis – 1/1/12 to 5/6/22

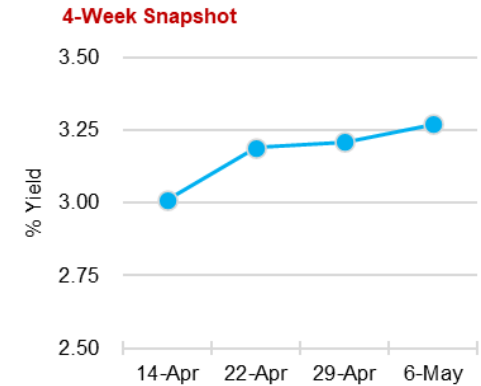
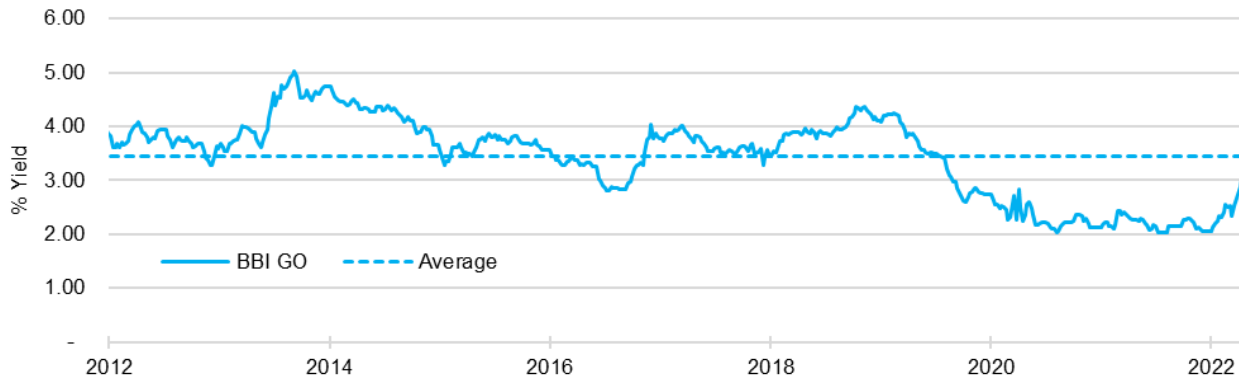
	10Y AAA MMD	30Y AAA MMD	Bond Buyer 20 GO Bond Index	Bond Buyer Revenue Bond Index	10Y U.S. Treasury	30Y U.S. Treasury	SIFMA	1M LIBOR
Current	2.85	3.17	3.27	3.55	3.12	3.23	0.60	0.84
Maximum	3.01	4.49	5.03	5.40	3.23	3.94	5.20	2.52
Minimum	0.58	1.27	2.02	1.97	0.55	1.17	0.01	0.07
Average	1.84	2.69	3.44	3.91	2.04	2.72	0.50	0.71
% Time Lower	99.1%	79.1%	30.4%	30.9%	98.9%	84.8%	65.9%	70.2%

Source: Refinitiv Municipal Market Data, U.S. Treasury and Bloomberg

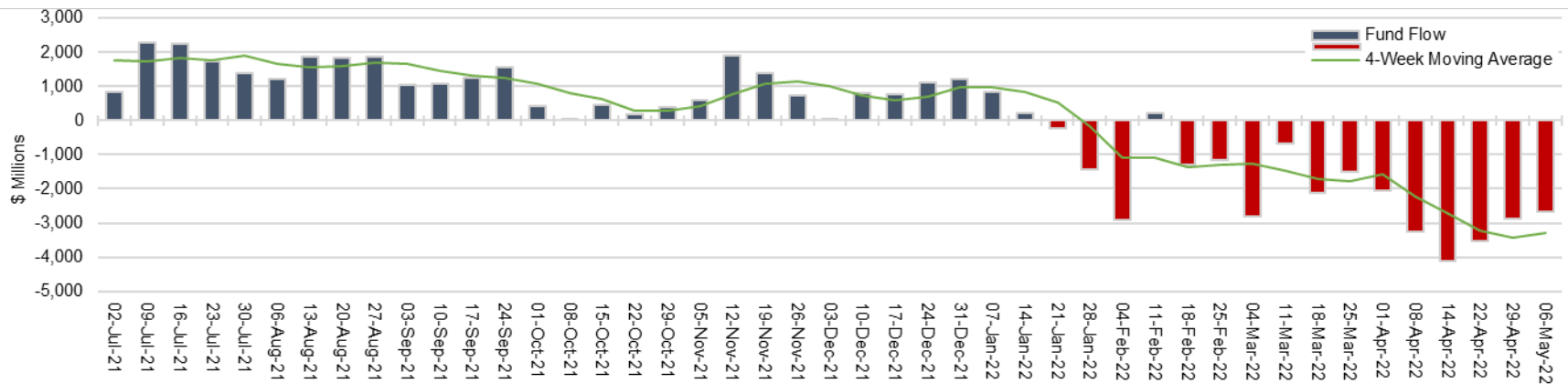
# Municipal Market Update dated May 6, 2022

Item 1.

## Benchmark Interest Rates – 1/1/12 to 5/6/22



## Lipper Municipal Bond Fund Flows



Source: Refinitiv Municipal Market Data, U.S. Treasury and Bloomberg

# Impact of Growth / Increased Valuation on Ad Valorem Tax Rates

Item 1.

Year	Taxable Assessed Value	Annual Growth	
		\$	%
2022 <sup>(1)</sup>	\$309,582,377	\$46,646,914	18%
2021	\$262,935,463	\$14,153,125	6%
2020	\$248,782,338	\$16,384,045	7%
2019	\$232,398,293	\$21,574,095	10%
2018	\$210,824,198	\$30,741,648	17%
2017	\$180,082,550	\$2,101,801	1%

## Notes:

1) 2022 CERTIFIED PRELIMINARY ESTIMATE per Hays County Appraisal District dated April 20, 2022

Year	Ad Valorem Tax Rates					
	M&O Rate		I&S Rate		Total Rate	
	Rate	Change	Rate	Change	Rate	Change
2022						
2021	\$0.1291	-5%	\$0.0780	-10%	\$0.2071	-7%
2020	\$0.1361	4%	\$0.0870	-6%	\$0.2231	0%
2019	\$0.1306	0%	\$0.0929	1%	\$0.2235	0%
2018	\$0.1311	-4%	\$0.0924	6%	\$0.2235	0%
2017	\$0.1362	4%	\$0.0873	NA	\$0.2235	71%
2016	\$0.1305	NA	\$0.0000	NA	\$0.1305	NA

# Overview – Tax Notes and General Obligation Bonds

Item 1.

## Tax Notes

## General Obligation Bonds

Authorization Process	Council Approval of Issuance Ordinance	1) Election 2) Council Approval of Issuance Ordinance
Maximum Amortization	7 Years	40 Years
Credit Pledge	Levy of I&S Ad Valorem Tax	Levy of I&S Ad Valorem Tax
Budget Repayment Options	Any Available Funds	Any Available Funds
Purpose of Project Fund	Anything a City is authorized to issue debt for	Anything a City is authorized to issue debt for
Phasing of Debt Issuance	No - Each Issuance is Independent	Yes - Large Projects can be funded in Phases
Earliest Issuance Date	June, 2022	1) Election November, 2022 and Issuance December, 2022 2) Election May, 2023 and Issuance June, 2023

# Debt Capacity - Tax Notes and General Obligation Bonds

Item 1.

## Tax Notes

## General Obligation Bonds

2023 Taxable Assessed Value

Preliminary Certified Taxable Assessed Value for Tax Year 2022 = \$309,582,377

Repayment Term

7 Years

20 Years

Assumed Interest Rate<sup>(1)</sup>

2.75% (Tax Note)<sup>(1)</sup>  
3.00% (Refunding Bond)<sup>(1)</sup>

4.48%<sup>(2)(3)</sup>

Current I&S Debt Service Tax Rate	\$0.07800	\$0.07800	\$0.07800	\$0.07800
Plus: Tax Rate Impact <sup>(4)</sup>	\$0.00000	\$0.03000	\$0.00000	\$0.03000
<u>Projected I&amp;S Total Debt Service Tax Rate</u>	<u>\$0.07800</u>	<u>\$0.10800</u>	<u>\$0.07800</u>	<u>\$0.10800</u>
Project Fund	\$1,357,000	\$1,937,000	\$2,602,338	\$3,811,974
Tax Notes, 2017 Payoff	\$437,494	\$437,494	\$440,056	\$440,056
<u>Estimated Cost of Issuance</u>	<u>\$100,506</u>	<u>\$106,506</u>	<u>\$132,606</u>	<u>\$157,970</u>
<u>Par Amount</u>	<u>\$1,895,000</u>	<u>\$2,481,000</u>	<u>\$3,175,000</u>	<u>\$4,410,000</u>
Average Annual Payment	\$238,721	\$330,638	\$236,740	\$328,310
Total Principal & Interest	\$2,148,487	\$2,792,478	\$4,734,800	\$6,566,198

# Questions and Discussion

# Appendix A

## Detailed Scenario Debt Service Schedules

# Tax Note – No I&S Debt Service Tax Rate Increase

Item 1.

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>	<u>J</u>
Fiscal Year Ending 30-Sep	Tax Base Growth Factor	Taxable Assessed Valuation <sup>(1)</sup>	I&S Tax Supported D/S	Less: Refinanced Tax Note Series 2017 D/S	GO Refunding Bonds Series 2022 <sup>(2)</sup>	Tax Note Series 2022 <sup>(2)</sup>	Less: Debt Service Funds on Hand	NET Projected I&S Tax Supported D/S	Projected Debt Service Tax Rate <sup>(3)</sup>
2022		\$ 262,935,463	\$ 216,195	\$ -	\$ -	\$ -	\$ -	\$ 216,195	\$ 0.0780
2023	17.74%	309,582,377	224,793	224,793	17,454	220,988	-	238,442	0.0778
2024	0.00%	309,582,377	219,820	219,820	17,445	221,048	-	238,493	0.0778
2025	0.00%	309,582,377	-	-	17,355	220,754	-	238,109	0.0777
2026	0.00%	309,582,377	-	-	17,265	221,309	-	238,574	0.0778
2027	0.00%	309,582,377	-	-	17,175	221,699	-	238,874	0.0779
2028	0.00%	309,582,377	-	-	17,085	221,924	-	239,009	0.0780
2029	0.00%	309,582,377	-	-	17,980	220,998	-	238,978	0.0780
2030	0.00%	309,582,377	-	-	239,485	-	-	239,485	0.0781
2031	0.00%	309,582,377	-	-	238,525	-	-	238,525	0.0778
			\$ 660,808	\$ 444,613	\$ 599,769	\$ 1,548,718	\$ -	\$ 2,364,683	

## Assumptions:

- (1) Source: Hays County Appraisal District. Actual for Fiscal Year 2021 & 2022.
- (2) Refunding Assumes 3.00% interest rate for purposes of illustration only.  
Tax Note Assumes 2.75% interest rate. **Subject to Change at anytime.**
- (3) Actual Tax Rate Fiscal Year 2022. Calculated thereafter.  
Assumes 99% collections.

## USES OF FUNDS

Project Fund Deposit	\$ 1,357,000
Tax Notes, 2017 Payoff	437,494
Budgeted Financing Costs	100,506
<b>Total Par Amount</b>	<b>\$ 1,895,000</b>

# Tax Note – 3 Cent I&S Debt Service Tax Rate Increase

Item 1.

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>	<u>J</u>
Fiscal Year Ending 30-Sep	Tax Base Growth Factor	Taxable Assessed Valuation <sup>(1)</sup>	I&S Tax Supported D/S	Less: Refinanced Tax Note Series 2017 D/S	GO Refunding Bonds Series 2022 <sup>(2)</sup>	Tax Note Series 2022 <sup>(2)</sup>	Less: Debt Service Funds on Hand	NET Projected I&S Tax Supported D/S	Projected Debt Service Tax Rate <sup>(3)</sup>
2022		\$ 262,935,463	\$ 216,195	\$ -	\$ -	\$ -	\$ -	\$ 216,195	\$ 0.0780
2023	17.74%	309,582,377	224,793	224,793	17,454	312,955	-	330,409	0.1078
2024	0.00%	309,582,377	219,820	219,820	17,445	312,959	-	330,404	0.1078
2025	0.00%	309,582,377	-	-	17,355	313,451	-	330,806	0.1079
2026	0.00%	309,582,377	-	-	17,265	313,724	-	330,989	0.1080
2027	0.00%	309,582,377	-	-	17,175	313,776	-	330,951	0.1080
2028	0.00%	309,582,377	-	-	17,085	313,609	-	330,694	0.1079
2029	0.00%	309,582,377	-	-	17,980	312,235	-	330,215	0.1077
2030	0.00%	309,582,377	-	-	239,485	-	-	239,485	0.0781
2031	0.00%	309,582,377	-	-	238,525	-	-	238,525	0.0778
			\$ 660,808	\$ 444,613	\$ 599,769	\$ 2,192,709	\$ -	\$ 3,008,673	

## Assumptions:

(1) Source: Hays County Appraisal District. Actual for Fiscal Year 2021 & 2022.

(2) Refunding Assumes 3.00% interest rate for purposes of illustration only.

Tax Note Assumes 2.75% interest rate. **Subject to Change at anytime.**

(3) Actual Tax Rate Fiscal Year 2022. Calculated thereafter.

Assumes 99% collections.

## USES OF FUNDS

Project Fund Deposit	\$ 1,937,000
Tax Notes, 2017 Payoff	437,494
Budgeted Financing Costs	106,506
<b>Total Par Amount</b>	<b>\$ 2,481,000</b>

# General Obligation Bond – No I&S Debt Service Tax Rate Increase

Item 1.

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>
Fiscal Year Ending 30-Sep	Tax Base Growth Factor	Taxable Assessed Valuation <sup>(1)</sup>	I&S Tax Supported D/S	Less: Refinanced Tax Note Series 2017 D/S	GO Refunding & Improvement Bonds, Series 2023 <sup>(2)</sup>	Less: Debt Service Funds on Hand	NET Projected I&S Tax Supported D/S	Projected Debt Service Tax Rate <sup>(3)</sup>
2022		\$ 262,935,463	\$ 216,195	\$ -	\$ -	\$ -	\$ 216,195	\$ 0.0780
2023	17.74%	309,582,377	224,793	224,793	236,349	-	236,349	0.0771
2024	0.00%	309,582,377	219,820	219,820	234,684	-	234,684	0.0766
2025	0.00%	309,582,377	-	-	236,000	-	236,000	0.0770
2026	0.00%	309,582,377	-	-	236,976	-	236,976	0.0773
2027	0.00%	309,582,377	-	-	237,628	-	237,628	0.0775
2028	0.00%	309,582,377	-	-	242,810	-	242,810	0.0792
2029	0.00%	309,582,377	-	-	237,675	-	237,675	0.0775
2030	0.00%	309,582,377	-	-	237,239	-	237,239	0.0774
2031	0.00%	309,582,377	-	-	236,395	-	236,395	0.0771
2032	0.00%	309,582,377	-	-	235,194	-	235,194	0.0767
2033	0.00%	309,582,377	-	-	238,519	-	238,519	0.0778
2034	0.00%	309,582,377	-	-	236,550	-	236,550	0.0772
2035	0.00%	309,582,377	-	-	234,400	-	234,400	0.0765
2036	0.00%	309,582,377	-	-	236,789	-	236,789	0.0773
2037	0.00%	309,582,377	-	-	238,599	-	238,599	0.0778
2038	0.00%	309,582,377	-	-	235,020	-	235,020	0.0767
2039	0.00%	309,582,377	-	-	236,000	-	236,000	0.0770
2040	0.00%	309,582,377	-	-	236,363	-	236,363	0.0771
2041	0.00%	309,582,377	-	-	236,150	-	236,150	0.0771
2042	0.00%	309,582,377	-	-	235,463	-	235,463	0.0768
			\$ 660,808	\$ 444,613	\$ 4,734,800	\$ -	\$ 4,950,995	

## Assumptions:

- (1) Source: Hays County Appraisal District. Actual for Fiscal Year 2021 & 2022.
- (2) Assumes investment grade interest rates as of 5/10/2022 + 0.75%.  
True Interest Cost calculated at 4.48%. Subject to Change.
- (3) Actual Tax Rate Fiscal Year 2022. Calculated thereafter.  
Assumes 99% collections.

## USES OF FUNDS

Project Fund Deposit	\$ 2,602,338
Tax Notes, 2017 Payoff	440,056
Budgeted Financing Costs	132,606
<b>Total Par Amount</b>	<b>\$ 3,175,000</b>

# General Obligation Bond – 3 Cent I&S Debt Service Tax Rate Increase

Item 1.

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>
Fiscal Year Ending 30-Sep	Tax Base Growth Factor	Taxable Assessed Valuation <sup>(1)</sup>	I&S Tax Supported D/S	Less: Refinanced Tax Note Series 2017 D/S	GO Refunding & Improvement Bonds, Series 2023 <sup>(2)</sup>	Less: Debt Service Funds on Hand	NET Projected I&S Tax Supported D/S	Projected Debt Service Tax Rate <sup>(3)</sup>
2022		\$ 262,935,463	\$ 216,195	\$ -	\$ -	\$ -	\$ 216,195	\$ 0.0780
2023	17.74%	309,582,377	224,793	224,793	330,807	-	330,807	0.1079
2024	0.00%	309,582,377	219,820	219,820	329,630	-	329,630	0.1076
2025	0.00%	309,582,377	-	-	329,405	-	329,405	0.1075
2026	0.00%	309,582,377	-	-	328,773	-	328,773	0.1073
2027	0.00%	309,582,377	-	-	327,759	-	327,759	0.1069
2028	0.00%	309,582,377	-	-	326,308	-	326,308	0.1065
2029	0.00%	309,582,377	-	-	329,395	-	329,395	0.1075
2030	0.00%	309,582,377	-	-	326,909	-	326,909	0.1067
2031	0.00%	309,582,377	-	-	328,834	-	328,834	0.1073
2032	0.00%	309,582,377	-	-	330,129	-	330,129	0.1077
2033	0.00%	309,582,377	-	-	325,895	-	325,895	0.1063
2034	0.00%	309,582,377	-	-	326,383	-	326,383	0.1065
2035	0.00%	309,582,377	-	-	326,483	-	326,483	0.1065
2036	0.00%	309,582,377	-	-	330,849	-	330,849	0.1079
2037	0.00%	309,582,377	-	-	329,474	-	329,474	0.1075
2038	0.00%	309,582,377	-	-	327,578	-	327,578	0.1069
2039	0.00%	309,582,377	-	-	329,973	-	329,973	0.1077
2040	0.00%	309,582,377	-	-	326,575	-	326,575	0.1066
2041	0.00%	309,582,377	-	-	327,444	-	327,444	0.1068
2042	0.00%	309,582,377	-	-	327,600	-	327,600	0.1069
			\$ 660,808	\$ 444,613	\$ 6,566,198	\$ -	\$ 6,782,393	

## Assumptions:

- (1) Source: Hays County Appraisal District. Actual for Fiscal Year 2021 & 2022.
- (2) Assumes investment grade interest rates as of 5/10/2022 + 0.75%.  
True Interest Cost calculated at 4.48%. Subject to Change.
- (3) Actual Tax Rate Fiscal Year 2022. Calculated thereafter.  
Assumes 99% collections.

## USES OF FUNDS

Project Fund Deposit	\$ 3,811,974
Tax Notes, 2017 Payoff	440,056
Budgeted Financing Costs	157,970
<b>Total Par Amount</b>	<b>\$ 4,410,000</b>

**PLATINUM ROADS PANEL**  
**June 16, 2022; 5:30 PM**  
**Woodcreek, Texas**

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**MINUTES**

**CALL TO ORDER**

Chairperson Bailey called the meeting to order at 5:30 PM.

**ROLL CALL AND ESTABLISH QUORUM**

**PRESENT**

Chairperson Linnea Bailey  
Vice-Chairperson Cody Abney  
Panelist Ed Fleming  
Panelist Joe Green  
Council Liaison Aurora LeBrun

**ABSENT**

Panelist Jill Bloom

**STAFF PRESENT**

Administrative Assistant Maureen Mele

**PUBLIC COMMENTS**

No public comments were offered.

**CONSENT AGENDA**

**1. Approval of Platinum Roads Panel Meeting Minutes from May 24, 2022**

A motion was made by Vice-Chair Abney to approve the meeting minutes from May 24, 2022. The motion was seconded by Panelist Fleming.

A roll call vote was held.

Voting Yea: Panelist Green, Panelist Fleming, Chairperson Bailey, Vice-Chairperson Abney  
Absent and Not Voting: Panelist Bloom

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

**REGULAR AGENDA**

**2. Discussion and Take Appropriate Action on the Required Completion of the Public Information Act and Texas Open Meetings Act**

Encouragement on completing the required training was given by Chairperson Bailey.

**3. Report from Chairperson Bailey Regarding Meetings Attended Being the Special City Council Held on May 25th, 2022 and the Comprehensive Plan Advisory Workgroup Meeting Held on May 31st, 2022**

A report was given by Chairperson Bailey on the City Council meeting of May 25, 2022 while Council Liaison LeBrun provided encouragement for attending the upcoming Comprehensive Plan Advisory Workgroup Land Use workshop.

**4. Review Reports from Latest Roads Advisory Group and Take Appropriate Action**

A motion was made by Vice-Chair Abney that the primary focus of the panel be to recommend a funding vehicle to the City Council for street repair or replacement. The motion was seconded by Panelist Fleming.

After discussion, a roll call vote was held.

Voting Yea: Vice-Chairperson Abney, Chairperson Bailey, Panelist Fleming, Panelist Green  
Absent and Not Voting: Panelist Bloom

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

A motion was made by Panelist Green to recommend to the City Council that all the streets be repaved at once with similar paving as per Woodcreek Drive or the City be broken into sections to be repaved depending upon the funding vehicle. The motion was seconded by Vice-Chair Abney.

After discussion, a roll call vote was held.

Voting Yea: Chairperson Bailey, Vice-Chair Abney, Panelist Green, Panelist Fleming  
Absent and Not Voting: Panelist Bloom

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

**After this, the agenda order was switched to consider agenda item 7 next.**

**7. Discussion on Financing Options for Street and Drainage Projects**

A motion was made by Vice-Chair Abney to recommend to the City Council to proceed with tax notes to fund the repaving of all streets. The motion was seconded by Panelist Fleming.

After discussion, a roll call vote was held.

Voting Yea: Panelist Fleming, Panelist Green, Chairperson Bailey, Vice-Chairperson Abney  
Absent and Not Voting: Panelist Bloom

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

A motion was made by Panelist Green to recommend to the City Council to do tax notes in phases and possibly roll into a bond at the end. The motion was seconded by Vice-Chair Abney.

After discussion, a roll call vote was held.

Voting Yea: Panelist Green, Panelist Fleming, Chairperson Bailey, Vice-Chair Abney  
Absent and Not Voting: Panelist Bloom

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

**5. Discussion and Take Appropriate Action on Coordination with Physical Systems Focus Group Representative of the Comprehensive Plan Advisory Workgroup**

A representative of the Physical Systems Focus Group from the Comprehensive Plan Advisory Workgroup, Ms. Diane Stewart, was in attendance at the meeting.

A subcommittee of Vice-Chair Abney and Panelist Fleming was formed to work with Representative Stewart on the Physical Systems portion of the Comprehensive Plan.

**6. Discuss and Take Appropriate Action on the Direction from the City Council of the City of Woodcreek to Review Projects to be Covered by the American Rescue Act of 2021 Funds Received by the City of Woodcreek for the Purpose of Managing and Treating Stormwater or Subsurface Drainage Water, Facilitating Water Reuse, and Securing Publicly Owned Treatment Works**

A motion was made by Vice-Chair Abney that this agenda item be tabled until all members of the Platinum Road Panel could visit three areas of drainage concern. The three areas are:

- i) drainage area between 3 & 7 Westwood, 4 Westwood & 7 Brookhollow to Brookhollow
  - ii) Jack Miller
  - iii) Brookside Drive at Brookmeadow Drive, particularly 7-13 Brookside Drive.
- The motion was seconded by Panelist Green.

After discussion, a roll call vote was held.

Voting Yea: Vice-Chair Abney, Panelist Green, Panelist Fleming, Chairperson Bailey  
Absent and Not Voting: Panelist Bloom

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

## **ADJOURN**

Chairperson Bailey adjourned the meeting at 6:57 PM.

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**Linnea Bailey, Chairperson**

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**Suzanne Mac Kenzie, City Secretary**

AGENDA  
FISCAL COMPONENTS – COMPREHENSIVE PLAN  
FOCUS WORKGROUP MEETING  
June 28, 2022

- Current Revenue Streams

- Sources of present revenue

▪ Ad Valorem Taxes	<u>\$349,000 for FY 2021-2</u>
▪ Franchise Agreement Revenues	<u>\$195,700 for FY 2021-2</u>
• PEC	\$34,000
• Cable	\$30,000
• TWCPEG	\$6,000
• AQUA	\$100,000
• Waste	\$25,000
• Phone	\$200
• Golf	\$500
▪ Sales Taxes	<u>\$80,000 for FY 2021-2</u>
▪ Other Revenues:	<u>\$57,700 for FY 2021-2<sup>i</sup></u>

- Potential Sources for Additional Revenues –

- Increased Sales Taxes
  - sales taxes may not be collected from businesses in the ETJ without an annexation of the property.
- Hotel Occupancy Taxes – Short Term Rentals, small hotel in the City, restaurant within City limits
  - These must be weighed against citizens' response to the survey and past events. City of Woodcreek attempted to collect HOT in the ETJ in the past – was not successful.
- Annexation would yield additional ad valorem taxes –
  - Current law prohibiting annexation other than voluntary
- Grants
  - Match requirements – most grants require a match of 20 to 25%

- Revenue Issues to Consider :

- Ad Valorem Taxes Impact. As a residential community with little land left for development within city limits, any future activities that require funding would impact ad valorem taxes and could represent a financial burden on some of our citizens
  - ✓ *Must look for options for additional revenue sources.*
- Sales Tax Revenue. Considering the citizens' responses to CP Survey regarding development in the ETJ with "none" being the #2 answer, what are our options to introduce opportunities for additional sources of income, preferably from a source other than ad valorem taxes?
  - ✓ *would the citizens reconsider their position if we were to propose low-impact businesses that preserve the character of the City? If the business is in the ETJ, the revenue from sales taxes would be limited unless the business were to seek voluntary annexation of the property to the City. This option would require negotiations, including certain concessions from the City.*
  - ✓ *If yes, to above, should part of the fiscal/financial portion of the CP include or propose a plan to encourage small business development? This could include some small businesses within the City limits that do not affect the character of the community. We already have some small home-based businesses within City limits that are collecting sales taxes.*
- Hotel occupancy taxes (HOT). Both in the Survey and during meetings and public hearings held in 2020, residents expressed opposition to short-term rentals within the City of Woodcreek.
  - ✓ *Considering HOT as a potential source of additional revenues must take into consideration the citizens' expressed disapproval of short-term rentals.*
- Other Funding Sources. What other funding sources may be available to the City? Annexation of areas in our ETJ where sales tax revenues are already available (lodge, swimming hole, others?). How would we go about it?
  - ✓ *We are further limited in the area of annexation as a result of last session's legislation - in the past cities could approach areas in the ETJ to discuss annexation. Now, the communication must begin with those in the area approaching the city.*

- Desired Improvements Identified on Comprehensive Plan Survey:
  - Physical Systems - #1 concern is the City streets. This includes drainage, traffic calming, walking safety (sidewalks, trails)
    - Others?
  - Parks and Green Areas
    - More parks, including parks with amenities for children and adults
    - More green areas – protect natural resources
    - Trails
    - Others?
  - Roads – *it is necessary to explore financing options as the current reserves and revenues are insufficient to fund the required repairs and improvements. In the earlier meetings of the Fiscal Systems Focus Workgroup, the group reviewed options available for financing and impact on citizens' ad valorem taxes.*
    - *Some of the financing options reviewed by the focus workgroup included tax notes and a bond issue. The workgroup considered that a bond may be the best alternative, if approved by the citizens, to repair (and in some cases replace) the roads.*
    - Others?
  - Parks and Green Spaces – *the workgroup discussed options to finance, including grants that may be available and donations. Some of these include:*
    - *Texas Parks & Wildlife Opportunities*
    - *Lower Colorado River Authority – community grants offered every six months with ceiling of \$50,000 per grant.*
    - *Donations – consider the formation of a 501(c)(3) "Friends of the Parks" organization to raise funds and receive donations.*
    - Others?

Ultimate Goal for Focus Workgroup: To meet future requirements and improvements Identified by citizens the Fiscal Systems Workgroup must develop a budget that includes an estimate of needed or desired improvements and features, potential sources of revenue or funding options. This budget is dependent on input from other focus groups.

Next Steps and Goals:

1. Set a plan for next steps of this focus group.
2. Continue participation in Comprehensive Plan workgroup – obtain additional data from focus groups to begin financial analysis.
3. Update this outline to incorporate input received at this session.
4. Anything missing?

---

<sup>i</sup> Other revenues include new home permits other permits and fees, and donations and, as such are less predictable.

Can. Box

PROP. TAX REVENUE BY  
PARCEL

KNOWLEDGE STATION

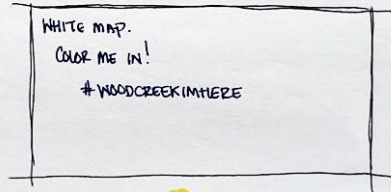
WHAT MAKES MORE \$?



WOODCREEK photo app or presentation



(OPTIONAL CHAIRS FOR PRESENTATION)



UNDEVELOPED MAP  
(NUMBERED)

INDEX CARD W/#  
AREAS THEY WANT  
DEV? TYPE OF  
DEV. GO IN  
COMMENT BOX

EXISTING DEV. TYPE  
MAP  
(only showing ALL  
BUT RES.)

PUSHPINS/  
STICKERS  
LIKES VS DISLIKES

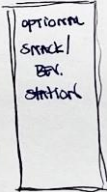
DWELLING TYPE PROF.

KNOWLEDGE STATION

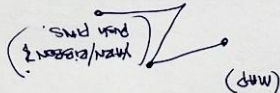
PROPERTY TYPE DEV.  
PER ACRE

WHAT WOULD YOU LIKE?

Fiscal Systems  
STATION



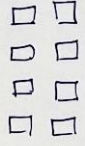
Physical  
Systems  
STATION



If I can work safely, I'd work to...

KNOWLEDGE  
STATION

PHOTOS OF EXISTING  
STREET CONDITIONS



WHAT STREETS  
NEED IMPROVEMENTS?

Select top 3



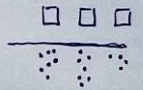
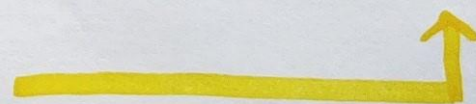
I want my STREETS  
to look like this:  
(or name)

Can. Box

LAND USE  
STATION



NATURAL SYSTEMS  
STATION



WHAT I CARE  
ABOUT MOST:

KNOWLEDGE STATION

MAP OF GREEN SPACES

Can. Box

As discussed from our last focus group meeting, we would like to have 4 stations:

1. Natural Systems
2. Land Use
3. Fiscal Systems
4. Physical Systems

This is a little different from your traditional workshops. It is a choreographed workshop which leads the viewer through all stations in a specific order. Each station will have a knowledge section, existing conditions section, and a feedback section.

- The knowledge station will educate the viewer by giving them the purpose and importance of each system.
- The existing conditions section will most likely be the maps we created or photos showing the current conditions of Woodcreek.
- The feedback section is where we will collect data from each person with a series of interactive questions.

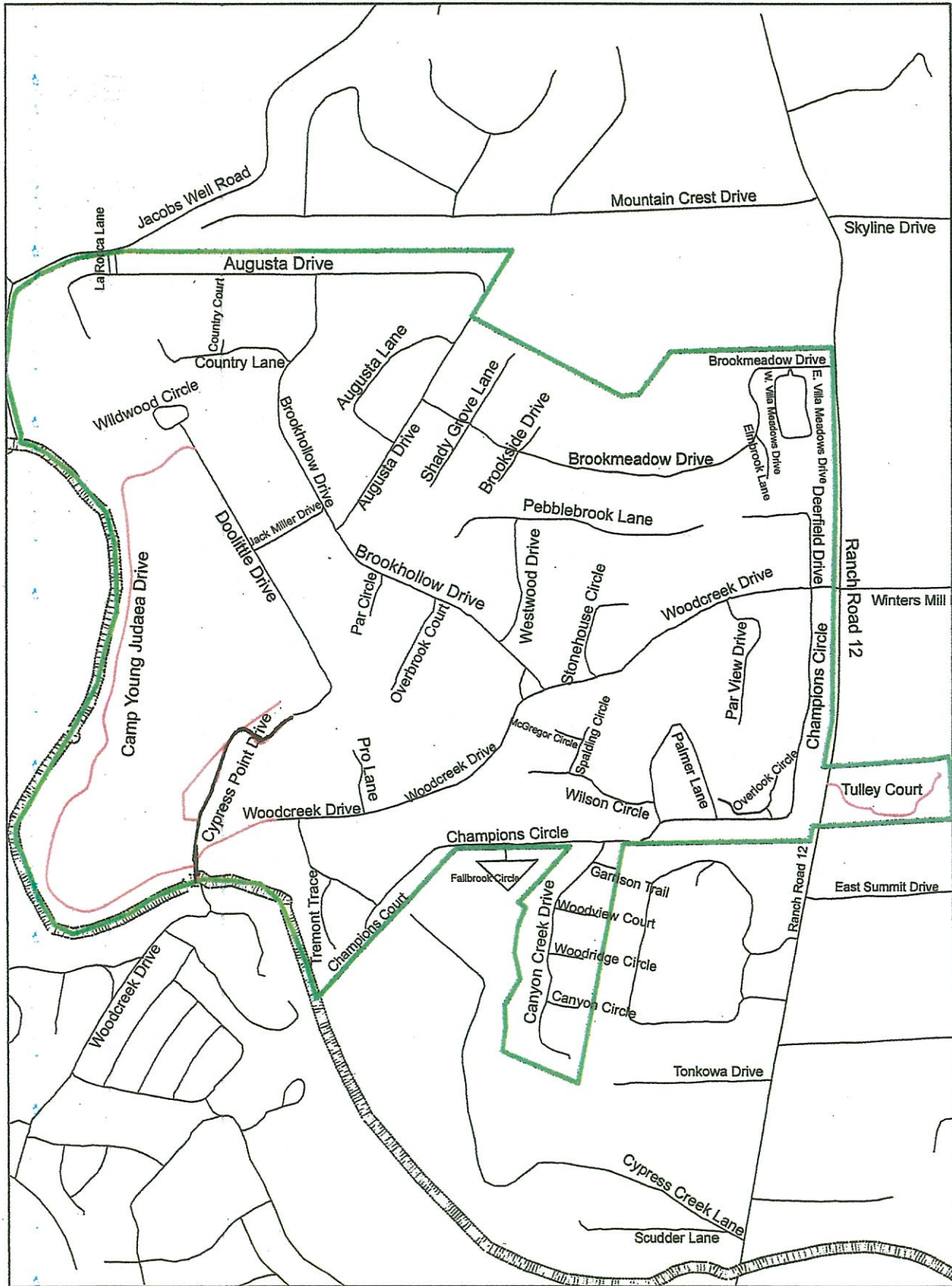
We also would like to have a comment box in each section just in case people would like to make remarks on other things related to the associated station.

There are three other stations that are optional.

5. Color Me In map. This blank white map would be placed in the center of the room. There would be colored markers on the table where people that participated can color in their lot/parcel. The purpose of this is to give the participant a sense of belonging and leaves their mark, like a signature, on this project. It makes them feel involved. It also gives the city staff knowledge of what areas of the city are actively involved and what areas of the city need more community outreach to grow public participation.
6. Snack and Beverage bar. We thought it would be nice to highlight a local business and have them serve light snacks and beverages. Just a suggestion! This not only promotes them but builds the relationship between the city, the local business, and the community members.
7. Woodcreek Photo Opportunity. Because people love to take photos, we thought it would be a fun way to promote what's going on in the community with a photo opportunity station. The hashtag used can be #WoodcreekImHere or something else to make people feel involved. Another option for this station can be where Brandon and I can give a presentation, if need be. We thought the stations would do a good job educating the community, therefore the presentation was not needed.

# City of Woodcreek Street Map

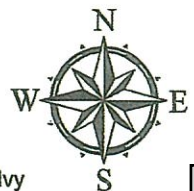
Item 5.



## Legend

- Woodcreek City Limits
- Private Streets
- Woodcreek Streets
- Cypress Creek

0 0.25 0.5 Miles



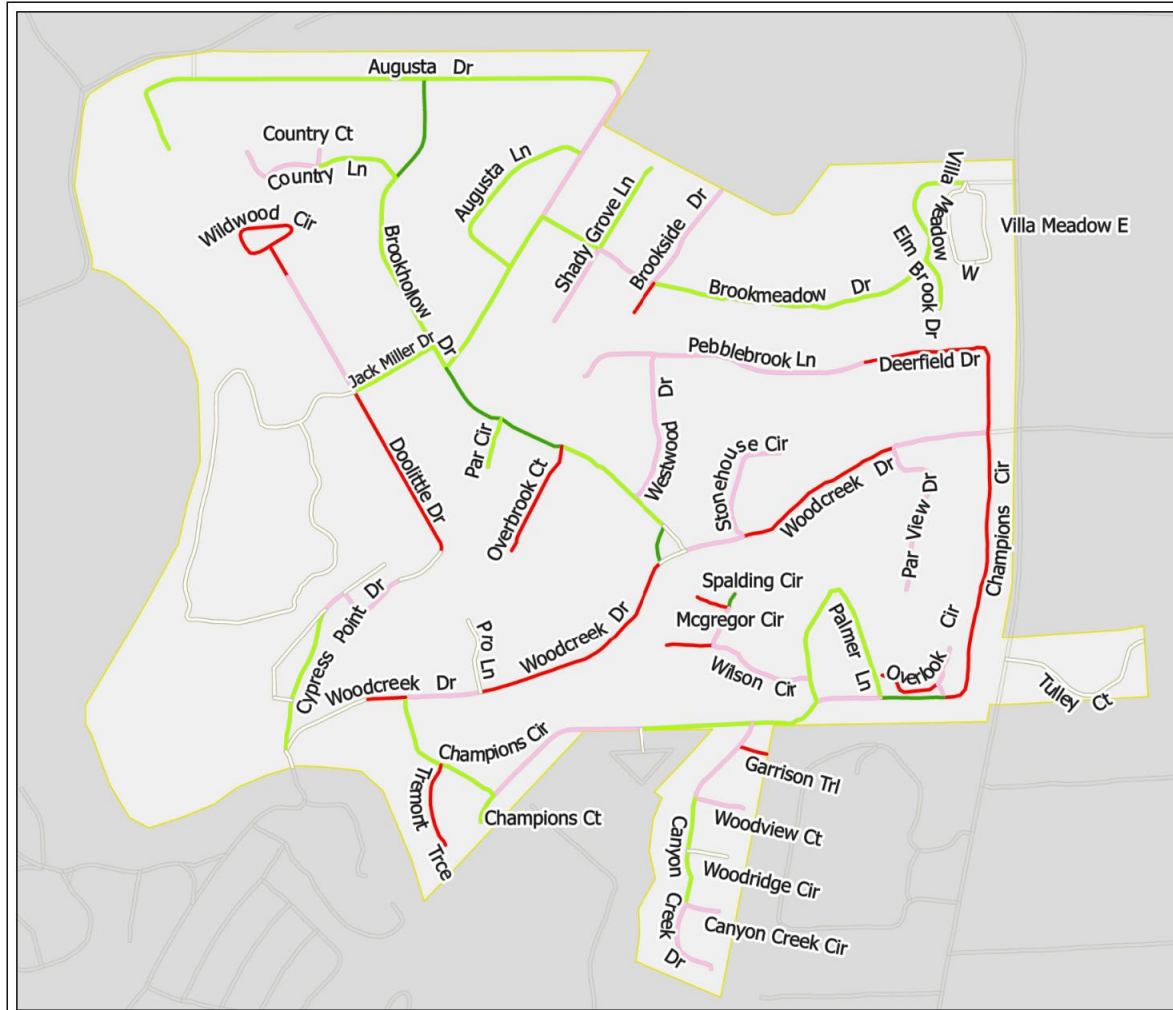
Created: 5/31/2011 by Jeff Ivy

# Assessment Results

## PRIORITY PROJECTS

Project Priority	Road Name	Project Limits	Proposed Solutions	Estimated Cost
1	Woodcreek Dr	E. of Cypress Point to Champions Cir	Overlay	\$ 29,611
2	Brookside Dr	Begin to Brookmeadow Dr	Patch Repairs & Overlay	\$ 25,431
3	Deerfield Dr	Begin to Woodcreek Dr	Overlay	\$ 51,911
4	Garrison Trl	Canyon Creek Dr to End	Overlay	\$ 16,900
5	Doolittle Dr	Wildwood Cir to Doolittle Dr	Overlay	\$ 10,133
6	Tremont Trce	Begin to Champions Cir	Patch Repairs & Overlay	\$ 31,875
7	Wilson Cir	Being to Spalding Cir	Patch Repairs & Overlay	\$ 20,600
8	Overbrook Ct	Begin to Brookhollow Dr	Patch Repairs & Overlay	\$ 45,300
9	Champions Cir	Overlook Ct to Woodcreek Dr	Patch Repairs & Overlay	\$ 106,667
10	Mcgregor Cir	Begin to Spalding Cir	Patch Repairs & Overlay	\$ 35,383
11	Wildwood Cir	Doolittle Dr to Doolittle Dr	Overlay	\$ 37,763
12	Woodcreek Dr	Stonehouse Cir to Par View Dr	Patch Repairs & Overlay	\$ 29,333
13	Doolittle Dr	Private Rd to Jack Miller Dr	Patch Repairs & Overlay	\$ 73,556
14	Overlook Cir	Palmer Ln to DRVW	Overlay	\$ 59,356
			Subtotal	\$ 573,819
			Contingency (25%)	\$ 143,455
			Total Cost	\$ 717,274

# Assessment Results



## City of Woodcreek PCI Scores

PCI

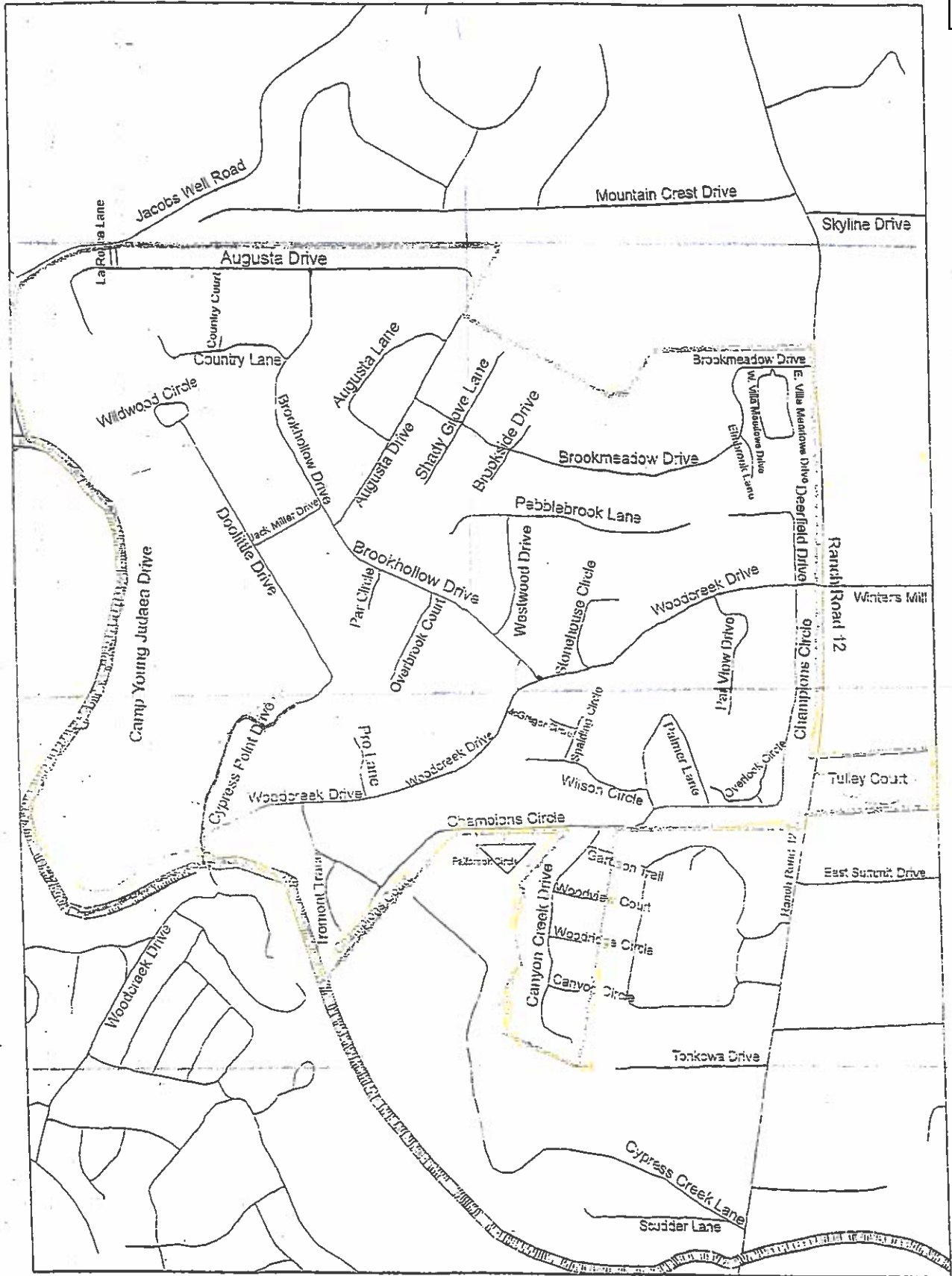
- < 85
- 85 - 89
- 90 - 94
- 95 - 100
- Private



0 400 800 1,600  
Feet

Scale: 1:8,000

Date: 2/10/2021



**Legend**



Woodcreek City Limits



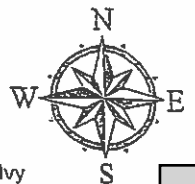
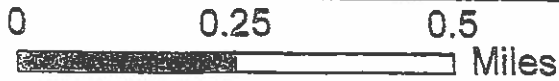
Woodcreek Streets



Private Streets



Cypress Creek



Created: 5/31/2011 by Jeff Ivy



City of Woodcreek  
Road Advisory Committee

Citizens Pavement Condition Form

Item 5.

Date: 5/10/2019  
Quadrant: 1  
Observer Initials: JJS

Street Name: **Jack Miller Drive**

**Priority 1**

Condition	1	2	3	4	5	(1 Poor/ 5 Good)
Safety	X					
Site Obstructions			X			
Drainage				X		
Width				X		
Potholes	X					
Surface Cracks	X					
Quantity						
Alligator Cracks						
Quantity						

Comments:

Jack Miller Drive is 17' Wide. Most pot holes have been filled.

Centerline of street seems stable, shoulders on entire length of street need repair.

Street needs to be repaired and have shoulders widened.

While drainage seems good, the intersection of Jack Miller and Doolittle Drive needs attention and repair.

Trees need trimming along street as large trucks and other vehicles are damaging branches.

Texas Board of Professional Engineers Registration No. F-439

City of Woodcreek  
Road Advisory Committee

Citizens Pavement Condition Form

Item 5.

Date: 5/10/2019  
Quadrant: 1  
Observer Initials: JJS

Street Name: **Country Lane**

**Priority 3**

Condition	1	2	3	4	5	(1 Poor/ 5 Good)
Safety			X			
Site Obstructions				X		
Drainage				X		
Width				X		
Potholes			X			
Surface Cracks	X					
Quantity	Many					
Alligator Cracks	X					
Quantity	Many					

Comments:

Country Lane averages 18' wide. Appears that all surface cracks have been repaired. Pot hole at #2.

Edge breaks #20. Probably caused by drainage. Pot hole or sink hole by bridge across slew.

Overall condition is okay for now.

Texas Board of Professional Engineers Registration No. F-439

Date:5/10/2019

Street Name:Country Court

Priority 4

Quadrant:1

Observer Initials:JJS

Condition	1	2	3	4	5	(1 Poor/ 5 Good)
Safety	X					
Site Obstructions				X		
Drainage				X		
Width	X		See Notes			
Potholes		X				
Surface Cracks						
Quantity						
Alligator Cracks						
Quantity						

Comments:

Country Court has pot holes and edge breaks across from the new home construction site.

Width of road at rree island is 9' on east side, 11' on west side of island.

Texas Board of Professional Engineers Registration No. F-439

Date: 5/10/2019  
Quadrant: 1  
Observer Initials: JJS

Street Name: Par Circle

Priority 5

Condition	1	2	3	4	5	(1 Poor/ 5 Good)
Safety				X		
Site Obstructions				X		
Drainage				X		
Width				X		
Potholes			X			
Surface Cracks						
Quantity						
Alligator Cracks						
Quantity						

Comments:  
Par Circle overall condition is good. No pot holes and good drainage,  
Light traffic supports continued good condition of road  
  
  
  
  
  
Texas Board of Professional Engineers Registration No. F-439

City of Woodcreek  
Road Advisory Committee

Citizens Pavement Condition Form

Item 5.

Date: 5/13/2019  
Quadrant: 1  
Observer Initials: ECE

Street Name: **Doolittle Drive**

**Priority 4**

Condition	1	2	3	4	5	(1 Poor/ 5 Good)
Safety				X		
Site Obstructions					X	
Drainage				X		
Width			See Notes			
Potholes			X			
Surface Cracks			X			
Quantity						
Alligator Cracks			X			
Quantity						

Comments:

1. Turnaround at South end of road covered with alligatoring cracks large and small. Slight alligatoring at #27, #43, #47, #53, W side #21-#
2. Street cuts at #1 depressed. Small shallow potholes at #17, #27 and at intersection of Jack Miller Drive.
3. Surface cracks across road #37, #55, #57, #59. Loss of pavement west side #11 - #13.
4. Intersection with Jack Miller needs rework. Patching has spalled out, edge breaks with loss of pavement surface.
5. Average width of street is 15' to 17'.

Texas Board of Professional Engineers Registration No. F-439

City of Woodcreek  
Road Advisory Committee

Citizens Pavement Condition Form

Item 5.

Date: 5/19/2019  
Quadrant: 1  
Observer Initials: ECE

Street Name: **Wildwood Circle**

**Priority 3**

Condition	1	2	3	4	5	(1 Poor/ 5 Good)
Safety				X		
Site Obstructions				X		
Drainage				X		
Width			See Notes			
Potholes				X		
Surface Cracks				X		
Quantity						
Alligator Cracks			X			
Quantity						

Comments:

1. Average width around circle is 14"

2. Surface cracks run along crown of road around entire circle. Others run parallel to road centerline

3. Minor loss of surface material in areas around entire circle.

4. Minor alligating.

Texas Board of Professional Engineers Registration No. F-439

Date: \_\_\_\_\_ Street Name: **Augusta Drive - Brookhollow Wes** **Priority 2**  
 Quadrant: 1  
 Observer Initials: BGT

Condition	1	2	3	4	5	(1 Poor/ 5 Good)
Safety		X				
Site Obstructions				X		
Drainage				X		
Width			See Notes			
Potholes	X					
Surface Cracks			X			
Quantity			See Notes			
Alligator Cracks						
Quantity			See Notes			

Comments:

1. Average width is between 14' 6" at #129 and 17'-6" at remainder.
2. Hedges at Brookhollow intersection need to be trimmed to open sight lines
3. Noted fast traffic heading towards La Rocca exit gate on street - Safety Issue
4. At #89 drain culvert has created a low swail causing a traffic bump. Needs to be leveled out.
5. At #145, water drainage has washed out street roadbase causing narrowing in width.
6. At #148, drain culvert needs replacement, larger to 30" -36" with concrete bulkheads on each side of new culvert pipe to prevent washout of road edge and base.
7. At #163, water drainage from Mountaincrest and a seasonal spring should be diverted to relieve water flowing west on Augusta.
8. One bad pothole on Larocca Drive coming in from Jacobs Well road.
9. At #203, the chip & seal over the drain culvert has washed away and road base is exposed.
10. Augusta drive has too many pothole and street edge repairs, with materials different in color from the chip seal color. All repairs should be the same asphalt black color as the chip & seal
11. At #165 through #179, drainage of runoff has caused severe damage and washout to north edge of road edges.

Texas Board of Professional Engineers Registration No. F-439

Date:	
Quadrant:	1
Observer Initials:	BGT

Street Name: **Augusta Lane**

### Priority 5

Condition	1	2	3	4	5	(1 Poor/ 5 Good)
Safety					X	
Site Obstructions					X	
Drainage					X	
Width				X See Notes		
Potholes					X	
Surface Cracks					X	
Quantity						
Alligator Cracks					X	
Quantity						

Comments:

1. Average width is 17'-6" with reduced width of 14'-6" at #104

Texas Board of Professional Engineers Registration No. F-439

Date: \_\_\_\_\_  
Quadrant: 1  
Observer Initials: BGT

Street Name: **LaRocca Lane** **Priority 4**

Condition	1	2	3	4	5	(1 Poor/ 5 Good)
Safety				X		
Site Obstructions			X			
Drainage			X			
Width			X			
Potholes				X		
Surface Cracks					X	
Quantity						
Alligator Cracks					X	
Quantity						

Comments:

1. Drainage from Jacobs Well road sheet flows onto LaRocca Lane and then onto Augusta Drive, washing out roadbase and surface asphalt

2. Bad pothole has developed at Jacob Well Intersection. 2 to 3 potholes have developed in the past.

3. Larocca Lane gate bollard is leaning over. Needs to be set upright with fresh concrete poured for foundation.

Date: 5/13/2019  
 Quadrant: 1  
 Observer Initials: BGT

Street Name: **Brookmeadow west of Shady Grove**

**Priority 3**

Condition	1	2	3	4	5	(1 Poor/ 5 Good)
Safety			See Notes			
Site Obstructions				X		
Drainage					X	
Width			See Notes			
Potholes						
Surface Cracks					X	
Quantity						
Alligator Cracks					X	
Quantity						

Comments:

1. Width is 18'-6" at Shady Grove
2. At Intersection with Augusta Drive landscaping presents a safety hazard and recommends removal, or maintenance because of sight obstruction is placed in middle of street and reduces the width to only 7' to 8' on either side of the Brookmeadow signage.
3. Closer to Shady Grove, trees in middle of road which causes a safety hazard.

Texas Board of Professional Engineers Registration No. F-439

### Priority 5

Condition	1	2	3	4	5	(1 Poor/ 5 Good)
Safety				X		
Site Obstructions					X	
Drainage				X		
Width					X	
Potholes					X	
Surface Cracks					X	
Quantity					%	
Alligator Cracks						
Quantity					X	

1. At south end of Shady Grove there is no turn around circle. Private driveways must be used to turn around.

2. At the dead end, water drainage has washed out east side of stret edge.

54

City of Woodcreek  
Road Advisory Committee

# Citizens Pavement Condition Form

*Item 5.*

Date: \_\_\_\_\_  
 Quadrant: \_\_\_\_\_  
 Observer Initials: \_\_\_\_\_

Street Name:

Condition	1	2	3	4	5	(1 Poor/ 5 Good)
-----------	---	---	---	---	---	------------------

## Safety

## Site Obstructions

## Drainage

Width

## Potholes

## Surface Cracks

Quantity

## Alligator Cracks

Quantity

Comments:

Texas Board of Professional Engineers Registration No. F-439



City of Woodcreek  
Road Advisory Committee

Citizens Pavement Condition Form

Date: 5/24/2019  
Quadrant: 2  
Observer Initials: CMV & RA

Street Name: Champions Circle

Condition	1	2	3	4	5 (1 Poor/ 5 Good)
Safety			X		
Site Obstructions				X	
Drainage	X				
Width		X			
Potholes	X				
Surface Cracks	X				
Quantity					
Alligator Cracks		X			
Quantity					

Comments: Inadequate culvert size under Champions Cir at Woodcreek Dr. Substantial water overflows roadway in heavy rains. Street cut patch is poor. Edge conditions are poor. Width is fair, but could be wider for the amount of traffic.

Texas Board of Professional Engineers Registration No. F-439

City of Woodcreek  
Road Advisory Committee

Citizens Pavement Condition Form

Date: 5/24/2019  
Quadrant: 2  
Observer Initials: CMV & RA

Street Name: Deerfield Dr

Condition	1	2	3	4	5 (1 Poor/ 5 Good)
Safety			X		
Site Obstructions				X	
Drainage				X	
Width		X			
Potholes	X				
Surface Cracks	X				
Quantity					
Alligator Cracks		X			
Quantity					

Comments: Road is completely worn down to base material at the curve on the northern end. Road is narrow, but adequate for the amount of traffic. Old pothole patches are at the end of their lifespan.

Texas Board of Professional Engineers Registration No. F-439

Date: 5/24/2019

Quadrant: 2

Observer Initials: CMV & RA

Street Name: Par View

Condition	1	2	3	4	5 (1 Poor/ 5 Good)
Safety				X	
Site Obstructions			X		
Drainage			X		
Width	X				
Potholes				X	
Surface Cracks	X				
Quantity					
Alligator Cracks			X		
Quantity					

Comments: Overall good condition. Road is very narrow, but low traffic. Some overgrowth of vegetation that obstructs roadway.

Texas Board of Professional Engineers Registration No. F-439

City of Woodcreek  
Road Advisory Committee

Citizens Pavement Condition Form

Date:
5/24/2019

Quadrant:
2

Observer Initials:
CMV & RA

Street Name:

Stonehouse Circle

	1	2	3	4	5 (1 Poor/ 5 Good)
Condition					
Safety				X	
Site Obstructions				X	
Drainage			X		
Width		X			
Potholes				X	
Surface Cracks	X				
Quantity					
Alligator Cracks	X				
Quantity					

Comments:
Overall good condition. Cul de sac is in poor condition, severe cracking and loose asphalt.

Texas Board of Professional Engineers Registration No. F-439

City of Woodcreek

Road Advisory Committee

Citizens Pavement Condition Form

Date: 5/24/2019

Quadrant: 2

Observer Initials: CMV & RA

Street Name: Westwood dr

Condition	1	2	3	4	5 (1 Poor/ 5 Good)
Safety			X		
Site Obstructions				X	
Drainage			X		
Width	X				
Potholes				X	
Surface Cracks			X		
Quantity					
Alligator Cracks			X		
Quantity					

Comments: Center portion of the road is in good condition. Last chip seal did not extend to the edge of the road. Road has very poor edge conditions.

Texas Board of Professional Engineers Registration No. F-439

Date:
5/24/2019

Quadrant:
2

Observer Initials:
CMV & RA

Street Name:
Pebblebrook Lane

Condition	1	2	3	4	5 (1 Poor/ 5 Good)
Safety			X		
Site Obstructions				X	
Drainage			X		
Width	X				
Potholes			X		
Surface Cracks		X			
Quantity					
Alligator Cracks		X			
Quantity					

Comments:
Cul de sac in very poor condition. Poor edge condition. Road is narrow, but low traffic.

City of Woodcreek

Road Advisory Committee

Citizens Pavement Condition Form

Date: 5/24/2019

Quadrant: 2

Observer Initials: CMV & RA

Street Name: Shady Grove Lane

Condition	1	2	3	4	5 (1 Poor/ 5 Good)
Safety			X		
Site Obstructions			X		
Drainage			X		
Width		X			
Potholes				X	
Surface Cracks			X		
Quantity					
Alligator Cracks			X		
Quantity					

Comments: Trees in roadway should be marked with reflectors. Trees/bushes should be trimmed back that are overhanging the road.

Texas Board of Professional Engineers Registration No. F-439

Date:
5/24/2019
Quadrant:
2
Observer Initials:
CMV & RA

Street Name:
Brookside Dr

Condition	1	2	3	4	5 (1 Poor/ 5 Good)
Safety	X				
Site Obstructions	X				
Drainage	X				
Width	X				
Potholes	X				
Surface Cracks	X				
Quantity					
Alligator Cracks	X				
Quantity					

Comments:
Very narrow road in very poor condition. Sight line at intersection of Brookmeadow is poor. Recommend trimming trees to allow greater visibility. Section of low water crossing was rebuilt several years ago is in good condition however the low water crossing is very narrow and unmarked. All other portions of this road need to be rebuilt. However this road services very few homes.

City of Woodcreek

Road Advisory Committee

Citizens Pavement Condition Form

Date: 5/24/2019

Quadrant: 2

Observer Initials: CMV & RA

Street Name: Elmbrook Lane

Condition	1	2	3	4	5 (1 Poor/ 5 Good)
Safety			X		
Site Obstructions		X			
Drainage	X				
Width			X		
Potholes			X		
Surface Cracks		X			
Quantity					
Alligator Cracks		X			
Quantity					

Comments: Trees should be trimmed at entrance. The tree in the middle of the road has been cut down. Need to patch the leave out. Entrance is washed out.

Texas Board of Professional Engineers Registration No. F-439

Date:

5/24/2019

Quadrant:

2

Observer Initials:

CMV & RA

Street Name:

Villa Meadow Dr

Condition	1	2	3	4	5 (1 Poor/ 5 Good)
Safety			X		
Site Obstructions			X		
Drainage			X		
Width			X		
Potholes			X		
Surface Cracks			X		
Quantity					
Alligator Cracks			X		
Quantity					

Comments:

Intersection with Brookmeadow Dr is in poor condition with loose asphalt. This road was not patched recently by Hays County so there is one or two potholes, one area that the road has washed out and a couple of areas where the asphalt is rippled. Overall good condition.

City of Woodcreek

Road Advisory Committee

Citizens Pavement Condition Form

Date: 5/24/2019

Quadrant: 2

Observer Initials: CMV & RA

Street Name: Woodcreek Dr

Condition	1	2	3	4	5 (1 Poor/ 5 Good)
Safety			X		
Site Obstructions			X		
Drainage	X				
Width			X		
Potholes			X		
Surface Cracks		X			
Quantity					
Alligator Cracks		X			
Quantity					

Comments: Overall road conditions are good. The Intersection at Champions Circle needs to be looked at for drainage.

Water runs over the roadway and floods the lot at 2 Champions.

Texas Board of Professional Engineers Registration No. F-439

Date:	<u>5/21/2019</u>	Street Name:	<b>Woodcreek Dr. (West part)</b>	Priority: <b>2nd</b>
Quadrant:	<u>3</u>			<b>Except for part</b>
Observer Initials:	<u>JD / RH</u>			<b>West end Pri One</b>

Condition	1	2	3	4	5	(1 Poor/ 5 Good)
Safety				X		
Site Obstructions						
Drainage			X			See Note
Width				X		See Note
Potholes			X			See Note
Surface Cracks			X			See Note
Quantity						
Alligator Cracks				X		
Quantity						

## Comments:

Surface Cracks @ 52,55,60,69,75

Patches cracking @ 54,64,69,75,74,80

Potholes (potential to be a pothole due to "pumping @ 56,58,66,68,71,77,76,78,85,90 and intersection with Pro Lane

Width: Edge failure at 90 through 96

One section of road 78 ft x 21 ft is concrete near Quicksand parking lot on East side

Tinhorn under road at Speedlimit sign near Pro Lane along with a water line from Quicksand under road

**Major problem: From Champion Circle intersection to our city limit road is extremely bad (pavement wavy and cracking)**

Past road cuts for utilities have resulted in multiple cracks allowing water entry under road. See separate survey by City.

**Priority : N/A**

**This is a private road -----**

Quantity

Comments:

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Texas Board of Professional Engineers Registration No. F-439

Date: 5/21/2019 Street Name: **Cypress Point Dr.** Priority: **4<sup>u</sup>**  
 Quadrant: 3  
 Observer Initials: JD / RH (The two alley ways in Cypress Point additions were not included)

Condition	1	2	3	4	5	(1 Poor/ 5 Good)
Safety				X		See Note
Site Obstructions				X		
Drainage					X	
Width					X	Approx. 20 ft
Potholes					X	
Surface Cracks				X		Cracks at #5
Quantity						
Alligator Cracks				X		
Quantity						

## Comments:

Safety: Some trees have zero clearance with the road and are lifting the road at #6,8 and 48

Cracks, Past maintenace of surface cracks is keeping most of this roadway in good shape.

Texas Board of Professional Engineers Registration No. F-439

Date: 5/21/2019  
 Quadrant: 3  
 Observer Initials: JD / RH

Street Name: **Champion Circle (West end)**Priority: **3rd**

Condition	1	2	3	4	5	(1 Poor/ 5 Good)
Safety					X	
Site Obstructions			X			Tree in middle of road
Drainage						
Width						Variess 16 ft to 18 ft except 27 ft at tree in middle of road
Potholes					X	
Surface Cracks				X		See Note
Quantity						
Alligator Cracks					X	
Quantity						

## Comments:

Cracking – at intersection with Woodcreek Dr., several cracks and at 144 and 146

Generally in good shape from Tremont Trace to Woodcreek intersection

Generally in good shape from Tremont Trace to tree in middle of road

Past road cuts for utilities have resulted in multiple cracks allowing water entry under road. See seperate survey by City.

Texas Board of Professional Engineers Registration No. F-439

Date: 5/21/2019  
Quadrant: 3  
Observer Initials: JD / RH

Street Name: **Champion Court**Priority: 5<sup>th</sup>

Condition	1	2	3	4	5	(1 Poor/ 5 Good)
Safety					X	
Site Obstructions					X	
Drainage					X	
Width					X	
Potholes					X	
Surface Cracks						
Quantity					X	
Alligator Cracks						
Quantity						

Comments:

This short road was chip sealed recently and currently shows no problems.

Texas Board of Professional Engineers Registration No. F-439

Date: 5/21/2019  
 Quadrant: 3  
 Observer Initials: JD / RH

Street Name: **Tremont Trace**

Priority: **1<sup>st</sup>**

Condition	1	2	3	4	5	(1 Poor/ 5 Good)
Safety			X			
Site Obstructions						
Drainage				X		
Width				16-17 feet but See Note concerning edge failures		
Potholes			X			
Surface Cracks			X			See Note
Quantity						
Alligator Cracks			X			See Note
Quantity						

Comments:

Cracks @

Major edge failure @ #8 and along side vacant lot at intersection with Champion Circle

Near #8, patch failing, edge falling away, and multiple cracking

Safety hazard at crossing ditch near #9. Large hole; starting to lose road shoulder

Culvert clogged at #4 causing water from yard "Spring" to wash onto road

Potholes and edge failure at #11

Pavement completely eroded at #4, 5 and 12

Past road cuts for utilities have resulted in multiple cracks allowing water entry under road. See separate survey by City.

Date: 5/18/19  
 Quadrant: SE 4  
 Observer Initials: VEE

Street Name: Canyon Creek Drive

	1	2	3	4	5 (1 Poor/ 5 Good)
Condition					
Safety	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
Site Obstructions				<input checked="" type="checkbox"/>	
Drainage		<input checked="" type="checkbox"/>			
Width				<input checked="" type="checkbox"/>	
Potholes			<input checked="" type="checkbox"/>		
Surface Cracks		<input checked="" type="checkbox"/>			
Quantity					
Alligator Cracks		<input checked="" type="checkbox"/>			
Quantity		<input checked="" type="checkbox"/>			

Comments: Best Condition Than Most

Texas Board of Professional Engineers Registration No. F-439

City of Woodcreek  
Road Advisory Committee

Citizens Pavement Condition Form

Date: 5.18.19

Quadrant: 4

Observer Initials: JEK

Street Name: Canyon Creek

	1	2	3	4	5 (1 Poor/ 5 Good)
Condition					
Safety				✓	
Site Obstructions				✓	
Drainage				✓	
Width			✓		
Potholes			✓		
Surface Cracks		✓			
Quantity			✓		
Alligator Cracks				✓	
Quantity			✓		

Comments

Good Condition

Texas Board of Professional Engineers Registration No. F-439

Date: 5/18/19  
 Quadrant: 4  
 Observer Initials: JEE

Street Name: WARRIOR CIRCLE

Condition	1	2	3	4	5 (1 Poor/ 5 Good)
Safety					✓
Site Obstructions					✓
Drainage					✓
Width			✓		
Potholes				✓	
Surface Cracks			✓		
Quantity					
Alligator Cracks		✓	✓		
Quantity					

Comments: Good Condition

JEE

Texas Board of Professional Engineers Registration No. F-439

Date: 5.18.19  
 Quadrant: 4  
 Observer Initials: SEE

Street Name: Woodview Court

	1	2	3	4	5 (1 Poor/ 5 Good)
Condition					
Safety				✓	
Site Obstructions				✓	
Drainage				✓	
Width			✓		
Potholes				✓	
Surface Cracks			✓		
Quantity					
Alligator Cracks		✓			
Quantity					

Comments: Good Condition

*[Signature]*

Texas Board of Professional Engineers Registration No. F-439

Date: 5/18/19  
 Quadrant: 4  
 Observer Initials: JEE

Street Name: GARDEN TRAIL

Condition	1	2	3	4	5 (1 Poor/ 5 Good)
Safety				✓	
Site Obstructions				✓	
Drainage				✓	
Width			✓		
Potholes					
Surface Cracks		✓			
Quantity		✓			
Alligator Cracks		✓			
Quantity		✓			

Comments

*Good Condition*

*JEE*

Texas Board of Professional Engineers Registration No. F-439

Date: 5.18.19

Quadrant: 4

Observer Initials: VEE

Street Name: Wilson Circle

Condition	1	2	3	4	5 (1 Poor/ 5 Good)
Safety		✓			
Site Obstructions		✓			
Drainage			✓		
Width	✓				
Potholes		✓			
Surface Cracks			✓		
Quantity			✓		
Alligator Cracks			✓		
Quantity			✓		

Comments

Worst Street in this Area

Texas Board of Professional Engineers Registration No. F-439

Date: 5.18.19  
 Quadrant: A  
 Observer Initials: JEE

Street Name: Palmer Lane

Condition	1	2	3	4	5 (1 Poor/ 5 Good)
Safety				✓	
Site Obstructions		✓			
Drainage		✓			
Width			✓		
Potholes			✓		
Surface Cracks		✓			
Quantity		✓			
Alligator Cracks	✓				
Quantity	✓				

Comments: Good Condition

JEE

City of Woodcreek  
Road Advisory Committee

Citizens Pavement Condition Form

Date: 5/18/19  
 Quadrant: 4  
 Observer Initials: JEE

Street Name: SPALDING CRESC

Condition	1	2	3	4	5 (1 Poor/ 5 Good)
Safety					
Site Obstructions			✓		
Drainage			✓		
Width			✓		
Potholes		✓			
Surface Cracks		✓			
Quantity			✓		
Alligator Cracks			✓		
Quantity			✓		

Comments: NOT FWD

*[Signature]*

Texas Board of Professional Engineers Registration No. F-439

City of Woodcreek  
Road Advisory Committee

Citizens Pavement Condition Form

Date: 5/18/19

Quadrant: 4

Observer Initials: JEE

Street Name: MacGregor Circle

Condition	1	2	3	4	5 (1 Poor/ 5 Good)
Safety			✓		
Site Obstructions		✓ FREE			
Drainage		✓ FREE			
Width			✓		
Potholes		✓			
Surface Cracks		✓			
Quantity			✓		
Alligator Cracks			✓		
Quantity			✓		

Comments

Not BAD

JEE

Texas Board of Professional Engineers Registration No. F-439

City of Woodcreek  
Road Advisory Committee

Citizens Pavement Condition Form

Date: 5-18-19  
 Quadrant: 4  
 Observer Initials: JEZ

Street Name: Overlook Circle

Condition	1	2	3	4	5 (1 Poor/ 5 Good)
Safety				✓	
Site Obstructions				✓	
Drainage				✓	
Width				✓	
Potholes			✓		
Surface Cracks	✓			✓	
Quantity					
Alligator Cracks			✓		
Quantity		✓			

Comments

Root Eats



Texas Board of Professional Engineers Registration No. F-439

# Matrix of Roads

