
MEETING NOTICE

The Comprehensive Plan Advisory Workgroup of the City of Woodcreek, Texas will conduct a special meeting at City Hall, 41 Champions Circle, Woodcreek, TX. The meeting will be held on July 26, 2022 at 9:00 AM. 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/199161715>. 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:199161715.

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).

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 Comprehensive Plan Advisory Workgroup 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 Governing Body'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 Chairperson'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 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

REGULAR AGENDA

1. Update on Platinum Panel Activities Relevant to the Comprehensive Plan Physical System Focus Workgroup, Including Representation in the Focus Workgroup by Chair Linnea Bailey and Vice-Chair Cody Abney
2. Fiscal Systems Workshop
3. Discuss and Take Appropriate Action on Land Use Workshop Plan Provided by K Frieese Scheduled for July 27, 2022

ADJOURN

The Governing Body may retire to executive session any time between the meeting's opening and 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.

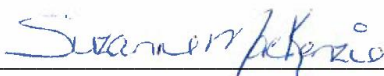
Attendance by Other Elected or Appointed Officials:

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 22nd day of July, 2022 at 11:24AM.

By: 

Suzanne J. MacKenzie, 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 2021-2ⁱ</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?

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

Camera 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.)

PUSHINS/
 STICKERS
 LIKES VS DISLIKES

Dwelling type pref.

Knowledge station

PROPERTY TYPE DEV.
 PER ACRE

WHAT WOULD YOU LIKE?

Fiscal Systems
 Station

LAND USE
 Station

OPTIONAL
 STICKER/
 BOX
 STATION

WHITE MAP.
 COLOR ME IN!
 #WOODCREEKIMHERE

Physical
 Systems
 Station

NATURAL SYSTEMS
 Station

Knowledge station

PHOTOS OF EXISTING
 STREET CONDITIONS

☐ ☐ ☐ ☐ ☐
☐ ☐ ☐ ☐ ☐

WHAT STREETS
 NEED IMPROVEMENTS?

SELECT TOP 3

☐ ☐ ☐ ☐ ☐

I WANT MY STREETS
 TO LOOK LIKE THIS:
 (OR NAME)

(MAP)
 (WHERE/WHEN?)
 PUSH PINS.

IF I CAN WORK SAFELY, I'D WANT TO...

☐ ☐ ☐
☐ ☐ ☐

WHAT I CARE
 ABOUT MOST:

Knowledge station

MAP OF GREEN SPACES

Camera 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.