
MEETING NOTICE

The City Council of the City of Woodcreek, Texas will conduct a meeting at Camp Young Judaea, 121 Camp Young Judaea Rd., Woodcreek, TX. The meeting will be held on January 12, 2022 at 6:30 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 Camp Young Judaea.

The public may watch this meeting live at the following link: <https://meetings.ipvideotalk.com/138699486>. 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:138699486. 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.

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

MOMENT OF SILENCE

PLEDGES

ROLL CALL

Recognition of Linda Land, City Secretary

PUBLIC COMMENTS

Interested persons are required to sign up with the presiding officer or designee before the meeting begins and shall indicate the topic about which they wish to speak and whether they wish to speak on the item at the beginning of the meeting or during the meeting when the agenda item is being considered by the City Council. Speakers shall refrain from comments regarding the City's staff, elected officials, or council appointed committee membership which are prohibited by law. Delegations of more than five persons shall appoint one person to present their views before the City Council. The City Council may not discuss or comment about an item not included on the agenda, except that the Council may (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; or (3) propose that the item be placed on a future agenda. Comments will be limited to three (3) minutes per speaker.

CONSENT AGENDA

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

1. Approval of the City Council Minutes from December 8, 2021

- [2.](#) Approval of the City Council Minutes from December 22, 2021
- [3.](#) Approval of Financial Statements for November 2021
- [4.](#) Approval of Financial Statements for December 2021
- [5.](#) Instruct Planning and Zoning Commission to Review, Adjust and/or Create Clear Guidelines Regarding Planned Unit Development District, Planned Development District, Conditional Use Permit and Mixed Use Districts with a Focus towards Conservation, the ETJ, (if applicable) and the Possible Benefits For Our Citizenry, and Present to Council Their Recommendations (Grummert)
- [6.](#) Instruct City Staff to Remove Cubicle Dividers and Reconfigure Council Chambers to Original Design (Pulley)
- [7.](#) Request Planning and Zoning Commission to Determine the Proper Procedure to Remove the Language Regarding a Requirement of 55% Masonry from the Woodcreek Code of Ordinances to be in Compliance with the Texas Local Government Code Chapter 3000 Adopted September 1, 2019 (Grummert)
- [8.](#) Instruct Staff to Consult with ATTEIGN ACCOUNTANTS and ADVISORS to Develop a System to Link Expenses on the Monthly Check Register to Budget Line Items (Hines)
- [9.](#) Request the Parks and Recreation Advisory Board Create a 2022 Event Schedule Expanding Beyond the Spooktacular Event and Luminarias for December 24th and that the City Consider How These Events could Generate Funds for City Parks in the Future.(Hines)
- [10.](#) Direct the City Attorney to Prepare an Ordinance Designating the City of Woodcreek Right-of-Way Green Spaces and Trees in Roadway Islands as City Parks or Protected Areas, and Regulate Parking on and around the Protected Areas, Directing Funds for Their Care and Maintenance (Hines)
- [11.](#) Request Parks and Recreation Advisory Board to Develop Annual Plans of Spring Community Volunteer Events for Clean Up and Beautification of City Green Spaces (Hines)
- [12.](#) Instruct Staff to Seek Applications for Members of the Newly Established Tree Board, Planning and Zoning Alternate Commissioner, and Parks and Recreation Advisory Board Member (Grummert)

REGULAR AGENDA

- [13.](#) Discuss and Take Appropriate Action on CAUSE NO. 20-1401 BRENT H. PULLEY V. GLORIA WHITEHEAD, IN HER OFFICIAL CAPACITY AS MAYOR AND PRESIDING OFFICER FOR THE CITY OF WOODCREEK CITY COUNCIL, AND THE CITY OF WOODCREEK, TEXAS (Rasco)
14. Discuss and Take Appropriate Action on Agreement with Hays County for Services Provided by Constable, Pct. 3 (Rasco)
- [15.](#) Discuss and Take Appropriate Action on Compiling the Locations and Conditions of Fire Hydrants in the City of Woodcreek (Grummert)
- [16.](#) Discussion and Take Appropriate Action on the City of Woodcreek Policies and Procedures Manual/Binder and Possibly Take Action on Reviewing and Updating the Individual Files within the Binder and Publishing Them on the Website for Public Access (Hines and Grummert)
- [17.](#) Discussion on a Revision of City of Woodcreek Code of Ordinances Chapter 151 to: 1) Clarify What "alter" Means in 151.03 of that Ordinance and 2) Provide for a "deemed approved" Deadline for Processing of Permits Under 151.08 (Pulley)
- [18.](#) Discuss and Take Appropriate Action on Possible Change in Zoning Classification, Including a Potential Zoning Overlay and/or Lot Subdivision Minimum of 1 Acre, for the Areas Described

as Brook Meadow Section One; Brookmeadow Section 2; Brookmeadow Section 3; a Resubdivision of Brookmeadow Section 3, Lots 1 thru 35, 39 and 40; Brookmeadow, Section 4 a Subdivision of 15.98 Acres of Land out of the Ransom Weed Survey No. 63; Amended Plat of a Portion of Lot 19, Brookmeadow Section 4 Establishing Lot 19-A; Brookmeadow, Section 5 a Subdivision of 3.77 Acres of Land out of the Ransom Weed Survey No.63; Brookmeadow, Section 6 a Subdivision of 17.02 Acres out of the Ransom Weed Survey No 63 (Grummert)

- [19.](#) Discussion and Take Action on Outlining the Permit Process on the City Website to Enhance Customer Service and Mitigate Resident Expectations (Hines)
- [20.](#) Discuss and Take Appropriate Action Establishing a City of Woodcreek Ordinance Review Committee Subject to the Texas Open Meetings Act (Grummert)
21. Discuss and Take Appropriate Action on Appointing a Deputy City Secretary and Authorizing Staff to Advertise for the Position of City Secretary (Rasco)
- [22.](#) Discuss and Take Appropriate Action on the Mayor Establishing a Platinum Panel and Guidelines Regarding Review and Recommendation on Street Repair/Reconstruction/Maintenance, Drainage, Alternative Modes of Transportation, Traffic Calming Options, Possible Funding Mechanisms, and Accepting Applications for Same (Rasco)
- [23.](#) Discussion, Edit, and Take Appropriate Action on Draft 1 of the Informal Road Funding Survey (Hines)

REPORTS

24. Mayor's Report - A Minimum of One Special Meeting Will Be Called Monthly Until Further Notice (Staff will Poll Council for Availability)
- [25.](#) City Manager's Report - Waste Connections Collection Rate Adjustment

ADJOURN

The City Council 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 7th day of January, 2021 at 6:45 PM.

By:  _____
Brenton B. Lewis, City Manager

**CITY COUNCIL MEETING (CYJ)
December 08, 2021; 2:00 PM
Woodcreek, Texas**

MINUTES

CALL TO ORDER

Mayor Rasco called the meeting to order at 2:02 PM.

MOMENT OF SILENCE

A moment of silence was held.

PLEDGES

ROLL CALL

PRESENT

Mayor Jeff Rasco
Councilmember Judy Brizendine
Councilmember Debra Hines
Councilmember Aurora F. LeBrun
Councilmember Brent H. Pulley

STAFF PRESENT

City Manager Brenton B. Lewis
City Secretary Linda Land
City Attorney Bud Wymore
City Inspector Joe Tijerina
Administrative Assistant Maureen Mele

1. Recognition of Service to Mayor Gloria Whitehead and Councilmember Bob Hambrick

Mayor Rasco thanked outgoing Mayor Whitehead and Councilmember Hambrick for their service.

PUBLIC COMMENTS

Public comments were offered by: Ray Don Tilley, Bob Hambrick, and Suzanne Gordon.

CONSENT AGENDA

Councilmember Brizendine requested that agenda item 6 be pulled from the Consent Agenda to be considered separately.

- 2. Approval of Financial Statements for October 2021**
- 3. Approval of the City Council Minutes from November 10, 2021**
- 4. Approval of the City Council Minutes from November 12, 2021**
- 5. Approval of Mayor Rasco's 2022 Holiday Calendar for the City of Woodcreek**

Councilmember Pulley made a motion to approve the Consent Agenda without agenda item 6. The motion was seconded by Councilmember Hines.

After discussion, a roll call vote was held.

Voting Yea: Councilmember Brizendine, Councilmember LeBrun, Councilmember Hines, Councilmember Pulley

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

6. Consider Authorizing the Donation of \$5,000 to the Wimberley Village Library

Councilmember Brizendine made a motion to remove this agenda item from the Consent Agenda and put it as a Regular Agenda item in the future. This motion died for lack of a second.

Councilmember Hines made a motion to consider this item during the current meeting. The motion was seconded by Councilmember Pulley.

After discussion, a roll call vote was held.

Voting Yea: Councilmember Pulley, Councilmember LeBrun, Councilmember Hines

Voting Nay: Councilmember Brizendine

The motion carried with a 3-1-0 vote.

A motion was made by Councilmember Hines to authorize the donation of \$5,000 to the Wimberley Village Library. The motion was seconded by Councilmember Pulley.

After discussion, a roll call vote was held.

Voting Yea: Councilmember LeBrun, Councilmember Pulley, Councilmember Hines

Voting Nay: Councilmember Brizendine

The motion carried with a 3-1-0 vote.

REGULAR AGENDA

7. Discussion and Take Appropriate Action to Fill a Single Vacancy that Exists on the City Council of the City of Woodcreek by Appointment (until the next regular municipal election), Pursuant to Local Government Code Sec. 22.010

Mayor Rasco recommended the appointment of Chrys Grummert to fill the vacancy on the City Council.

Councilmember Pulley made a motion to approve Chrys Grummert to fill the vacancy on the City Council. The motion was seconded by Councilmember Hines.

After discussion, a roll call vote was held.

Voting Yea: Councilmember Hines, Councilmember LeBrun, Councilmember Pulley

Voting Nay: Councilmember Brizendine

The motion carried with a 3-1-0 vote.

8. Administering Oath of Office to Newly Appointed Councilmember

Mayor Rasco administered the Oath of Office for City of Woodcreek Councilmember to Chrys Grummert.

9. Discussion and Take Appropriate Action on the Election of a Mayor Pro Tem, Pursuant to Local Government Code Sec. 22.037(b)

Mayor Rasco recommended that Councilmember LeBrun be appointed as Mayor Pro Tem.

A motion was made by Councilmember Pulley that Councilmember LeBrun be appointed the Mayor Pro Tem. The motion was seconded by Councilmember Hines.

A roll call vote was held.

Voting Yea: Councilmember Pulley, Councilmember LeBrun, Councilmember Brizendine, Councilmember Hines, Councilmember Grummert

The motion carried with a 5-0-0 vote.

10. Discussion and Take Appropriate Action on a Resolution of the City Council of the City of Woodcreek, Texas Designating Authorized Signatures for the City of Woodcreek's Bank Accounts and Investment Vehicles

A motion was made by Councilmember Pulley to approve the Resolution. The motion was seconded by Councilmember Hines.

A roll call vote was held.

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

The motion carried with a 5-0-0 vote.

11. Discussion with Constable Precinct 3 Don Montague Regarding Law Enforcement and the Duties of the Constable within the City of Woodcreek

Constable Montague provided a history of the Woodcreek contract with the Constable's office and reported on current duties. Constable Montague answered questions about the contract and duties performed, such as providing a bailiff.

Mayor Rasco suggested pulling together a small committee to work on this contract with City Manager Lewis.

12. Discussion of a Possible Change in Zoning Classification, Including a Potential Zoning Overlay and/or Lot Subdivision Minimum of 1 Acre, for the Areas Described as Brook Meadow Section One; Brookmeadow Section 2; Brookmeadow Section 3; a Resubdivision of Brookmeadow Section 3, Lots 1 thru 35, 39 and 40; Brookmeadow, Section 4 a Subdivision of 15.98 Acres of Land out of the Ransom Weed Survey No. 63; Amended Plat of a Portion of Lot 19, Brookmeadow Section 4 Establishing Lot 19-A; Brookmeadow, Section 5 a Subdivision of 3.77 Acres of Land out of the Ransom Weed Survey No.63; Brookmeadow, Section 6 a Subdivision of 17.02 Acres out of the Ransom Weed Survey No 63; to the City of Woodcreek Planning and Zoning Commission Requiring One Acre or More Lot Sizes for New Development, Recommendation from the Planning and Zoning Commission of the City of Woodcreek

A motion was made by Councilmember Hines to discuss this agenda item. The motion was seconded by Councilmember Grummert.

Discussion was held.

Mayor Rasco requested an Executive Session to be held to discuss agenda items 12, 13, and

14. The Mayor also rearranged the agenda items to the following order:

15. Executive Session for the Purpose of Consultation with Legal Counsel Pursuant to Chapter 551.071 of the Texas Government Code

The first Executive Session began at 3:34 PM without Councilmember Pulley. The first Executive Session closed at 4:08 PM.

The second Executive Session included Councilmember Pulley and began at 4:09 PM. The second Executive Session ended at 4:59 PM.

Internet service was disrupted and no video recording occurred after the disruption. A separate audio recording was made beginning at this point of the meeting.

13. Discuss and Take Appropriate Action on CAUSE NO. 20-1401 BRENT H. PULLEY V. GLORIA WHITEHEAD, IN HER OFFICIAL CAPACITY AS MAYOR AND PRESIDING OFFICER FOR THE CITY OF WOODCREEK CITY COUNCIL, AND THE CITY OF WOODCREEK, TEXAS

A motion was made by Councilmember Hines to table this discussion. The motion was seconded by Councilmember Grummert.

A roll call vote was held.

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

Abstaining: Councilmember Pulley

The motion carried with a 4-0-1 vote.

16. Discuss and Take Appropriate Action on a Resolution of the City Council of the City of Woodcreek, Texas Adopting Rules of Procedure for the Conduct of Its Meetings; And Repealing All Other Resolutions or Parts of Resolutions Inconsistent or in Conflict Herewith

A motion was made by Mayor Pro Tem LeBrun to table this agenda item. The motion was seconded by Councilmember Hines.

A roll call vote was held.

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

Voting Abstaining: Councilmember Pulley

The motion carried with a 4-0-1 vote.

14. Discuss and take appropriate action on Short Term Rental (STR) ordinance and violations of the same

A motion was made by Councilmember Hines to direct city staff to work on the regulations and permit process for existing short-term rentals. The motion was seconded by Councilmember Grummert.

A roll call vote was held.

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

The motion carried with a 5-0-0 vote.

17. Discuss and Consider Taking Appropriate Action on Accepting Engagement Letter Naming Orrick, Herrington & Sutcliffe LLP as Bond Counsel for the City of Woodcreek

Information was provided by City Manager Lewis.

A motion was made by Mayor Pro Tem LeBrun to accept the engagement letter naming Orrick, Herrington & Sutcliffe LLP as Bond Counsel for the City of Woodcreek. The motion was seconded by Councilmember Brizendine.

After discussion, a friendly amendment was offered by Councilmember Pulley that the engagement letter be changed so that the firm can handle debt other than bonds. The amendment was seconded by Councilmember Grummert.

After discussion, Councilmember Pulley withdrew the friendly amendment.

A roll call vote was held.

Voting Yea: Mayor Pro Tem LeBrun, Councilmember Brizendine, Councilmember Hines

Voting Abstaining: Councilmember Pulley, Councilmember Grummert

The motion carried with a 3-0-2 vote.

18. Discuss and Take Appropriate Action on the Approval or Disapproval of Contractor's Application for Payment No. 01 From Alpha Paving Industries LLC for Woodcreek Drive Engineer's Project No: 0804

A motion was made by Mayor Pro Tem LeBrun to approve this payment. The motion was seconded by Councilmember Pulley.

After discussion, a roll call vote was held.

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

The motion carried with a 5-0-0 vote.

20. Discussion and Take Appropriate Action on a Recommendation from the Parks and Recreation Board to Set Up a Mechanism to Accept Donations for Park Related Expenditures

A motion was made by Councilmember Hines to recommend that the city set up a mechanism to accept donations to the Parks and Recreation Board. The motion was seconded by Councilmember Grummert.

After discussion, Councilmember Hines amended the motion to have the city set up a mechanism to accept monetary donations to the Parks and Recreation Board. The amendment was seconded by Councilmember Grummert.

A roll call vote was held.

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

The motion carried with a 5-0-0 vote.

19. Discussion and Take Appropriate Action on Referring to the Planning and Zoning Commission of the City of Woodcreek for Review and Recommendation on an Ordinance Addressing the Building Across Lot Lines and On Multiple Lots May be Allowed if (and only if) There is Unified Ownership (same ownership) of Adjacent Lots, and if There is Only One Primary Structure (single-family residential home) Presently Existing on One (and only one) of the Adjacent Lots with Unified Ownership

Mayor Rasco opted to consider agenda items 19, 22, and 23 as a group.

22. Discussion and Take Appropriate Action on Referring to the Planning and Zoning Commission of the City of Woodcreek for Review and Recommendation for Possible Amendments to the City of Woodcreek Code of Ordinances Title XV: - Land Usage. Chapter 156 - Zoning as it Relates to the Requirement of a Hard Surface Driveway Providing a Minimum of Three Off-Street Parking Spaces

This agenda item was grouped with agenda items 19 and 23.

23. Discussion and Take Appropriate Action on Referring to the Planning and Zoning Commission of the City of Woodcreek for Review and Recommendation for Possible Amendments to the City of Woodcreek Code of Ordinances Title VII: - Traffic Code. Schedule IV - City Parking and as it Relates to Title XV: - Land Usage Chapter 156 - Zoning - 156.059 Parking

Agenda items 19, 22, and 23 were discussed together.

Mayor Rasco suggested that these agenda item ordinances be referred to the Planning and Zoning Commission to be tweaked.

A motion was made by Councilmember Grummert to refer to the Planning and Zoning Commission agenda items 19, 22, and 23 for their review and recommendations. The motion was seconded by Councilmember Brizendine.

After discussion, a roll call vote was held.

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

The motion carried with a 5-0-0 vote.

21. Discussion and Take Appropriate Action on Referring to the Planning and Zoning Commission of the City of Woodcreek for Review and Recommendation on an Ordinance Amending TitleXV: - Land Usage . Chapter 155: - Subdivisions, Subsections 155.43, and 155.44 of the City of Woodcreek Code of Ordinances as it Relates to Single-Family Residential Lots and Lots Other Than Single Family Residential and Single-Family Lots Smaller than 12,000 Square Feet

A motion was made Councilmember Pulley to send the ordinance to the Planning and Zoning Commission for review. The motion was seconded by Councilmember Hines.

After discussion, a roll call vote was taken.

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

The motion carried with a 5-0-0 vote.

A Special City Council Meeting was requested by Councilmember Grummert to be held prior to the Christmas holidays. This was also requested by Councilmembers Hines and Pulley. No agenda items were offered.

ADJOURN

Mayor Rasco adjourned the meeting at 5:42 PM.

Jeff Rasco, Mayor

Linda Land, City Secretary

SPECIAL CITY COUNCIL MEETING
December 22, 2021; 5:00 PM
Woodcreek, Texas

MINUTES

CALL TO ORDER

Mayor Rasco called the meeting to order at 5:00 PM.

MOMENT OF SILENCE

PLEDGES

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 Linda Land
 City Attorney Bud Wymore
 Office Administrator Maureen Mele

PUBLIC COMMENTS

A public comment was made by Ray Don Tilley.

REGULAR AGENDA

1. **Discussion and Take Appropriate Action to Fill the Three (3) Expired Terms (Dec. 2021) on the Planning and Zoning Commission of the City of Woodcreek by Nomination of the Mayor and Appointment by the City Council (Hines)**

A motion was made by Councilmember Grummert to appoint Ray Don Tilley to the Planning and Zoning Commission. The motion was seconded by Councilmember Hines. The nomination was agreed to by Mayor Rasco.

After discussion, a roll call vote was held.

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

Absent and not voting: Councilmember Brizendine

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

A motion was made by Mayor Pro Tem LeBrun to nominate Lydia Johns to the Planning and Zoning Commission as a Commissioner. The motion was seconded by Councilmember Grummert. The nomination was agreed to by Mayor Rasco.

After discussion, a roll call vote was held.

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

Absent and not voting: Councilmember Brizendine

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

A motion was made by Councilmember Grummert to appoint Tomas Palm to the Planning and Zoning Commission. The motion was seconded by Mayor Pro Tem LeBrun. The nomination was agreed to by Mayor Rasco.

After discussion, a roll call vote was held.

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

Abstaining: Councilmember Pulley

Absent and not voting: Councilmember Brizendine

The motion carried with a 3-0-1 vote.

2. Discuss and Take Appropriate Action on the City of Woodcreek Mayor's Advisory Ordinance Review Committee Becoming Subject to the Open Meetings Act and/or Creating Clear Directives for this Committee (Grummert)

A motion was made by Councilmember Grummert that this agenda item be divided into topics: 1) that the Ordinance Review Committee be conducted under the Open Meetings Act, and 2) that clear directives would be given to the Committee. The motion was seconded by Councilmember Hines.

A roll call vote was held.

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

Absent and not voting: Councilmember Brizendine

The motion carried with 4-0-0 vote.

A motion was made by Councilmember Grummert to create an Ordinance Review Committee subject to the Open Meetings Act. A discussion of the new process was held. Councilmember Grummert amended the motion to create a committee and make it subject to the Open Meetings Act.

After discussion, Councilmember Grummert withdrew all motions. After further discussion, Councilmember Grummert motioned to create an Ordinance Review Committee subject to the Open Meetings Act. The motion was seconded by Councilmember Pulley.

A roll call vote was held.

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

Absent and not voting: Councilmember Brizendine

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

No action was taken on the topic of clear directives to be given to the Ordinance Review Committee.

3. Discuss and Take Appropriate Action on a Resolution of the City Council of the City of Woodcreek, Texas Adopting Rules of Procedure for the Conduct of Its Meetings; And

Repealing All Other Resolutions or Parts of Resolutions Inconsistent or in Conflict Herewith (Rasco)

A motion was made by Councilmember Grummert to approve with revisions the resolution edited by Councilmember Grummert and Mayor Pro Tem LeBrun beginning on page 27 in the meeting packet. The motion was seconded by Councilmember Hines.

A motion was made by Councilmember Grummert for Rule 4 to have "two-thirds" replace "the majority" to comply with Robert's Rules of Order. The motion was seconded by Councilmember Pulley.

Meeting Recess - 5:52 - Councilmember Pulley exited.

Meeting Back in Session - 5:54 Councilmember Pulley returned.

After discussion, a roll call vote was held.

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

Abstaining: Councilmember Pulley

Absent and not voting: Councilmember Brizendine

The motion carried with a 3-0-1 vote.

A motion was made by Councilmember Grummert to remove "the Mayor" in Rule 4 and replace it with "the presiding officer." The motion was seconded by Mayor Pro Tem LeBrun.

After discussion, a roll call vote was taken.

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

Abstaining: Councilmember Pulley

Absent and not voting: Councilmember Brizendine

The motion carried with a 3-0-1 vote.

A motion was made by Councilmember Grummert to accept the alternative wording in rule 4 through rule 10. The motion died without a second.

A motion was made by Councilmember Hines to use the alternative text provided on page 29 of the packet for the last line of Rule 4. The motion was seconded by Councilmember Grummert.

A roll call vote was taken.

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

Abstaining: Councilmember Pulley

Absent and not voting: Councilmember Brizendine

The motion carried with a 3-0-1 vote.

A motion was made by Councilmember Hines to use the alternative text for Rule 5. The motion was seconded by Councilmember Grummert.

A roll call vote was taken.

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

Abstaining: Councilmember Pulley

Absent and not voting: Councilmember Brizendine

The motion carried with a 3-0-1 vote.

A motion was made by Councilmember Hines to use the alternative text for Rule 6 with edits. The motion was seconded by Councilmember Grummert.

After discussion, roll call vote was taken.

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

Abstaining: Councilmember Pulley

Absent and not voting: Councilmember Brizendine

The motion carried with a 3-0-1 vote.

A motion was made by Councilmember Grummert to use the alternative text for Rule 7. The motion was seconded by Councilmember Hines.

A roll call vote was taken.

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

Abstaining: Councilmember Pulley

Absent and not voting: Councilmember Brizendine

The motion carried with a 3-0-1 vote.

A motion was made by Councilmember Grummert to use the alternative text for Rule 8. The motion was seconded by Mayor Pro Tem LeBrun. Councilmember Grummert accepted an amendment to add Mayor Pro Tem LeBrun's wording on the pooling of speaker times to lengthen the time allotted for a single speaker. The amendment was seconded by Councilmember Hines.

A roll call vote was taken on the amendment.

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

Abstaining: Councilmember Pulley

Absent and not voting: Councilmember Brizendine

The amendment carried with a 3-0-1 vote.

After discussion, a roll call vote was taken on the motion.

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

Abstaining: Councilmember Pulley

The motion carried with a 3-0-1 vote.

A motion was made by Councilmember Grummert to use the alternative text for Rule 9. The motion was seconded by Councilmember Hines.

A roll call vote was taken.

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

Abstaining: Councilmember Pulley

Absent and not voting: Councilmember Brizendine

The motion carried with a 3-0-1 vote.

A motion was made by Councilmember Grummert to use the alternative text for Rule 10. The motion was seconded by Councilmember Hines.

A roll call vote was taken.

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

Abstaining: Councilmember Pulley

Absent and not voting: Councilmember Brizendine

The motion carried with a 3-0-1 vote.

A motion was made by Councilmember Grummert to accept the resolution as edited with Mayor Pro Tem LeBrun to review the final version. The motion was seconded by Mayor Pro Tem LeBrun.

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

Abstaining: Councilmember Pulley

Absent and not voting: Councilmember Brizendine

The motion carried with a 3-0-1 vote.

4. **Discussion and Possible Action to be Taken in Regards to Street Improvements and Deciding a Method of Financing Future Street Work (i.e. bonds versus tax notes) (Hines)**

A motion was made by Councilmember Hines for discussion and possible financing of street work. The motion was seconded by Councilmember Grummert.

After discussion, Councilmember Hines agreed to issue an informal survey for citizen input. The City Staff is to outline next steps for bond or tax notes.

A motion was made by Councilmember Grummert to create a Platinum Panel for roads, traffic, drainage, and funding sources related to all transportation, including alternative forms. The motion was seconded by Councilmember Hines.

After discussion, the motion was amended that the Platinum Panel would be subject to the Texas Open Meetings Act. The amendment was seconded by Councilmember Hines.

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 amendment carried with a 4-0-0 vote.

A roll call vote was held on the motion.

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

Absent and not voting: Councilmember Brizendine

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

5. **Discuss and take appropriate action on Possible Change in Zoning Classification, Including a Potential Zoning Overlay and/or Lot Subdivision Minimum of 1 Acre, for the Areas Described as Brook Meadow Section One; Brookmeadow Section 2; Brookmeadow Section 3; a Resubdivision of Brookmeadow Section 3, Lots 1 thru 35, 39 and 40; Brookmeadow, Section 4 a Subdivision of 15.98 Acres of Land out of the Ransom Weed Survey No. 63; Amended Plat of a Portion of Lot 19, Brookmeadow Section 4 Establishing Lot 19-A; Brookmeadow, Section 5 a Subdivision of 3.77 Acres of Land out of the Ransom Weed Survey No.63; Brookmeadow, Section 6 a Subdivision of 17.02 Acres out of the Ransom Weed Survey No 63 (Grummert)**

A motion was made by Councilmember Grummert to submit a draft ordinance to the Planning and Zoning Commission for creation of a Brookmeadow District and to bring it back to City Council for the January meeting. The motion was seconded by Councilmember Pulley.

After discussion, an amendment was requested by Councilmember Hines to add Jacob's Well Management Zone to the ordinance WHEREAS's for its protection. The amendment was accepted by Councilmember Grummert.

The motion was withdrawn.

A motion was made by Councilmember Grummert to send a draft ordinance to legal counsel to create an ordinance to be sent to the Planning and Zoning Commission for consideration before sending it to the City Council at the next possible meeting. The motion was seconded by Councilmember Hines.

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.

A motion was made by Councilmember Hines to add legal WHEREAS's to the subject ordinance to preserve access to clean water and to recognize Jacob's Well as a management zone. The motion was seconded by Councilmember Grummert.

A roll call vote was held.

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

Absent and not voting: Councilmember Brizendine

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

A motion was made by Councilmember Grummert to instruct city staff to schedule public hearings. The motion died due to lack of a second.

6. Discussion and Possible Action on Revision of City of Woodcreek Code of Ordinances Chapter 151 to: 1) Clarify What "alter" Means in 151.03 of that Ordinance; 2) Provide for a "deemed approved" Deadline for Processing of Permits under 151.08 (Pulley)

A motion was made by Councilmember Pulley to request the City Attorney work on revising the ordinance to "clean it up." The motion was seconded by Councilmember Grummert.

A roll call vote was held.

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

Absent and not voting: Councilmember Brizendine

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

A recess was taken at 7:12PM.

The meeting resumed at 7:22PM.

7. Discussion on Possible Use of Hays County Sheriff's and/or Precinct 3 Constable's Office Department for Law and Traffic Enforcement with Associated Costs (Pulley)

Councilmember Pulley reported on the Constables contract and other options.

8. Discuss and Take Appropriate Action on the City of Woodcreek Tree Ordinance (Grummert)

Mayor Pro Tem LeBrun made a motion to repeal Ordinance 19-275 and readopt Ordinance 19-265. The motion was seconded by Councilmember Grummert.

After discussion, a roll call vote was held.

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

Absent and not voting: Councilmember Brizendine

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

9. Discuss and Take Appropriate Action on the City of Woodcreek Sign Ordinance (Hines)

A motion was made by Councilmember Hines to repeal Ordinance 19-277 and reinstate Ordinance 19-266. The motion was seconded by Councilmember Grummert.

After discussion, a roll call vote was held.

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

Absent and not voting: Councilmember Brizendine

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

REPORTS

Announcements

- 1) On Christmas Eve, luminarias will be lit.
- 2) City Hall will be closed on Dec. 23, 24, and 27.

ADJOURN

Mayor Rasco adjourned the meeting at 7:54 PM.

Jeff Rasco, Mayor

Linda Land, City Secretary

Treasurer's Report

For the Period: October 2021 - November 2021

Percent Complete: 16.67%

Item 3.

	2021-2022			2020-2021			Y/Y Monthly Comparison		
	YTD	Budget	%	YTD	Budget	%	Nov-21	Nov-20	Difference
Revenue									
3000 Ad Valorem Tax Revenue	-	-	n/a	-	-	n/a	-	-	-
3000.01 Ad Valorem Tax	776	349,000	0%	368	325,000	0%	485	81	404
3000.02 Delinquent Ad Valorem Tax	128	-	n/a	427	-	n/a	86	399	(313)
3000 Ad Valorem Tax Revenue	904	349,000	0%	795	325,000	0%	570	479	91
3005 State Sales Tax Revenue	13,334	80,000	17%	13,190	97,500	14%	6,972	7,128	(157)
3010 Mixed Beverage Tax & Fees Rev	220	1,500	15%	292	1,300	22%	110	-	110
3020 Electric Franchise Fee Revenue	5,972	34,000	18%	8,784	34,000	26%	-	-	-
3030 Cable Services Franchise Rev	8,773	30,000	29%	8,233	25,000	33%	8,773	8,233	540
3030.1 PEG - Cable Revenue	1,749	6,000	29%	1,648	5,010	33%	1,749	1,648	101
3030 Cable Services Franchise Rev	10,522	-	#DIV/0!	9,881	30,010	33%	10,522	9,881	641
3040 Water Service Franchise Revenue	71,221	100,000	71%	70,496	99,350	71%	-	-	-
3050 Disposal Service Franchise Rev	5,796	22,500	26%	5,209	22,000	24%	-	-	-
3060 Telephone Franchise Revenue	41	200	20%	17	200	9%	41	2	39
3070 Golf Course Franchise Revenue	-	500	0%	-	500	0%	-	-	-
3080 Reimbursements	-	8,000	0%	-	8,950	0%	-	-	-
3080.10 Engineerings	-	-	n/a	4,242	-	n/a	-	57	(57)
3080.20 Legal	-	-	n/a	-	-	n/a	-	-	-
3080.30 Admin	-	-	n/a	-	-	n/a	-	-	-
3080 Reimbursements	-	8,000	0%	4,242	8,950	47%	-	57	(57)
3090 Development Revenue	-	-	n/a	-	-	n/a	-	-	-
3090.01 Residential	-	-	n/a	-	-	n/a	-	-	-
3090.011 New Home Permits	1,000	15,000	7%	2,000	20,000	10%	1,000	-	1,000
3090.012 Other Permits	2,282	7,500	30%	1,575	12,000	13%	1,350	525	825
3090.013 Inspections	2,315	14,250	16%	4,840	21,000	23%	1,260	1,843	(583)
3090.02 Commercial	-	5,000	0%	3,250	5,000	65%	-	-	-
3090.03 Other	-	80	0%	-	700	0%	-	-	-
3090.031 Subdivisions/Plats/Re-Plats	-	5,000	0%	900	12,850	7%	-	900	(900)
Total 3090 Development Revenue	5,597	46,830	12%	12,565	71,550	18%	3,610	3,268	1,242
3093 Liquor License Revenue	-	1,310	0%	-	1,310	0%	-	-	-
3095 Sign Fees	215	700	31%	105	400	26%	170	35	135
4000 Interest Income	105	1,300	8%	377	1,300	29%	58	186	(128)
4010 Other Revenue	1,270	700	181%	170	700	24%	1,200	35	1,165
4010.1 Coupons	-	-	n/a	-	-	n/a	-	-	-
4010 Other Revenue	1,270	700	181%	170	700	24%	1,200	35	1,165
4015 Oak Wilt Containment	-	-	n/a	-	-	n/a	-	-	-
4020 Municipal Court Revenue	101	5,100	2%	-	3,000	0%	101	-	101
4035 TDEM DR-4485 Revenue	212,600	-	n/a	-	74,230	0%	212,600	-	212,600
4040 Donations Received	-	3,000	0%	-	5,000	0%	-	-	-
4050 General Fund Transfer	-	-	n/a	-	-	n/a	-	-	-
Billable Expenditure Revenue	-	-	n/a	-	-	n/a	-	-	-
Markup	-	-	n/a	-	-	n/a	-	-	-
Services	-	-	n/a	-	-	n/a	-	-	-
Shipping Revenue	-	-	n/a	-	-	n/a	-	-	-
Uncategorized Revenue	-	-	n/a	-	-	n/a	-	-	-
Total Revenue	327,898	690,640	47%	126,123	776,300	16%	235,954	21,071	1,941
Expenditures									
5000 Personnel Services	-	-	n/a	-	-	n/a	-	-	-
5000.01 Salaries and Wages	34,536	208,500	17%	29,038	185,000	16%	16,941	14,255	2,686
5000.02 Ins Expense Reimbursement	1,436	8,600	17%	1,436	8,620	17%	718	718	-
5000.03 City Manager Vehicle Reimburse	1,000	6,000	17%	1,000	6,000	17%	500	500	-
5000.05 Elected Official Pay	-	-	n/a	-	-	n/a	-	-	-
5000.20 Payroll Tax Expense	-	-	n/a	-	-	n/a	-	-	-
5000.21 FICA/OASDI	2,728	16,410	17%	2,298	15,440	15%	1,334	1,129	206
5000.22 Unemployment Insurance	68	500	14%	-	500	0%	4	-	4
5000.20 Payroll Tax Expense	2,796	16,910	17%	2,298	15,940	14%	1,339	1,129	210
5000.40 Retirement	3,749	22,190	17%	2,625	19,390	14%	1,840	1,290	550
5000.50 Direct Deposit Expense	-	-	n/a	-	-	n/a	-	-	-
5000.51 Health Insurance Stipend	-	-	n/a	-	-	n/a	-	-	-
Total 5000 Personnel Services	43,517	262,200	17%	36,397	234,950	15%	21,337	17,891	3,447
5500 Office Expenses	-	-	n/a	-	-	n/a	-	-	-
5500.05 Bank Fees & Charges	-	-	n/a	-	-	n/a	-	-	-
5500.10 City Hall Maintenance / Repairs	201	4,000	5%	2,075	5,000	41%	3	-	3
5500.20 Cleaning Costs	250	1,500	17%	250	1,500	17%	125	125	-
5500.30 IT & Radio Expenses	4,461	10,000	45%	7,040	10,000	70%	60	4,523	(4,463)

	2021-2022			2020-2021			Y/Y Monthly Comp		Item 3.
	YTD	Budget	%	YTD	Budget	%	Nov-21	Nov-20	
5500.40 Newsletter	-	-	n/a	-	-	n/a	-	-	-
5500.50 Office Supplies	575	4,000	14%	299	4,000	7%	41	269	(228)
5500.60 Postage & Shipping	429	2,100	20%	-	2,020	0%	198	-	198
5500.61 Printing & Reproduction	629	4,000	16%	483	4,000	12%	398	-	398
5500.62 Printing Cost Newspaper	-	2,000	0%	-	1,000	0%	-	-	-
5500.70 Storage Rental	-	-	n/a	-	-	n/a	-	-	-
5500.80 Software & Subscriptions	403	15,000	3%	1,058	13,000	8%	202	301	(100)
Total 5500 Office Expenses	6,949	42,600	16%	11,204	40,520	28%	1,027	5,219	(4,192)
6000 Professional Services	-	-	n/a	-	-	n/a	-	-	-
6000.01 Audit Expense	-	12,000	0%	-	9,900	0%	-	-	-
6000.10 Codification	-	4,000	0%	653	4,000	16%	-	-	-
6000.11 Contract Labor	-	6,500	0%	2,880	8,000	36%	-	1,080	(1,080)
6000.15 Engineering	1,588	10,000	16%	-	10,000	0%	1,588	-	1,588
6000.16 Mapping	-	-	n/a	-	-	n/a	-	-	-
6000.17 Engineering Reimbursable	173	4,000		-	-		173	-	-
6000.15 Engineering	1,761	14,000	13%	-	10,000	0%	1,761	-	1,588
6000.20 Legal Expenses	-	-	n/a	-	-	n/a	-	-	-
6000.21 General	2,840	30,000	9%	2,560	30,000	9%	2,800	1,700	1,100
6000.22 Legal Reimbursable	1,800	3,000	60%	1,700	4,000	43%	-	980	(980)
6000.23 Litigation	3,840	50,000	8%	5,225	50,000	10%	1,840	4,345	(2,505)
6000.25 Special Cases	3,300	22,000	15%	638	10,000	6%	1,870	75	1,795
6000.20 Legal Expenses	11,780	105,000	11%	10,123	94,000	11%	6,510	7,100	(590)
6000.30 IT Services	1,235	14,500	9%	2,159	14,500	15%	-	1,080	(1,080)
6000.40 Accounting	2,555	15,000	17%	2,894	15,000	19%	1,431	2,095	(664)
6000.50 Law Enforcement	-	-	n/a	15,913	63,660	25%	-	-	-
Total 6000 Professional Services	17,330	171,000	10%	34,622	219,060	16%	9,702	11,355	(1,826)
6500 Area Care/Maintenance	-	-	n/a	-	-	n/a	-	-	-
6500.01 Deer Removal	450	1,000	45%	150	1,000	15%	225	-	225
6500.15 Mowing	-	2,000	0%	120	1,000	12%	-	-	-
6500.20 Oak Wilt Containment	-	15,000	0%	-	1,000	0%	-	-	-
6500.21 Greenspace Maintenance	375	-	n/a	-	-	n/a	-	-	-
6500.22 Landscape Maintenance	135	10,000	1%	1,750	10,000	18%	135	1,750	(1,615)
6500.23 Contract Services	-	2,000	0%	-	1,500	0%	-	-	-
6500.24 Playground Maintenance	-	30,000	0%	-	-	n/a	-	-	-
6500.25 ROW Tree Trimming	-	7,500	0%	-	15,200	0%	-	-	-
6500.26 Holiday Decorations	88	2,000	4%	1,169	2,000	58%	88	1,169	(1,081)
6500.30 Street Maintenance	2,346	20,000	12%	504	50,000	1%	610	-	610
6500.31 Street Signs	-	4,000	0%	-	4,000	0%	-	-	-
6500.35 Storm Damage Reserve	-	1,000	0%	-	1,000	0%	-	-	-
6500.40 Tree Limb Pick-Up	-	-	n/a	-	-	n/a	-	-	-
6500.50 Equipment Maintenance	179	4,000	4%	7	1,000	1%	16	-	16
6500.60 Water Quality Testing CCWPP	310	2,000	16%	310	1,500	21%	-	310	(310)
Total 6500 Area Care/Maintenance	3,882	100,500	4%	4,010	89,200	4%	1,074	3,229	(2,155)
7000 Other Operating Expenses	-	-	n/a	-	-	n/a	-	-	-
7000.01 Ad Valorem Tax Expense	-	4,060	0%	-	3,800	0%	-	-	-
7000.02 Building Inspections	2,470	12,550	20%	2,635	18,000	15%	680	975	(295)
7000.03 Code Compliance	774	1,500	52%	-	1,500	0%	-	-	-
7000.04 Dues & Membership	337	3,000	11%	229	3,000	8%	60	60	-
7000.05 Election Expense	-	1,000	0%	-	2,200	0%	-	-	-
7000.06 TML Dues	591	600	99%	591	600	99%	591	591	-
7000.10 Depreciation Expense	-	-	n/a	-	-	n/a	-	-	-
7000.15 Meeting Expense	250	5,000	5%	295	5,000	6%	250	20	230
7000.20 Public Notices	159	3,000	5%	853	3,000	28%	-	99	(99)
7000.30 Travel & Vehicle Exp Reimb.	3,020	4,000	75%	-	2,000	0%	962	-	962
7000.31 Elected Official Travel	-	1,000	0%	-	1,000	0%	-	-	-
7000.40 Training & Prof Development	-	-	n/a	-	-	n/a	-	-	-
7000.41 Elected Body	350	2,500	14%	-	4,000	0%	350	-	350
7000.42 Staff	2,860	3,000	95%	430	3,000	14%	80	-	80
7000.50 Community Relations	558	6,000	9%	-	5,000	0%	452	-	452
Total 7000 Other Operating Expenses	11,370	47,210	24%	5,033	52,100	10%	3,425	1,745	799
7500 Utilities	-	-	n/a	-	-	n/a	-	-	-
7500.10 City Hall Utilities	-	3,500	0%	-	3,200	0%	-	-	-
7500.11 Electric	350	-	n/a	309	-	n/a	150	146	3
7500.12 Water	119	-	n/a	239	-	n/a	-	120	(120)
7500.10 City Hall Utilities	469	3,500	13%	548	3,200	17%	150	267	(117)
7500.20 Outdoor Utilities	-	4,250	0%	-	4,000	0%	-	-	-
7500.21 Electric	218	-	n/a	221	-	n/a	109	110	(1)
7500.22 Water	132	-	n/a	276	-	n/a	-	138	(138)
7500.20 Outdoor Utilities	350	4,250	8%	496	4,000	12%	109	249	(140)
7500.30 Telephone & Internet	909	6,200	15%	673	5,500	12%	461	358	103
Total 7500 Utilities	1,728	13,950	12%	1,718	12,700	14%	720	873	(153)

	2021-2022			2020-2021			Y/Y Monthly Comparison			Item 3.
	YTD	Budget	%	YTD	Budget	%	Nov-21	Nov-20		
7600 Insurance	4,592	-	n/a	3,413	-	n/a	-	-	-	
6010 Health Insurance (deleted)	-	-	n/a	-	-	n/a	-	-	-	
7600.01 TML Insurance	-	4,500	0%	-	3,520	0%	-	-	-	
7600 Insurance	4,592	4,500	102%	3,413	3,520	97%	-	-	-	
7700 TDEM DR-4485 Expenditures	-	-	n/a	-	-	n/a	-	-	-	
8020 Municipal Court Costs	-	-	n/a	-	-	n/a	-	-	-	
8020.20 MC Judge	600	3,600	17%	600	3,600	17%	300	300	-	
8020.25 Misc. Court Costs	-	2,500	0%	100	1,000	10%	-	100	(100)	
8020.30 Prosecutor	960	2,500	38%	-	2,500	0%	120	-	120	
8020.35 Court Bailiff	-	750	0%	-	750	0%	-	-	-	
8020.40 State Comptroller Costs	-	700	0%	-	700	0%	-	-	-	
8020.41 Supplies	63	200	32%	-	200	0%	-	-	-	
8020.60 Public Safety	-	-	n/a	-	-	n/a	-	-	-	
Total 8020 Municipal Court Costs	1,623	10,250	16%	700	8,750	8%	420	400	20	
8900 Miscellaneous	-	120,650	0%	-	-	n/a	-	-	-	
8900.10 Reconciliation Discrepancies	-	-	n/a	-	-	n/a	-	-	-	
8900.20 Contingency Reserve	-	50,000	0%	-	50,000	0%	-	-	-	
8900.30 Projects	7,703	-	n/a	9,425	70,000	13%	-	225	(225)	
8900.40 Engineering Services – Street Projects	5,589	15,000	37%	-	60,000	0%	572	-	572	
Total 8900 Miscellaneous	13,291	185,650	7%	9,425	180,000	5%	572	225	347	
9077 General Fund Accrual	-	#####	0%	-	(64,500)	0%	-	-	-	
Unapplied Cash Bill Payment Expenditure	-	-	n/a	-	-	n/a	-	-	-	
Uncategorized Expenditure	-	-	n/a	-	-	n/a	-	-	-	
Total Expenditures	104,283	690,640	15%	106,521	776,300	14%	38,276	40,936	(2,833)	
Net Operating Revenue	223,615	-	n/a	19,602	-	n/a	197,678	(19,866)	4,774	
Other Revenue	-	-	n/a	-	-	n/a	-	-	-	
4019 Proceeds from Capital Leases	-	-	n/a	-	-	n/a	-	-	-	
8500 Capital Improvement Income	-	-	n/a	0	-	n/a	-	0	(0)	
Total Other Revenue	-	-	n/a	0	-	n/a	-	0	(0)	
Other Expenditures	-	-	n/a	-	-	n/a	-	-	-	
8500.25 Capital Improvement Expense	-	-	n/a	-	-	n/a	-	-	-	
9001 Capital Lease Principal	-	-	n/a	-	-	n/a	-	-	-	
9002 Interest on Capital Lease	-	-	n/a	-	-	n/a	-	-	-	
9005 Bond Interest Paid	-	-	n/a	-	-	n/a	-	-	-	
9800.01 Capital Expenditures - CY	-	-	n/a	-	-	n/a	-	-	-	
9800.1 Capital Project Expenditures - FY	-	-	n/a	-	-	n/a	-	-	-	
9800.11 2017 Street Improvements	-	-	n/a	-	-	n/a	-	-	-	
9800.12 2017 Street Improvements Legal	-	-	n/a	-	-	n/a	-	-	-	
9810.01 Sinking Fund Revenue	(581)	-	n/a	(566)	-	n/a	(366)	(341)	(25)	
9810.02 Sinking Fund Interest	-	-	n/a	-	-	n/a	-	-	-	
9810.03 Sinking Fund Principal	-	-	n/a	-	-	n/a	-	-	-	
9800.02 Other Miscellaneous Expenditure	(12,720)	-	n/a	-	-	n/a	-	-	-	
9888 Reconciliation Discrepancies	-	-	n/a	-	-	n/a	-	-	-	
Total Other Expenditures	(13,301)	-	n/a	(566)	-	n/a	(366)	(341)	(25)	
Net Other Revenue	13,301	-	n/a	566	-	n/a	366	341	25	
Net Revenue	236,916	-	n/a	20,168	-	n/a	198,044	(19,525)	4,799	

The City of Woodcreek

Item 3.

Statement of Financial Position

As of November 30, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1003.1 Municipal Court Petty Cash	100.00
1007 TX Regional 061, Operating	728,399.22
1007.5 Municipal Court Funds In Operating Account	-21,327.77
1007.51 MC General Fund	21,282.44
1007.52 MC Security Fund	19.45
1007.53 MC Tech Fund	25.88
Total 1007.5 Municipal Court Funds In Operating Account	0.00
Total 1007 TX Regional 061, Operating	728,399.22
1008 TX Regional 053, Investment	
1008.2 PEG Funds	28,139.41
1008.3 Reserve Funds	184,824.88
1008.4 American Rescue Act Funds	212,600.35
Total 1008 TX Regional 053, Investment	425,564.64
1009 TX Regional 095, Bond Proceeds	
1011 TX Regional 819, Payroll Account	10,000.00
1020 Investment Account - Class 0001	477,426.43
Total Bank Accounts	\$1,641,636.79

Other Current Assets	
1101 Accounts Receivable Posting (CPA)	53,088.23
1120 Delinquent Taxes Receivable (CPA)	6,924.35
1120.01 1120.01-CPA Debt Service	2,237.21
1121 Allowance for Uncollectible (CPA)	-1,038.65
1121.01 1121.01-CPA Debt Service	-335.58
1124 Sales Tax Receivable (CPA)	13,189.82
1150 Due From Capital Project Funds To Operating	167,425.08
Total Other Current Assets	\$241,490.46
Total Current Assets	\$1,883,127.25
Fixed Assets	
1200 Office Furniture / Equipment	35,704.46
1225 Land	37,850.00
1226 Building & Improvements	130,602.00
1226.1 Cedar Fence/Enclosure (in svc 10/21/21)	16,802.50
1226.3 Stonework/Sign Brookmeadow (9/21)	3,000.00
1227 Street Pavement 2013	144,126.00
1228 Street Improvements 2017	1,489,691.00
1229 Street Improvements 2021	83,297.80
1231 Storage Building	9,055.00
1235.1 Kawasaki Mule 2016	7,840.64
1240 Accumulated Depreciation - All	-195,372.00
Total Fixed Assets	\$1,762,597.40
Other Assets	
1250 Deferred Revenue (CPA)	-5,886.11
1250.01 1250.01-CPA Debt Service	-1,901.63
1599 1599-CPA Due From General Fund	17,174.02
Total Other Assets	\$9,386.28
TOTAL ASSETS	\$3,655,110.93

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

1901 Accts Payable At Year-End (Audit Adjs CPA)	3,955.00
2021 Accrued Wages Payable (Audit Adjs CPA)	9,176.37
2400 Due To Operating From Capital Project Funds	167,425.08
2599 2599-CPA Due To Debt Service Fund	17,174.02

Total Other Current Liabilities	\$197,730.47
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Total Current Liabilities	\$197,730.47
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Total Liabilities	\$197,730.47
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Equity

9997 Net Investment In Capital Assets	144,132.96
9998 Opening Balance Equity	333,537.47
9999 Retained Earnings	2,728,496.99
9999-debtscpa Retained Earnings Debt Svc Audit CPA	14,297.31
Net Revenue	236,915.73

Total Equity	\$3,457,380.46
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TOTAL LIABILITIES AND EQUITY	\$3,655,110.93
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The City of Woodcreek

Item 4.

Statement of Financial Position

As of December 31, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1003.1 Municipal Court Petty Cash	100.00
1007 TX Regional 061, Operating	343,731.82
1007.5 Municipal Court Funds In Operating Account	-21,327.77
1007.51 MC General Fund	21,282.44
1007.52 MC Security Fund	19.45
1007.53 MC Tech Fund	25.88
Total 1007.5 Municipal Court Funds In Operating Account	0.00
Total 1007 TX Regional 061, Operating	343,731.82
1008 TX Regional 053, Investment	0.00
1008.2 PEG Funds	28,140.34
1008.3 Reserve Funds	184,831.02
1008.4 American Rescue Act Funds	212,607.41
Total 1008 TX Regional 053, Investment	425,578.77
1009 TX Regional 095, Bond Proceeds	146.50
1011 TX Regional 819, Payroll Account	10,000.00
1020 Investment Account - Class 0001	477,454.51
Total Bank Accounts	\$1,257,011.60

Other Current Assets	
1101 Accounts Receivable Posting (CPA)	53,088.23
1120 Delinquent Taxes Receivable (CPA)	6,924.35
1120.01 1120.01-CPA Debt Service	2,237.21
1121 Allowance for Uncollectible (CPA)	-1,038.65
1121.01 1121.01-CPA Debt Service	-335.58
1124 Sales Tax Receivable (CPA)	13,189.82
1150 Due From Capital Project Funds To Operating	167,425.08
Total Other Current Assets	\$241,490.46
Total Current Assets	\$1,498,502.06
Fixed Assets	
1200 Office Furniture / Equipment	35,704.46
1225 Land	37,850.00
1226 Building & Improvements	130,602.00
1226.1 Cedar Fence/Enclosure (in svc 10/21/21)	16,802.50
1226.3 Stonework/Sign Brookmeadow (9/21)	3,000.00
1227 Street Pavement 2013	144,126.00
1228 Street Improvements 2017	1,489,691.00
1229 Street Improvements 2021	461,816.41
1231 Storage Building	9,055.00
1235.1 Kawasaki Mule 2016	7,840.64
1240 Accumulated Depreciation - All	-195,372.00
Total Fixed Assets	\$2,141,116.01
Other Assets	
1250 Deferred Revenue (CPA)	-5,886.11
1250.01 1250.01-CPA Debt Service	-1,901.63
1599 1599-CPA Due From General Fund	17,174.02
Total Other Assets	\$9,386.28
TOTAL ASSETS	\$3,649,004.35

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

1901 Accts Payable At Year-End (Audit Adjs CPA)	3,955.00
2021 Accrued Wages Payable (Audit Adjs CPA)	9,176.37
2400 Due To Operating From Capital Project Funds	167,425.08
2599 2599-CPA Due To Debt Service Fund	17,174.02

Total Other Current Liabilities	\$197,730.47
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Total Current Liabilities	\$197,730.47
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Total Liabilities	\$197,730.47
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Equity

9997 Net Investment In Capital Assets	144,132.96
9998 Opening Balance Equity	333,537.47
9999 Retained Earnings	2,728,496.99
9999-debtscpa Retained Earnings Debt Svc Audit CPA	14,297.31
Net Revenue	230,809.15

Total Equity	\$3,451,273.88
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TOTAL LIABILITIES AND EQUITY	\$3,649,004.35
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Treasurer's Report

For the Period: October 2021 - November 2021

Percent Complete: 16.67%

Item 4.

	2021-2022			2020-2021			Y/Y Monthly Comparison		
	YTD	Budget	%	YTD	Budget	%	Dec-21	Dec-20	Difference
Revenue									
3000 Ad Valorem Tax Revenue	-	-	n/a	-	-	n/a	-	-	-
3000.01 Ad Valorem Tax	20,615	349,000	6%	2,504	325,000	1%	19,839	2,136	17,703
3000.02 Delinquent Ad Valorem Tax	406	-	n/a	427	-	n/a	278	-	278
3000 Ad Valorem Tax Revenue	21,021	349,000	6%	2,931	325,000	1%	20,117	2,136	17,981
3005 State Sales Tax Revenue	19,869	80,000	25%	29,675	97,500	30%	6,535	16,486	(9,950)
3010 Mixed Beverage Tax & Fees Rev	321	1,500	21%	292	1,300	22%	102	-	102
3020 Electric Franchise Fee Revenue	5,972	34,000	18%	8,784	34,000	26%	-	-	-
3030 Cable Services Franchise Rev	8,773	30,000	29%	8,233	25,000	33%	-	-	-
3030.1 PEG - Cable Revenue	1,749	6,000	29%	1,648	5,010	33%	-	-	-
3030 Cable Services Franchise Rev	10,522	-	#DIV/0!	9,881	30,010	33%	-	-	-
3040 Water Service Franchise Revenue	71,221	100,000	71%	70,496	99,350	71%	-	-	-
3050 Disposal Service Franchise Rev	5,796	22,500	26%	5,209	22,000	24%	-	-	-
3060 Telephone Franchise Revenue	41	200	20%	61	200	31%	-	44	(44)
3070 Golf Course Franchise Revenue	-	500	0%	-	500	0%	-	-	-
3080 Reimbursements	-	8,000	0%	-	8,950	0%	-	-	-
3080.10 Engineerings	88	-	n/a	5,067	-	n/a	88	825	(737)
3080.20 Legal	-	-	n/a	-	-	n/a	-	-	-
3080.30 Admin	-	-	n/a	-	-	n/a	-	-	-
3080 Reimbursements	88	8,000	1%	5,067	8,950	57%	88	825	(737)
3090 Development Revenue	-	-	n/a	-	-	n/a	-	-	-
3090.01 Residential	-	-	n/a	-	-	n/a	-	-	-
3090.011 New Home Permits	1,000	15,000	7%	3,000	20,000	15%	-	1,000	(1,000)
3090.012 Other Permits	3,707	7,500	49%	3,129	12,000	26%	1,425	1,554	(129)
3090.013 Inspections	4,801	14,250	34%	5,913	21,000	28%	2,486	1,073	1,414
3090.02 Commercial	3,234	5,000	65%	3,250	5,000	65%	3,234	-	3,234
3090.03 Other	-	80	0%	50	700	7%	-	50	(50)
3090.031 Subdivisions/Plats/Re-Plats	-	5,000	0%	900	12,850	7%	-	-	-
Total 3090 Development Revenue	12,742	46,830	27%	16,241	71,550	23%	7,145	3,676	3,469
3093 Liquor License Revenue	-	1,310	0%	-	1,310	0%	-	-	-
3095 Sign Fees	215	700	31%	105	400	26%	-	-	-
4000 Interest Income	165	1,300	13%	520	1,300	40%	60	143	(82)
4010 Other Revenue	1,320	700	189%	210	700	30%	50	40	10
4010.1 Coupons	-	-	n/a	-	-	n/a	-	-	-
4010 Other Revenue	1,320	700	189%	210	700	30%	50	40	10
4015 Oak Wilt Containment	-	-	n/a	-	-	n/a	-	-	-
4020 Municipal Court Revenue	101	5,100	2%	-	3,000	0%	-	-	-
4035 TDEM DR-4485 Revenue	212,600	-	n/a	-	74,230	0%	-	-	-
4040 Donations Received	-	3,000	0%	-	5,000	0%	-	-	-
4040.02 Park Donations	1,180	-	n/a	-	-	n/a	1,180	-	1,180
Total Donations Received	1,180	3,000	39%	-	-	#DIV/0!	1,180	-	1,180
4050 General Fund Transfer	-	-	n/a	-	-	n/a	-	-	-
Billable Expenditure Revenue	-	-	n/a	-	-	n/a	-	-	-
Markup	-	-	n/a	-	-	n/a	-	-	-
Services	-	-	n/a	-	-	n/a	-	-	-
Shipping Revenue	-	-	n/a	-	-	n/a	-	-	-
Uncategorized Revenue	-	-	n/a	-	-	n/a	-	-	-
Total Revenue	363,175	690,640	53%	149,473	776,300	19%	35,277	23,349	11,642
Expenditures									
5000 Personnel Services	-	-	n/a	-	-	n/a	-	-	-
5000.01 Salaries and Wages	52,399	208,500	25%	43,753	185,000	24%	17,864	14,715	3,149
5000.02 Ins Expense Reimbursement	2,154	8,600	25%	2,154	8,620	25%	718	718	-
5000.03 City Manager Vehicle Reimburs	1,500	6,000	25%	1,500	6,000	25%	500	500	-
5000.05 Elected Official Pay	-	-	n/a	-	-	n/a	-	-	-
5000.20 Payroll Tax Expense	-	-	n/a	-	-	n/a	-	-	-
5000.21 FICA/OASDI	4,133	16,410	25%	3,462	15,440	22%	1,405	1,164	241
5000.22 Unemployment Insurance	68	500	14%	-	500	0%	-	-	-
5000.20 Payroll Tax Expense	4,201	16,910	25%	3,462	15,940	22%	1,405	1,164	241
5000.40 Retirement	5,686	22,190	26%	3,955	19,390	20%	1,937	1,330	608
5000.50 Direct Deposit Expense	-	-	n/a	-	-	n/a	-	-	-
5000.51 Health Insurance Stipend	-	-	n/a	-	-	n/a	-	-	-
Total 5000 Personnel Services	65,940	262,200	25%	54,823	234,950	23%	22,424	18,427	3,997
5500 Office Expenses	-	-	n/a	-	-	n/a	-	-	-
5500.05 Bank Fees & Charges	-	-	n/a	-	-	n/a	-	-	-
5500.10 City Hall Maintenance / Repairs	201	4,000	5%	2,142	5,000	43%	-	67	-

	2021-2022			2020-2021			Y/Y Monthly Comp		Item 4.
	YTD	Budget	%	YTD	Budget	%	Dec-21	Dec-20	
5500.20 Cleaning Costs	375	1,500	25%	375	1,500	25%	125	125	-
5500.30 IT & Radio Expenses	10,346	10,000	103%	7,040	10,000	70%	5,884	-	5,884
5500.40 Newsletter	-	-	n/a	-	-	n/a	-	-	-
5500.50 Office Supplies	1,153	4,000	29%	684	4,000	17%	578	384	193
5500.60 Postage & Shipping	729	2,100	35%	553	2,020	27%	300	553	(253)
5500.61 Printing & Reproduction	1,075	4,000	27%	1,100	4,000	27%	446	617	(171)
5500.62 Printing Cost Newspaper	-	2,000	0%	-	1,000	0%	-	-	-
5500.70 Storage Rental	-	-	n/a	-	-	n/a	-	-	-
5500.80 Software & Subscriptions	1,324	15,000	9%	1,224	13,000	9%	921	166	754
Total 5500 Office Expenses	15,203	42,600	36%	13,117	40,520	32%	8,254	1,913	6,341
6000 Professional Services	-	-	n/a	-	-	n/a	-	-	-
6000.01 Audit Expense	-	12,000	0%	-	9,900	0%	-	-	-
6000.10 Codification	-	4,000	0%	653	4,000	16%	-	-	-
6000.11 Contract Labor	-	6,500	0%	3,965	8,000	50%	-	1,085	(1,085)
6000.15 Engineering	2,587	10,000	26%	-	10,000	0%	999	-	999
6000.16 Mapping	-	-	n/a	-	-	n/a	-	-	-
6000.17 Engineering Reimbursable	173	4,000		-	-		-	-	-
6000.15 Engineering	2,759	14,000	20%	-	10,000	0%	999	-	999
6000.20 Legal Expenses	-	-	n/a	-	-	n/a	-	-	-
6000.21 General	7,140	30,000	24%	6,060	30,000	20%	4,300	3,500	800
6000.22 Legal Reimbursable	1,800	3,000	60%	1,700	4,000	43%	-	-	-
6000.23 Litigation	6,500	50,000	13%	5,225	50,000	10%	2,660	-	2,660
6000.25 Special Cases	3,630	22,000	17%	638	10,000	6%	330	-	330
6000.20 Legal Expenses	19,070	105,000	18%	13,623	94,000	14%	7,290	3,500	3,790
6000.30 IT Services	1,235	14,500	9%	3,239	14,500	22%	-	1,080	(1,080)
6000.40 Accounting	3,640	15,000	24%	3,490	15,000	23%	1,085	595	490
6000.50 Law Enforcement	-	-	n/a	15,913	63,660	25%	-	-	-
Total 6000 Professional Services	26,704	171,000	16%	40,882	219,060	19%	9,373	6,260	3,114
6500 Area Care/Maintenance	-	-	n/a	-	-	n/a	-	-	-
6500.01 Deer Removal	675	1,000	68%	225	1,000	23%	225	75	150
6500.15 Mowing	375	2,000	19%	120	1,000	12%	375	-	375
6500.20 Oak Wilt Containment	-	15,000	0%	-	1,000	0%	-	-	-
6500.21 Greenspace Maintenance	600	-	n/a	-	-	n/a	225	-	225
6500.22 Landscape Maintenance	2,260	10,000	23%	1,750	10,000	18%	2,125	-	2,125
6500.23 Contract Services	-	2,000	0%	-	1,500	0%	-	-	-
6500.24 Playground Maintenance	-	30,000	0%	-	-	n/a	-	-	-
6500.25 ROW Tree Trimming	-	7,500	0%	-	15,200	0%	-	-	-
6500.26 Holiday Decorations	388	2,000	19%	1,529	2,000	76%	300	360	(60)
6500.30 Street Maintenance	4,586	20,000	23%	504	50,000	1%	2,240	-	2,240
6500.31 Street Signs	374	4,000	9%	638	4,000	16%	374	638	(265)
6500.35 Storm Damage Reserve	-	1,000	0%	-	1,000	0%	-	-	-
6500.40 Tree Limb Pick-Up	-	-	n/a	-	-	n/a	-	-	-
6500.50 Equipment Maintenance	289	4,000	7%	122	1,000	12%	110	115	(5)
6500.60 Water Quality Testing CCWPP	310	2,000	16%	310	1,500	21%	-	-	-
Total 6500 Area Care/Maintenance	9,857	100,500	10%	5,199	89,200	6%	5,974	1,189	4,786
7000 Other Operating Expenses	-	-	n/a	-	-	n/a	-	-	-
7000.01 Ad Valorem Tax Expense	1,103	4,060	27%	911	3,800	24%	1,103	911	192
7000.02 Building Inspections	4,215	12,550	34%	4,530	18,000	25%	1,745	1,895	(150)
7000.03 Code Compliance	774	1,500	52%	-	1,500	0%	-	-	-
7000.04 Dues & Membership	592	3,000	20%	484	3,000	16%	255	255	-
7000.05 Election Expense	-	1,000	0%	2,102	2,200	96%	-	2,102	(2,102)
7000.06 TML Dues	591	600	99%	591	600	99%	-	-	-
7000.10 Depreciation Expense	-	-	n/a	-	-	n/a	-	-	-
7000.15 Meeting Expense	321	5,000	6%	1,356	5,000	27%	71	1,060	(989)
7000.20 Public Notices	347	3,000	12%	952	3,000	32%	188	99	89
7000.30 Travel & Vehicle Exp Reimb.	4,175	4,000	104%	17	2,000	1%	1,155	17	1,138
7000.31 Elected Official Travel	-	1,000	0%	-	1,000	0%	-	-	-
7000.40 Training & Prof Development	-	-	n/a	-	-	n/a	-	-	-
7000.41 Elected Body	525	2,500	21%	-	4,000	0%	175	-	175
7000.42 Staff	2,860	3,000	95%	430	3,000	14%	-	-	-
7000.50 Community Relations	1,561	6,000	26%	-	5,000	0%	1,003	-	1,003
Total 7000 Other Operating Expenses	17,064	47,210	36%	11,374	52,100	22%	5,694	6,340	(1,824)
7500 Utilities	-	-	n/a	-	-	n/a	-	-	-
7500.10 City Hall Utilities	-	3,500	0%	-	3,200	0%	-	-	-
7500.11 Electric	458	-	n/a	417	-	n/a	108	108	(0)
7500.12 Water	363	-	n/a	358	-	n/a	243	118	125
7500.10 City Hall Utilities	820	3,500	23%	775	3,200	24%	351	226	125
7500.20 Outdoor Utilities	-	4,250	0%	-	4,000	0%	-	-	-
7500.21 Electric	306	-	n/a	306	-	n/a	89	86	3
7500.22 Water	410	-	n/a	412	-	n/a	278	137	141
7500.20 Outdoor Utilities	716	4,250	17%	719	4,000	18%	367	223	

	2021-2022			2020-2021			Y/Y Monthly Comparison		
	YTD	Budget	%	YTD	Budget	%	Dec-21	Dec-20	Item 4.
7500.30 Telephone & Internet	1,356	6,200	22%	1,031	5,500	19%	447	358	89
Total 7500 Utilities	2,893	13,950	21%	2,525	12,700	20%	1,165	807	358
7600 Insurance	4,592	-	n/a	3,413	-	n/a	-	-	-
6010 Health Insurance (deleted)	-	-	n/a	-	-	n/a	-	-	-
7600.01 TML Insurance	-	4,500	0%	-	3,520	0%	-	-	-
7600 Insurance	4,592	4,500	102%	3,413	3,520	97%	-	-	-
7700 TDEM DR-4485 Expenditures	-	-	n/a	-	-	n/a	-	-	-
8020 Municipal Court Costs	-	-	n/a	-	-	n/a	-	-	-
8020.20 MC Judge	600	3,600	17%	900	3,600	25%	-	300	(300)
8020.25 Misc. Court Costs	-	2,500	0%	100	1,000	10%	-	-	-
8020.30 Prosecutor	2,540	2,500	102%	-	2,500	0%	1,580	-	1,580
8020.35 Court Bailiff	-	750	0%	-	750	0%	-	-	-
8020.40 State Comptroller Costs	(101)	700	-14%	-	700	0%	(101)	-	(101)
8020.41 Supplies	67	200	34%	-	200	0%	4	-	4
8020.60 Public Safety	-	-	n/a	-	-	n/a	-	-	-
Total 8020 Municipal Court Costs	3,106	10,250	30%	1,000	8,750	11%	1,483	300	1,183
8900 Miscellaneous	-	120,650	0%	-	-	n/a	-	-	-
8900.10 Reconciliation Discrepancies	-	-	n/a	-	-	n/a	-	-	-
8900.20 Contingency Reserve	-	50,000	0%	-	50,000	0%	-	-	-
8900.30 Projects	376,403	-	n/a	18,275	70,000	26%	368,700	8,850	359,850
8900.40 Engineering Services – Street Projects	14,589	15,000	97%	-	60,000	0%	9,000	-	9,000
Total 8900 Miscellaneous	390,991	185,650	211%	18,275	180,000	10%	377,700	8,850	368,850
9077 General Fund Accrual	-	#####	0%	-	(64,500)	0%	-	-	-
Unapplied Cash Bill Payment Expenditure	-	-	n/a	-	-	n/a	-	-	-
Uncategorized Expenditure	-	-	-	-	-	-	-	-	-
Total Expenditures	536,351	690,640	78%	150,607	776,300	19%	432,068	44,085	387,983
Net Operating Revenue	#####	-	n/a	(1,134)	-	n/a	#####	(20,736)	#####
Other Revenue									
4019 Proceeds from Capital Leases	-	-	n/a	-	-	n/a	-	-	-
8500 Capital Improvement Income	-	-	n/a	0	-	n/a	-	0	(0)
Total Other Revenue	-	-	n/a	0	-	n/a	-	0	(0)
Other Expenditures									
8500.25 Capital Improvement Expense	-	-	n/a	-	-	n/a	-	-	-
9001 Capital Lease Principal	-	-	n/a	-	-	n/a	-	-	-
9002 Interest on Capital Lease	-	-	n/a	-	-	n/a	-	-	-
9005 Bond Interest Paid	-	-	n/a	-	-	n/a	-	-	-
9800.01 Capital Expenditures - CY	-	-	n/a	-	-	n/a	-	-	-
9800.1 Capital Project Expenditures - FY	-	-	n/a	-	-	n/a	-	-	-
9800.11 2017 Street Improvements	-	-	n/a	-	-	n/a	-	-	-
9800.12 2017 Street Improvements Legal	-	-	n/a	-	-	n/a	-	-	-
9810.01 Sinking Fund Revenue	(12,747)	-	n/a	(1,931)	-	n/a	(12,166)	(1,366)	(10,800)
9810.02 Sinking Fund Interest	-	-	n/a	-	-	n/a	-	-	-
9810.03 Sinking Fund Principal	-	-	n/a	-	-	n/a	-	-	-
9800.02 Other Miscellaneous Expenditure	#####	-	n/a	-	-	n/a	#####	-	-
9888 Reconciliation Discrepancies	-	-	n/a	-	-	n/a	-	-	-
Total Other Expenditures	#####	-	n/a	(1,931)	-	n/a	#####	(1,366)	(10,800)
Net Other Revenue	403,986	-	n/a	1,931	-	n/a	390,685	1,366	10,800
Net Revenue	230,809	-	n/a	797	-	n/a	(6,107)	(19,370)	#####

CITY OF WOODCREEK, TEXAS
Quarterly Inventory Report
As of 12/31/21

Item 4.

Purchase Date	Security	Coupon or Avg Rate	Maturity Date	Par	Days to Maturity	Beginning Book	Beginning Market	Ending Book	Ending Market	Period Earnings
Bank Checking Accounts										
<u>01/01/22</u>	TX Regional Bank 061 Operating	0.04%	<u>01/01/22</u>	n/a	1	394,030.29	394,030.29	394,030.29	394,030.29	48.46
<u>01/01/22</u>	TX Regional Bank 819 Payroll	0.00%	<u>01/01/22</u>			10,000.00	10,000.00	10,000.00	10,000.00	0.00
	Subtotal Bank Accounts					404,030.29	404,030.29	404,030.29	404,030.29	48.46
Bank CD										
	Subtotal CDs					0.00	0.00	0.00	0.00	0.00
Investments										
<u>01/01/22</u>	Texas Class	0.06%	<u>01/01/22</u>	n/a	1	477,454.51	477,454.51	477,454.51	477,454.51	66.87
<u>01/01/22</u>	TX Regional Bank 053 Reserves	0.04%	<u>01/01/22</u>	n/a	1	425,578.77	425,578.77	425,578.77	425,578.77	50.16
<u>01/01/22</u>	TX Regional Bank 095 Construction	0.00%	<u>01/01/22</u>	n/a	1	146.50	146.50	146.50	146.50	0.00
	TOTALS					<u>1,307,210.07</u>	<u>1,307,210.07</u>	<u>1,307,210.07</u>	<u>1,307,210.07</u>	<u>165.49</u>

Average Weighted Maturity	1 days
Weighted Average Interest Rate, All Funds	0.05%

This quarterly report has been prepared in compliance with the Public Funds Investment Act and the City's Investment Policy.



Brenton Lewis, City Manager

Council Meeting Date: Regular City Council Meeting January 12, 2022

Agenda Item 5 Cover Sheet

Agenda Item Subject/Title:

Instruct Planning and Zoning Commission to Review, Adjust and/or Create Clear Guidelines Regarding Planned Unit Development District, Planned Development District, Conditional Use Permit and Mixed Use Districts with a Focus Towards Conservation, the ETJ, (if applicable) and the Possible Benefits for our Citizenry, and Present to Council Their Recommendations (Grummert)

Agenda Item Summary:

Our zoning code is silent on some of these districts, and others could be expanded, or adjusted so they better reflect the will of our citizens regarding conservation best practices.

Financial Impact:

none

Recommendations:

Instruct P&Z

Submitted by: Councilmember Grummert

Council Meeting Date: Regular City Council Meeting January 12, 2022

Agenda Item 6 Cover Sheet

Agenda Item Subject/Title:

Instruct City Staff to Remove Cubicle Dividers and Reconfigure Council Chambers to Original Design (Pulley)

Agenda Item Summary:

Discussion and possible action to restore City Hall meeting space.

Financial Impact:

Minimal

Recommendations:

Restore City Hall meeting space

Submitted by: Brent H Pulley

Council Meeting Date: Regular City Council Meeting January 12, 2022

Agenda Item 7 Cover Sheet

Agenda Item Subject/Title:

Request Planning and Zoning Commission to Determine the Proper Procedure to Remove the Language Regarding a Requirement of 55% Masonry from the Woodcreek Code of Ordinances to be in Compliance with Texas Local Government Code Chapter 3000 Adopted September 1, 2019 (Grummert)

Agenda Item Summary:

On September 1, 2019 Texas no longer permits a city to specify materials used in buildings. Our city code should reflect this change.

Financial Impact:

none

Recommendations:

Accept the required changes to our code.

Submitted by: Councilmember Grummert

Council Meeting Date: Regular City Council Meeting January 12, 2022

Agenda Item 8 Cover Sheet

Agenda Item Subject/Title:

Instruct Staff to Consult with ATTEIGN ACCOUNTANTS and ADVISORS to Develop a System to Link Expenses on the Monthly Check Register to Budget Line Items (Hines)

Agenda Item Summary:

Create a tracking method for monthly expenditures that links them to the budget line item. Make this visible and accessible to citizens if it already exists.

Financial Impact:

none

Recommendations:

Adjust our financial accounting procedures to create a codification system for monthly expenditures on our check registers that designates from which annual budget line item from which they are allocated.

Submitted by: Debra Hines City Council

Council Meeting Date: Regular City Council Meeting January 12, 2022

Agenda Item 9 Cover Sheet

Agenda Item Subject/Title:

Request the Parks and Recreation Advisory Board Create a 2022 Event Schedule Expanding Beyond the Spooktacular Event and Lumarias for December 24th and that the City Consider How These Events could Generate Funds for City Parks in the Future (Hines)

Agenda Item Summary:

The goal would be to add additional events to the schedule and begin adjusting the budget for them now (if needed) and consider how the City could raise funds for parks at these events.

Financial Impact:

none

Recommendations:

Refer to the Parks and Recreation Board for the creation of a set annual holiday schedule expanding beyond those in 2021 and consider how these events could generate funds for City parks in the future.

Submitted by: Debra Hines City Council

Council Meeting Date: Regular City Council Meeting January 12, 2022

Agenda Item 10 Cover Sheet

Agenda Item Subject/Title:

Direct the City Attorney to Prepare an Ordinance Designating the City of Woodcreek Right-of-Way Green Spaces and Trees in Roadway Islands as City Parks or Protected Areas, and Regulate Parking on and around the Protected Areas, Directing Funds for their Care and Maintenance (Hines)

Agenda Item Summary:

Designate our street trees or other right-of-way islands as parks or green space in order to set up protections, regulations and funding mechanisms for their care.

Financial Impact:

None at this time, but we would need to set aside funds in the budget for them in the future

Recommendations:

Identify our street trees and right-of-way greenspaces and islands and then designate them as park spaces or green space in order to create protective measures, guide parking, and designate funds for their beautification and maintenance. City Council should consider directing the Parks and Recreation Board to take on this project.

Submitted by: Debra Hines City Council

Council Meeting Date: Regular City Council Meeting January 12, 2022

Agenda Item 11 Cover Sheet

Agenda Item Subject/Title:

Request Parks and Recreation Advisory Board to Develop Annual Plans of Spring Community Volunteer Events for Clean Up and Beautification of City Green Spaces (Hines)

Agenda Item Summary:

In order to build community, "meet your neighbors", and promote a beautification of City property the City could consider some volunteer led projects designed to target green spaces around the City and spend small amounts out of the budget investing in planting, tree care, mulching, etc. These would be community volunteer projects with sign up sheets, and a designated leader for each project who would coordinate and submit the plan subject to approval by City Council to obtain funds or supplies from the City as well as organize and manage the execution of the project.

Financial Impact:

Small expenditures from designated parks or city maintenance funds - a suggested project max \$500 or under

Recommendations:

Council could consider referring the Spring "clean up" and beautification community volunteer-led events to the Parks Board directing them to discuss and take action or Council could take action in authorizing City Staff to begin organizing these events with the assistance of 1 or 2 Councilmembers.

Submitted by: Debra Hines City Council

Council Meeting Date: Regular City Council Meeting January 12, 2022

Agenda Item 12 Cover Sheet

Agenda Item Subject/Title:

Instruct Staff to Seek Applications for Members of the Newly Established Tree Board, Planning and Zoning Alternate Commissioner, and Parks and Recreation Advisory Board Member (Grummert)

Agenda Item Summary:

as written

Financial Impact:

None

Recommendations:

create a city email, a posting on the city website, with copies of required forms, requesting applications for members for these boards and committees.

Submitted by: Councilmember Grummert

Council Meeting Date: Regular City Council Meeting January 12, 2022

Agenda Item 13 Cover Sheet

Agenda Item Subject/Title:

Discuss and Take Appropriate Action on CAUSE NO. 20-1401 BRENT H. PULLEY V. GLORIA WHITEHEAD, IN HER OFFICIAL CAPACITY AS MAYOR AND PRESIDING OFFICER FOR THE CITY OF WOODCREEK CITY COUNCIL, AND THE CITY OF WOODCREEK, TEXAS (Rasco)

Agenda Item Summary:

City Council to receive an update on the lawsuit (City Attorney Bud Wymore)

Financial Impact:

Undetermined

Recommendations:

Reach a settlement between parties.

Submitted by: Jeff Rasco, Mayor

Council Meeting Date: Regular City Council Meeting January 12, 2022

Agenda Item 15 Cover Sheet

Agenda Item Subject/Title:

Discuss and Take Appropriate Action on Compiling the Locations and Conditions of Fire Hydrants in the City of Woodcreek (Grummert)

Agenda Item Summary:

The goal is to have the city inform its citizens of the different locations of fire hydrants in the city and their current conditions for use, in case of an emergency. And then discuss the ways or solutions the city can take to keep our residents safe.

Financial Impact:

unsure, minimal at this stage of creating a map/report

Recommendations:

instruct staff or other group to compile and assess the fire hydrants in the city of Woodcreek and report back to city council with their findings.

Submitted by: Councilmember Grummert

Council Meeting Date: Regular City Council Meeting January 12, 2022

Agenda Item 16 Cover Sheet

Agenda Item Subject/Title:

Discussion and Take Appropriate Action on the City of Woodcreek Policies and Procedures Manual/Binder and Possibly Take Action on Reviewing and Updating the Individual Files within the Binder and Publishing Them on the Website for Public Access (Hines and Grummert)

Agenda Item Summary:

The City of Woodcreek Policies and Procedures manual as given to me as a new Councilmember in 2021 contained outdated and duplicate materials. This manual as a whole is due for a revision and the files should be digital and readily accessible for the public.

Financial Impact:

none

Recommendations:

Re-write and update all documents as needed. Publish the manual online. Consider what else (if anything) should be included in this manual.

Submitted by: Debra Hines and Chrys Grummert

Council Meeting Date: Regular City Council Meeting January 12, 2022

Agenda Item 17 Cover Sheet

Agenda Item Subject/Title:

Discussion on Revision of City of Woodcreek Code of Ordinances Chapter 151 to: 1) Clarify What “alter” Means in 151.03 of that Ordinance; 2) Provide for a “deemed approved” Deadline for Processing of Permits under 151.08

Agenda Item Summary:

Discussion on Revision of City of Woodcreek Code of Ordinances Chapter 151 to: 1) Clarify What “alter” Means in 151.03 of that Ordinance; 2) Provide for a “deemed approved” Deadline for Processing of Permits under 151.08

Financial Impact:

None

Recommendations:

Discuss and take action on revised ordinance

Submitted by: Brent H Pulley

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WOODCREEK, TEXAS AMENDING (1) § 151.03 TO ESTABLISH WHEN A PERMIT WILL NOT BE REQUIRED IF A BUILDING, STRUCTURE, OR ACCESSORY BUILDING IS MERELY BEING REPLACED OR REPAIRED; AND (2) § 151.08 TO ESTABLISH WHEN A PERMIT IS DEEMED APPROVED; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE.

WHEREAS, The City of Woodcreek desires to provide clarity as to when a building permit will and will not be required; and

WHEREAS, The City of Woodcreek desires to set a timeframe for the processing of building permits, including when a building permit will be deemed approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODCREEK, TEXAS:

I. FINDING OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

II. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

III. CODIFICATION

The City Secretary is hereby authorized and directed to record and publish the language of this Ordinance, and any changes thereto, in the City's Code of Ordinances.

IV. EFFECTIVE DATE

This Ordinance shall be effective immediately upon its passage and the publication of caption of this ordinance.

V. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was attended by a quorum of the City Council, was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED AND APPROVED this, the ____ day of _____ 2022, by a vote of ____ Ayes to ____ Nays to ____ Abstentions of the City Council of Woodcreek, Texas.

City of Woodcreek:

By: _____
Mayor Jeff Rasco

Attest:

By: _____
Linda Land, City Secretary

§ 151.03 - JURISDICTION.

(A) It shall be unlawful for any person or persons to erect, construct or alter any building, accessory building or structure in the City or cause the same to be done, unless the provisions of this subchapter are complied with and a building permit has been issued by the City prior to the start of any of the aforementioned activities.

(B) Any changes in building plans after the building permit is issued must be resubmitted for approval.

(C) No person shall be required to secure a permit if they are merely replacing and/or repairing a building, accessory building, or structure, and the replacing and/or repairing is of a like or similar kind and quality (i.e. (1) a shingle roof may be replaced with another roof of any kind without securing a permit, insofar as there is no structural change to the structure underlying the roof; (2) a fence may be replaced without a permit; (3) a pool may be replastered without a permit).

§ 151.08 - PROCESSING.

When a completed application is received, the City shall provide the applicant(s) written notice stating a completed application has been received by electronic mail and/or certified mail. The application shall be approved or denied within 45 calendar days following the day on which written notice of a completed application is sent to the applicant(s). If the 45th day falls on a weekend and/or holiday, then the date for approval or denial shall be the first business day immediately following the 45th day. If the application is approved, the City will issue a building permit to the applicant(s). If the application is denied, the applicant(s) will be notified in writing how the application is not in compliance with City ordinances. The building permit fee will not be refunded if the application is not approved. Plans may be resubmitted to the City for reconsideration for a fee in accordance with Chapter 35. If the City fails to approve or deny the completed application within 45 calendar days of the day on which the City provides the applicant(s) written notice stating a completed application has been received, then the application will be deemed approved, and the applicant(s) may proceed with completing all work provided for in the application as if a permit has been received.

Council Meeting Date: Regular City Council Meeting January 12, 2022

Agenda Item 18 Cover Sheet

Agenda Item Subject/Title:

Discuss and Take Appropriate Action on Possible Change in Zoning Classification, Including a Potential Zoning Overlay and/or Lot Subdivision Minimum of 1 Acre, for the Areas Described as Brook Meadow Section One; Brookmeadow Section 2; Brookmeadow Section 3; a Resubdivision of Brookmeadow Section 3, Lots 1 thru 35, 39 and 40; Brookmeadow, Section 4 a Subdivision of 15.98 Acres of Land out of the Ransom Weed Survey No. 63; Amended Plat of a Portion of Lot 19, Brookmeadow Section 4 Establishing Lot 19-A; Brookmeadow, Section 5 a Subdivision of 3.77 Acres of Land out of the Ransom Weed Survey No.63; Brookmeadow, Section 6 a Subdivision of 17.02 Acres out of the Ransom Weed Survey No 63 (Grummert)

Agenda Item Summary:

This ordinance is designed to protect the integrity and unique character of the Brookmeadow neighborhood of the City of Woodcreek, with its estate style homes and larger than average lots. Restricting future subdivision of Brookmeadow to one acre lot minimums protects not only the character of the neighborhood, but property values and safety citywide.

Financial Impact:

none

Recommendations:

Submitted by: Councilmember Grummert

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WOODCREEK, TEXAS, ESTABLISHING AND LOCATING THE BROOKMEADOW OVERLAY DISTRICT BY AMENDING THE WOODCREEK ZONING ORDINANCE DULY ADOPTED UNDER ORDINANCE NO. 00-65N ON JUNE 1, 2005 AND AMENDED UNDER ORDINANCE NO. 19-255 ON MARCH 13, 2019; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY.

WHEREAS, Chapter 211 of the Texas Local Government Code empowers a city to enact zoning regulations and provide for their administration, enforcement and amendment; and

WHEREAS, the City Council of the City of Woodcreek, Texas, deems it necessary and desirable to establish zoning regulations to provide for the orderly development of property within the City by governing the use of land in order to promote the public health, safety, morals and general welfare of the residents of the City; and

WHEREAS, Property regulation must substantially advance a legitimate governmental interest to pass constitutional muster, which thus requires examination of effect of regulation and legitimate state interest it is supposed to advance, although requirement is not equivalent to rational basis standard applied to due process and equal protection claims. U.S.C.A. Const. Amends. 5, 14.; and

WHEREAS, protecting against the ill effects of urbanization has been found to substantially advance a legitimate governmental interest; and

WHEREAS, this ordinance is intended to protect against the ill effects of urbanization; and

WHEREAS, preserving the rate and character of community growth has been found to substantially advance a legitimate governmental interest; and

WHEREAS, in addressing the issue of preserving the rate and character of community growth, the Texas Supreme Court has found that justification for the foregoing can be preserving uniquely rural and suburban communities with undivided two-lane roads, clusters of trees, and houses on large lots; and

WHEREAS, in addressing the issue of preserving the rate and character of community growth, the Texas Supreme Court has also found that protecting a community from drastic change of at least three residences per acre and vastly increasing the estimated population is justification for zoning regulation; and

WHEREAS, this ordinance is intended to preserve the rate and character of community growth by preserving the uniquely rural Brookmeadow area of Woodcreek with undivided two-lane roads, clusters of trees, and houses on large lots; and

WHEREAS, this ordinance is intended to preserve the rate and character of community growth by protecting the Brookmeadow area of Woodcreek from drastic change of at least three or more residences per acre and vastly increasing the estimated population, when most lots in the Brookmeadow area of Woodcreek are now 1 acre or more; and

WHEREAS, the City of Woodcreek recognizes that the Brookmeadow area of Woodcreek falls within the Jacob's Well Groundwater Management Zone, thus creating a sound basis for a reduction in impervious coverage in this area to preserve and protect groundwater supply, it being a noble and worthy goal for the City of Woodcreek to ensure all residents have access to safe and clean water.

WHEREAS, the Planning & Zoning Commission held a public hearing on ?????? 2022 and recommended approval of the proposed overlay district; and

WHEREAS, the City of Woodcreek has complied with all requirements of notice of public hearing as required by the Texas Local Government Code; and

WHEREAS, the City Council held a public hearing on the proposed overlay district on ??????????????, and desires to amend the Zoning Map by providing for a zoning overlay for

Brook Meadow Section One; Brookmeadow Section 2; Brookmeadow Section 3; a Resubdivision of Brookmeadow Section 3, Lots 1 thru 35, 39 and 40; Brookmeadow, Section 4 a Subdivision of 15.98 Acres of Land out of the Ransom Weed Survey No. 63; Amended Plat of a Portion of Lot 19, Brookmeadow Section 4 Establishing Lot 19-A; Brookmeadow, Section 5 a Subdivision of 3.77 Acres of Land out of the Ransom Weed Survey No.63; Brookmeadow, Section 6 a Subdivision of 17.02 Acres out of the Ransom Weed Survey No 63 (see attached); and

WHEREAS, the City Council hereby finds and determines that adopting the proposed zoning overlay is in the best interest of the citizens of Woodcreek.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODCREEK, TEXAS:

I. FINDING OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

II. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

III. CODIFICATION

The City Secretary is hereby authorized and directed to record and publish the language of this repealing Ordinance, and any changes thereto, in the City's Code of Ordinances.

IV. EFFECTIVE DATE

This Ordinance shall be effective immediately upon its passage and the publication of caption of this ordinance.

V. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was attended by a quorum of the City Council, was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

VI. OVERLAY VREATION

That the Brookmeadow Overlay District is hereby established by amending the Woodcreek Zoning Ordinance, duly adopted under Ordinance No. 00-65N on June 1, 2005 and amended under Ordinance No. 19-255 on March 13, 2019, to read as set out, and as located on Exhibit "A".

(APPROVAL PAGE FOLLOWS)

PASSED AND APPROVED this, the ____ day of _____ 2022, by a vote of ____ Ayes to ____ Nays to ____ Abstentions of the City Council of Woodcreek, Texas.

City of Woodcreek:

By: _____
Mayor Jeff Rasco

Attest:

By: _____
Linda Land, City Secretary

Council Meeting Date: Regular City Council Meeting January 12, 2022

Agenda Item 19 Cover Sheet

Agenda Item Subject/Title:

Discussion and Take Action on Outlining the Permit Process on the City Website to Enhance Customer Service and Mitigate Resident Expectations (Hines)

Agenda Item Summary:

Create clear expectations and a reasonable timeline for City actions in the permit approval process and provide guidelines online as to how this process works so that residents understand that it may not be a quick process up front.

Financial Impact:

none

Recommendations:

Recommend that City Staff take action in defining a timeline for their process and post this online.

Submitted by: Councilmember Hines

Council Meeting Date: Regular City Council Meeting January 12, 2022

Agenda Item 20 Cover Sheet

Agenda Item Subject/Title:

Discuss and Take Appropriate Action Establishing a City of Woodcreek Ordinance Review Committee Subject to the Texas Open Meetings Act (Grummert)

Agenda Item Summary:

Creating an Ordinance Review Committee subject to TOMA

Financial Impact:

none

Recommendations:

Create the city committee.

Submitted by: Councilmember Grummert

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WOODCREEK, TEXAS, ESTABLISHING AN ORDINANCE REVIEW COMMITTEE; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE.

WHEREAS, The City of Woodcreek has in existence boards, commissions and committees. These entities are advisory bodies to the City Council. The boards, commissions, and committees are accountable to the City Council, and, thereby, to the electorate.

WHEREAS, The City of Woodcreek seeks to be inclusive and transparent regarding its business.

WHEREAS, The City of Woodcreek values its citizens talents, input and ideas in helping shape our city.

WHEREAS, The City of Woodcreek seeks to involve its citizens in their local government.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODCREEK, TEXAS:

I. FINDING OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

II. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

III. CODIFICATION

The City Secretary is hereby authorized and directed to record and publish the language of this Ordinance, and any changes thereto, in the City's Code of Ordinances.

IV. EFFECTIVE DATE

This Ordinance shall be effective immediately upon its passage and the publication of caption of this ordinance.

V. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was attended by a quorum of the City Council, was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED AND APPROVED this, the ____ day of _____ 2022, by a vote of ____
Ayes to ____ Nays to ____ Abstentions of the City Council of Woodcreek, Texas.

City of Woodcreek:

By: _____
Mayor Jeff Rasco

Attest:

By: _____
Linda Land, City Secretary

ORDINANCE REVIEW COMMITTEE

§ 30.70 Popular Name

§ 30.71 Purpose

§ 30.72 Creation & Composition

§ 30.73 Terms, Resignation, Vacancy, & Removal

§ 30.74 Duties & Meetings

§ 30.75 Officers

§ 30.76 Open Meetings Act

§ 30.70 Popular Name

This subchapter shall be commonly cited as the "Ordinance Review Committee Ordinance".

§ 30.71 Purpose

The purpose of this subchapter is to create an Ordinance Review Committee which shall (a) advise the governing body on the amending, creating, and rescinding ordinances; (2) secure public input in this process; and (3) promote transparency in the process of amending, creating, and rescinding ordinances. The Ordinance Review Committee shall be viewed as an independent body.

§ 30.72 Creation & Composition

The Ordinance Review Committee is hereby created. The Ordinance Review Committee shall consist of seven (7) members: five (5) regular members and two (2) alternate members. Each of Woodcreek's five (5) Alderman shall make one (1) regular member appointment to the Ordinance Review Committee. The Mayor will make two (2) alternate member appointments to the Ordinance Review Committee, specifically a first and second alternate. All appointments shall be confirmed by a majority vote of the Alderman. In the event any Alderman or the Mayor refuses to make an appointment, the vacancy may be filled by the majority vote of the remaining members of the Governing Body. No member of the Ordinance Review Committee may be a present member of the Governing Body.

§ 30.73 Terms, Resignation, Vacancy, & Removal

(a) The terms of each member (regular and alternate) of the Ordinance Review shall be concurrent with the Alderman who appointed each member and will expire upon the appointing Alderman's term in office ending, either by expiration or resignation.

(b) Any member of the Ordinance Review Committee may resign by submitting written notice to the Chairperson of the Ordinance Review Committee. Resignation will be effective when sent. Upon receipt of written notice of resignation, the Chairperson of the Ordinance Review Committee shall promptly send such resignation to the Mayor.

(c) If a vacancy occurs on the Ordinance Review Committee, the vacancy shall be filed by the Alderman who appointed the resigning member.

(d) Members of the Ordinance Review Committee may be removed from the Ordinance Review Committee by a simple majority vote of the Alderman, and at a meeting of the Alderman for which such a vote has been properly noticed.

§ 30.74 Duties & Meetings

(a) The Ordinance Review Committee shall meet to consider amending, creating, and rescinding ordinances they have been tasked to consider by the City council. To accomplish these tasks, the Ordinance Review Committee shall study, investigate and develop a recommendation or plan in response to the task given to them by council, and under any deadlines established by the City

Council. The Ordinance Review Committee should be prepared to provide monthly reports at regular meetings of the City Council.

(b) The Ordinance Review Committee shall meet at least once a month if they are presently considering amending, creating, and/or rescinding ordinances, but as often as necessary to accomplish the tasks at hand.

(c) Any recommendation of the Ordinance Review Committee regarding amending, creating, and/or rescinding ordinances shall result from a majority vote of the regular members of the Ordinance Review Committee. However, any recommendation of the Ordinance Review Committee regarding amending, creating, and/or rescinding ordinances is merely a recommendation and is not binding on the Governing Body. Any final decision on amending, creating, and/or rescinding ordinances rests with the Governing Body.

§ 30.75 Officers

(a) The Ordinance Review Committee shall choose its own officers from among its members. Officers shall be elected for terms of one (1) year by majority vote of its membership present, including alternates. Officers shall include Chairperson and Vice-Chairperson.

(b) The Chairperson's sole duty shall be to preside over at all meetings in accordance with any rules the Ordinance Review Committee may establish. The Chairperson may vote. If the chairperson fails or refuses to act, the vice-chairperson shall perform the duties of the chairperson. If the chairperson and vice-chairperson are absent, any committee member may be appointed by the committee to preside over the meeting. The Committee shall keep minutes of its proceedings. A majority of the members shall be a quorum for the transaction of business.

§ 30.76 Open Meetings Act

The Ordinance Review Committee shall comply with the provisions of Chapter 551, Texas Government Code, commonly referred to as the Open Meetings Act, including posting notices and agendas. The Ordinance Review Committee agenda shall have a Public Comments section allowing the public the right to speak.

City Staff shall post a notice of quorum for all meetings of the Ordinance Review Committee so that all members of the Governing Body may attend all meetings of the Ordinance Review Committee.

Council Meeting Date: Regular City Council Meeting January 12, 2022

Agenda Item Cover Sheet

Agenda Item Subject/Title:

Discuss and Take Appropriate Action on the Mayor Establishing a Platinum Panel and Guidelines Regarding Review and Recommendation on Street Repair/Reconstruction/Maintenance, Drainage, Alternative Modes of Transportation, Traffic Calming Options, Possible Funding Mechanisms, and Accepting Applications for Same (Rasco)

Agenda Item Summary:

Assemble a group of citizens and Council to review options and make recommendations to P&Z and City Council on Street Repair/Reconstruction/Maintenance, Drainage, Alternative Modes of Transportation, Traffic Calming Options, Possible Funding Mechanisms

Financial Impact:

none

Recommendations:

Solicit applications for participation and select members including at least one Councilmember, not to exceed seven citizens.

Submitted by: Jeff Rasco, Mayor

Council Meeting Date: Regular City Council Meeting January 12, 2022

Agenda Item 22 Cover Sheet

Agenda Item Subject/Title:

Discussion, Editing and Take Appropriate Action on Draft 1 of the Informal Road Funding Survey (Hines)

Agenda Item Summary:

A draft survey has been created and Council will have the opportunity to review, offer feedback and edit.

Financial Impact:

none

Recommendations:

No action to be taken beyond editing of the draft document as a collective body. A second, possibly final draft, will be submitted to Council for approval at a later date.

Submitted by: Debra Hines City Council

How do we deliver this? Survey Monkey and offer paper options at City Hall?

The City of Woodcreek is faced with the pressing need for improvements on most of the roadways within the city limits. It has been established through our Comprehensive Plan Survey results that fixing our roads is a top priority for a majority of our responding citizens. The cost of these improvements will be substantial and the City does not have enough in reserve to pay for all these projects outright. Therefore, outside funding and debt must be considered if the City is to act upon these issues in a timely manner or to consider addressing all streets in need. The two municipal funding options available to the City currently are extending tax notes or general obligation bonds. There has been much discussion on these topics and a brief explanation of each option is available (provide link or give a brief description?)

Question 1: What remaining questions do you have about general obligation bonds?

Question 2: What remaining questions do you have about extending tax notes?

*Optional Question: Rate how involved you have been in following the City discussion and process on this topic leading up to this survey

Question 3: Do you think it best for the City to fund and repair all roads together or should the City approach it one project at a time?

Question 4: What roads do you see as the top priority for repairs? (Provide rating list with all roads remaining roads listed?)

Question 5: Do you feel like you understand the two forms of debt being considered: tax notes versus general obligation bonds?

Question 6: What more can the City do to help you feel informed about this topic?

Question 7: What more should the City do before making the decision to go with a tax note extension or start the process of going towards a general bond election?

Question 8: Do you support the City using the tax note extension process to repair 1 or 2 more miles of road and keeping the tax rate the same if this means it would be 3 more years before more road repairs could be funded?

Question 9: Do you support a General Obligation Bond if the tax rate stays the same and the City receives about ½ of the estimated funds needed to repair all roads?

Question 10: Do you support a General Obligation Bond with a small tax rate increase of about 5% if the City can receive most if not all funds currently estimated as needed to repair all roads? (Provide simple financial breakdown of how this would impact residents on their taxes with average home values)

Question 11: Would you rather the City extend tax notes or pursue a bond election?

Question 12: Would you consider applying for the Platinum Panel that will help the City address funding road repairs and more?



WASTE CONNECTIONS

December 16, 2021

Mr. Brenton Lewis
City Manager
City of Woodcreek
41 Champions Circle
Woodcreek, Texas 78676

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Mr. Lewis:

Waste Connections Lone Star, Inc., fka Progressive Waste Solutions of TX, Inc., in conformance with the requirements of our Solid Waste Services Contract, hereby conveys the rate adjustment document that will become effective on January 1, 2022.

The adjustment is based on the year-over-year percentage change in the Consumer Price Index for the nearest metropolitan area (Houston). The pertinent data sources are attached to this letter and summarized below.

Consumer Price Index
Oct 2021 – 243.813
Oct 2020 – 229.885
% Change – 6.06%

The 6.06% upward adjustment will take effect on January 1, 2022.

If you have any questions or comments regarding this matter please let me know.

Respectfully,

Ryan Schuyler
District Manager
Waste Connections
Seguin, Texas



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 CITY OF WOODCREEK

Data extracted on: December 16, 2021 (4:58:32 PM)

CPI for All Urban Consumers (CPI-U)

Series Id: CUURS37BSA0, CUUSS37BSA0
 Not Seasonally Adjusted
Series Title: All items in Houston-The Woodlands-Sugar Land, TX, all urban consumers, not seasonally adjusted
Area: Houston-The Woodlands-Sugar Land, TX
Item: All items
Base Period: 1982-84=100

Download: [xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2011		197.224		201.624		201.309		202.445		201.398		200.477	200.495	199.480	201.509
2012		204.291		206.088		204.829		203.959		204.139		202.477	204.213	204.705	203.721
2013		205.716		207.506		207.882		208.575		207.788		209.814	207.574	206.583	208.564
2014		211.745		213.309		214.668		214.102		214.791		212.169	213.365	212.835	213.895
2015		210.283		212.439		213.896		214.652		214.569		212.936	213.039	211.926	214.152
2016		214.505		215.513		217.305		216.582		218.200		217.758	216.414	215.237	217.592
2017		219.061		219.852		220.805		221.255		223.213		221.568	220.657	219.513	221.800
2018		224.711		225.116		227.393		226.307		228.070		226.557	225.927	224.763	227.091
2019		226.804		229.261		229.316		229.423		230.041		228.765	228.799	228.124	229.474
2020		230.147		226.387		228.898		228.978		229.885		230.388	229.161	228.580	229.742
2021		232.442		236.604		239.374		241.088		243.813				235.254	

			October YoY change	13.928
			% change	6.06%
Residential				
Current Rate				
	\$/month	\$/Quarter		
Resi/Comm Garbage carts	\$ 18.65	\$ 55.95		
Add Cart	\$ 6.59	\$ 19.77		
New Rates after Increase				
	\$/month			
Resi/Comm Garbage carts	\$ 19.78	\$ 59.34		
Add Cart	\$ 6.99	\$ 20.97		



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DEC 20 2021
 CITY OF WOODCREEK

Commercial						
Current Rates						
	Lifts per week					
Cont size	1	2	3	Extra Collection	Rental/Mo	
4.00	\$ 77.80	\$ 127.15	\$ 189.93	80.47	32.19	
Additional 4 yds	\$ 63.03	\$ 103.25	\$ 154.33	N/A	N/A	
6.00	\$131.98	\$ 265.03	\$ 397.02	101.94	43.47	
Additional 6 yds	\$106.51	\$ 215.20	\$ 315.18	N/A	N/A	
8.00	\$154.38	\$ 360.22	\$ 514.60	118.36	56.61	
Additional 8 yds	\$125.05	\$ 291.78	\$ 416.83	N/A	N/A	
New Rates after Increase						
	Lifts per week					
Cont size	1	2	3	Extra Collection	Rental/Mo	
4.00	\$ 82.51	\$ 134.85	\$201.44	\$ 85.35	\$ 34.14	
Additional 4 cubic yds	\$ 66.85	\$ 109.51	\$163.68	\$ -	\$ -	
6.00	\$139.98	\$ 281.09	\$421.07	\$ 108.12	\$ 46.10	
Additional 6 cubic yds	\$112.96	\$ 228.24	\$334.28	\$ -	\$ -	
8.00	\$163.73	\$ 382.04	\$545.78	\$ 125.53	\$ 60.04	
Additional 8 cubic yds	\$132.63	\$ 309.46	\$442.08	\$ -	\$ -	

Waste Connections Fees

	2018	2019	2020	2021	2022
Monthly charge without taxes	\$17.45	\$18.34	\$18.65	\$18.65	\$19.78
Quarterly charge without taxes	\$52.35	\$55.02	\$55.95	\$55.95	\$59.34
Percentage increase based on CPI-Houston		2.3% + Recycl Ad	1.70%	0%	6.06%