

## CITY COUNCIL MEETING October 12, 2022; 6:30 PM Woodcreek, Texas

**MEETING NOTICE** 

The City Council of the City of Woodcreek, Texas will conduct a regular City Council Meeting at City Hall, 41 Champions Circle, Woodcreek, TX. The meeting will be held on October 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. Smoking is not allowed anywhere on the property of City Hall.

The public may watch this meeting live at the following link:

https://meetings.ipvideotalk.com/280108517. 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:280108517.

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

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### AGENDA

CALL TO ORDER INVOCATION PLEDGES ROLL CALL PUBLIC COMMENTS

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

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

#### 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.

- <u>1.</u> Proclamation Celebrating the Woodcreek Arbor Day Event on October 4, 2022 at Camp Young Judaea from 3PM 5PM.
- 2. Approval of City Council Meeting Minutes from September 14, 2022.
- 3. Approval of Financial Statements for July 2022.

#### **REGULAR AGENDA**

- 4. Presentation of the "Spirit of Woodcreek Award" to Jane Little and To Her Team. (Pulley)
- 5. Announcement: There is A New Farmer's Market Held Every Thursday 2pm to 6pm at the Corner of RR12 and Winter's Mill Parkway. (Grummert)
- 6. Announcement: A Town Hall To Discuss The Upcoming Bond Election Will Be Held on Tuesday, October 18, 2022, at 6PM; Definitive Location (VFW or CYJ) Will Be Announced, Once Confirmed. (Rasco)
- 7. Discuss and Take Appropriate Action On Naming Becky Denton As An Alternate Member of the Parks and Recreation Board. (Rasco)
- 8. Direct Staff, In Coordination With the Ordinance Review Committee, To Prepare A Request for Proposals (RFP) Seeking A Contract For Part-Time Services From A Qualified Compliance Officer. (LeBrun)
- 9. Request that the City of Woodcreek Tree Board, in Coordination with City Staff and the Board's Council Liaison, Develop A Draft Request for Proposals (RFP) for the Services of a Part-Time Arborist. Once Completed, the Draft to be Presented to City Council for Review and Approval. (LeBrun)
- 10. Discuss and Take Appropriate Action On A Recommendation That, Upon the Hiring of A City Manager, Staff Review Contracts and Agreements for Professional Services in Effect For 3 Years or Longer, Including But Not Limited to Legal Services, Bookkeeping/Accounting, and Information Technology, Including Development A Request For Qualifications (RFQ) Covering These Services. (LeBrun)
- 11. Discuss and Take Appropriate Action on Sharing Costs on Safety Improvements on the Path Between Woodcreek and Mountain Crest at the Northern Intersection of Brookhollow and Augusta Drives, With Woodcreek's Share Not to Exceed \$600.00. (Rasco)
- 12. Discuss and Take Appropriate Action on a Request from the Parks Board of Spending up to \$400. from the 2022-2023 budget for a Friends of Woodcreek Parks Recognition Award. (Grummert)
- <u>13.</u> Discuss and Take Appropriate Action on Approving the Updated Parks Board Budget for the Spooktacular Event being Held Sunday, October 30th, 2022. (Grummert)
- Discuss Increasing the City of Woodcreek Hotel Occupancy Tax Rate Currently Set at Zero Percent. (Grummert)

- 15. Report from the Ordinance Review Committee Followed by Discussion and Possible Action on the Woodcreek Code of Ordinances in Relation to Masonry Requirements and the Board of Adjustments. (Hines)
- <u>16.</u> Discuss and Take Appropriate Action on the City of Woodcreek Social Media Policy (Draft). (Hines)
- 17. Discuss and Take Appropriate Action on the 2022 City of Woodcreek Comprehensive Plan Document and Consider Adopting the 2022 Woodcreek Comprehensive Plan by the Passage of the Ordinance Amending the City of Woodcreek Code of Ordinances at TITLE XV ("LAND USAGE"), CHAPTER 150 ("GENERAL PROVISIONS") at COMPREHENSIVE PLAN section 150.45 (ADOPTION). (Hines)
- <u>18.</u> Discuss and Take Appropriate Action on Accepting and Adopting the City of Woodcreek Comprehensive Plan. (Hines)

#### 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 property pursuant to Chapter 551.072 of the Texas Government Code; 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 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 8th day of October at 5:00 PM

Durannen peterzio

Suzanne J. MacKenzie, City Secretary

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IN THE MIDST OF THE TEXAS HILL COUNTRY

# The City of Woodcreek Proclaims that

## Arbor Day Was Celebrated on

## Oct. 4, 2022

- WHEREAS, Arbor Day is a day recognized throughout the nation and world to inspire people to plant, nurture and celebrate trees, *and*
- WHEREAS, Woodcreek has been blessed with a variety of trees that add character to our streets and adorn our properties, *and*
- WHEREAS, Woodcreek residents appreciate that trees beautify our community, increase property values, provide shade, add refuge for our abundant wildlife, clean our air, *and*
- WHEREAS, in recognition of our wonderful trees the Woodcreek Tree Board has hosted the Inaugural Arbor Day Celebration for the City of Woodcreek at Camp Young Judaea located within the City of Woodcreek on October 4, 2022 from the hours of 3:00PM – 5:00PM, and
- WHEREAS, the Tree Board plans to host an annual Arbor Day event to provide community tree education, appreciation, and recognition.

Therefore, the City of Woodcreek has urged all citizens to participate in our Arbor Day event and urges them to continue to plant and protect trees within our community.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Seal of the City of Woodcreek to be affixed on this, the 14<sup>th</sup> day of October 2022.

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Jeff Rasco, Mayor

## SPECIAL CITY COUNCIL MEETING September 14, 2022; 2:00 PM Woodcreek, Texas

## **MINUTES**

#### CALL TO ORDER

Mayor Rasco called the meeting to order at 2:01PM.

#### MOMENT OF SILENCE

#### ROLL CALL AND ESTABLISH QUORUM

PRESENT Mayor Jeff Rasco Mayor Pro Tem Aurora F. LeBrun Councilmember Chrys Grummert Councilmember Debra Hines Councilmember Joe Kotarba

Councilmember Brent H. Pulley

STAFF PRESENT City Secretary Suzanne Mac Kenzie Administrative Assistant Maureen Mele City Attorney Bud Wymore

#### **PUBLIC COMMENTS**

A public comment was given by: John Epley, Vicki Alvord, and Suzanne Mac Kenzie

#### PROCLAMATION

#### Proclamation Designating September 17 - 23, 2022 Constitution Week

The Proclamation designating September 17 - 23, 2022 as Constitution Week was read and presented to Cherie Dawson, Donna Hector and representatives of the Jacob's Well Chapter of the Daughters of the American Revolution.

#### **CONSENT AGENDA**

- 1. Approval of City Council Meeting Minutes from August 10, 2022
- 2. Approval of City Council Meeting Minutes from August 17, 2022
- 3. Approval of City Council Meeting Minutes from August 31, 2022

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

A roll call vote was held.

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

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

#### **REGULAR AGENDA**

4. Public Hearing on the Proposed Budget for the Fiscal Year 2022 - 2023 (Rasco)

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The public hearing on the proposed budget for the fiscal year 2022 - 2023 opened at 2:11PM. A public comment was addressed with Vicki Alvord. The public hearing closed at 2:21PM.

#### 5. Public Hearing on the Proposed Tax Rate for Fiscal Year 2022 - 2023 (Rasco)

The public hearing on the proposed tax rate for fiscal year 2022 - 2023 opened at 2:21PM. No comments were given and the public hearing closed at 2:21PM.

6. Discuss and Take Appropriate Action on an Ordinance of the City of Woodcreek, Texas Adopting the Fiscal Year 2022-2023 Budget Beginning October 1, 2022, and Ending September 30, 2023, in Accordance with Texas Local Government Code Chapter 102; Providing for the Filing of the Budget; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing a Severability Clause; and Providing an Effective Date (Rasco)

A motion was made by Councilmember Hines to adopt the 2022 - 2023 budget as in the packet with the total expenditures to include line 8900 Miscellaneous Expenses (\$75,200) and to reassign \$50,000 of the surplus to the contingency reserve and put the remainder of the surplus in a Parks and Recreation fund. The motion was seconded by Mayor Pro Tem LeBrun.

After discussion, a roll call vote was held.

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

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

7. Discuss and Take Appropriate Action on an Ordinance of the City of Woodcreek, Texas Approving the Certified Appraisal Roll; Setting the Tax Rate; Levying and Assessing Ad Valorem Taxes for the Use and Support of the Municipal Government of the City of Woodcreek, Texas for Fiscal Year 2022-2023; Apportioning the Levies for Specific Purposes; Providing a Severability Clause; and Providing an Effective Date (Rasco)

A motion was made by Councilmember Hines to adopt the maintenance and operations (M & O) tax rate of \$.1152. The motion was seconded by Councilmember Pulley.

A roll call vote was held.

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

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

A motion was made by Councilmember Hines to adopt the debt service tax rate of \$.0687. The motion was seconded by Councilmember Pulley.

A roll call vote was held.

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

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

A motion was made by Councilmember Hines that the total property tax rate be \$.1839 increasing last year's budget by 2.62%. The motion was seconded by Councilmember Pulley.

A roll call vote was held.

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

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

8. Discuss and Take Appropriate Action on a Resolution Ratifying the Recently Adopted Budget That Contains a Property Tax Rate That Raises More Total Property Taxes Than the Previous Year (Rasco)

A motion was made by Councilmember Hines to approve the resolution to ratify the recently adopted budget that contains a property tax rate that raises more total property taxes than the previous year. The motion was seconded by Councilmember Pulley.

After discussion, a roll call vote was held.

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

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

#### 9. Discuss and Take Appropriate Action on the Recommendation from the Platinum Roads Panel that Council direct the City Engineer, K. Friese, to Prepare a Priority List and Estimates for Streets to be covered by the \$227,000 Road Repairs Funds Approved in the 2022-23 Budget (LeBrun)

A motion was made by Mayor Pro Tem LeBrun to approve the recommendation from the Platinum Roads Panel that council direct the City Engineer, K. Friese, to prepare a priority list and estimates for streets to be covered by the \$227,000 Road Repairs Funds Approved in the 2022-23 Budget. The motion was seconded by Councilmember Grummert.

After discussion, an amendment was made by Councilmember Grummert that the estimate not exceed \$2,000 in cost. The amendment was seconded by Councilmember Pulley and accepted by Mayor Pro Tem LeBrun.

After discussion and explanation from Chairperson of the Platinum Roads Panel Bailey, a roll call vote on the amendment was held.

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

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

A roll call vote on the main motion was held.

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

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

#### 10. Discuss and Take Appropriate Action on Installing New Signs at the Three Main Entrances to the City of Woodcreek to Promote Safety, Safe Driving, and Dark Skies Initiatives (Hines)

A motion was made by Councilmember Hines to place solar radar speed signs costing \$2,700 each at the three main entrances: Woodcreek Drive, Brookmeadow Drive, and Cypress Point drive. The motion was seconded by Councilmember Kotarba.

An amendment was made by Mayor Pro Tem LeBrun to consider an additional sign to be placed on Champions Circle with an exact location to be determined with the sign facing east. The amendment was seconded by Councilmember Kotarba and accepted by Councilmember Hines.

A roll call vote on the amendment was held.

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

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

A roll call vote on the main motion was held.

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

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

A motion was made by Councilmember Hines that council place three signs, as in the packet, at the three main entrances to promote safety, safe driving and dark skies. The motion was seconded by Councilmember Kotarba.

An amendment was made by Councilmember Grummert to place the three signs on one sign post at the main entrance. The amendment was seconded by Mayor Pro Tem LeBrun and accepted by Councilmember Hines.

An second amendment was made by Councilmember Hines to install the three signs on the existing post in the median near Stonehouse Circle. The amendment was seconded by Councilmember Grummert.

A roll call vote on the second amendment was held.

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

The second amendment carried with a 5-0-0 vote.

A roll call vote on the first amendment was held.

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

The first amendment carried with a 5-0-0 vote.

A roll call vote on the main motion was held.

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

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

#### 11. Discuss and Take Appropriate Action on the Creation of a Workgroup to Revise Woodcreek chapters 154-157 (Grummert)

A motion was made by Councilmember Grummert to create an ad hoc workgroup to revise chapters 154-157 of the Code of Ordinances. The motion was seconded by Councilmember Hines.

After discussion, a roll call vote was held.

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

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

12. Discuss and Take Appropriate Action on the Creation of an AD HOC Selection Review Committee (workgroup) to Review Applications for Administrator and Engineering Services as it relates to the Community Development Block Grant (Grummert) A motion was made by Councilmember Grummert to create an ad hoc selection committee to review applications for administrator and engineering services as it relates to the Community Development Block Grant.

After discussion, a roll call vote was held.

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

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

#### 13. Discuss and Take Appropriate Action on the City of Woodcreek becoming a Film Friendly Texas City through the Texas Film Commission (Rasco)

A motion was made by Mayor Pro Tem LeBrun that Woodcreek takes steps to become a Texas film friendly city and appoint Pat Rawlings, Jeff Rasco and Vicki Alvord to lead the effort. The motion was seconded by Councilmember Grummert.

After discussion, a roll call vote was held.

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

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

#### ADJOURN

Mayor Rasco adjourned the meeting at 3:48PM.

Jeff Rasco, Mayor

Suzanne Mac Kenzie, City Secretary

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## The City of Woodcreek

#### Statement of Financial Position

As of July 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1003.1 Municipal Court Petty Cash	100.00
1007 TX Regional 061, Operating	445,541.32
1007.1 Tree Fund	4,753.66
1007.2 Parks Fund	1,179.54
1007.5 Municipal Court Funds In Operating Account	0.00
1007.51 MC General Fund	22,082.44
1007.52 MC Security Fund	19.45
1007.53 MC Tech Fund	25.88
Total 1007.5 Municipal Court Funds In Operating Account	22,127.77
Total 1007 TX Regional 061, Operating	473,602.29
1008 TX Regional 053, Investment	0.00
1008.2 PEG Funds	13,919.66
1008.3 Reserve Funds	165,813.22
1008.4 American Rescue Act Funds	213,085.12
Total 1008 TX Regional 053, Investment	392,818.00
1009 TX Regional 095, Bond Proceeds	146.83
1011 TX Regional 819, Payroll Account	10,000.00
1020 Investment Account - Class 0001	479,291.90
Total Bank Accounts	\$1,355,959.02
Other Current Assets	
1120 Delinquent Taxes Receivable (CPA)	9,191.35
1120.01 1120.01-CPA Debt Service	3,634.21
1121 Allowance for Uncollectible (CPA)	-1,378.65
1121.01 1121.01-CPA Debt Service	-545.58
1124 Sales Tax Receivable (CPA)	13,189.82
1150 Due From Capital Project Funds To Operating	167,425.08
Total Other Current Assets	\$191,516.23
Total Current Assets	\$1,547,475.25
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)	7,702.50
1227 Street Pavement 2013	144,126.00
1228 Street Improvements 2017	1,489,691.00
1229 Street Improvements 2021	409,930.76
1231 Storage Building	9,055.00
1235.1 Kawasaki Mule 2016	7,840.64

	Item 3.
1240 Accumulated Depreciation - All	-19 <del>3,372.00</del>
Total Fixed Assets	\$2,077,130.36
Other Assets	
1250 Deferred Revenue (CPA)	-7,813.11
1250.01 1250.01-CPA Debt Service	-3,088.63
1599 1599-CPA Due From General Fund	25,047.75
Total Other Assets	\$14,146.01
TOTAL ASSETS	\$3,638,751.62
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
1900.5 Accounts Payable (Auditor Adjustments)	19,168.60
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	25,047.75
Total Other Current Liabilities	\$220,817.80
Total Current Liabilities	\$220,817.80
Total Liabilities	\$220,817.80
Equity	
9997 Net Investment In Capital Assets	144,132.96
9998 Opening Balance Equity	333,537.47
9999 Retained Earnings	2,567,200.07
9999-debtsvc-cpa Retained Earnings Debt Svc Audit CPA	17,174.31
Net Revenue	355,889.01
Total Equity	\$3,417,933.82
TOTAL LIABILITIES AND EQUITY	\$3,638,751.62

### **Treasurer's Report**

For the Period: October 2021 - July 2022

Percent Complete: 83.33%

		2021 2022		2020 2021				Y/Y Monthly Comparison			
	YTD	2021-2022	%	YTD	2 <b>020-2021</b> Budget	! %		Y/Y Mor Jul-22		<b>Darison</b> Difference	
Devenue	TID	Budget	70	ΠD	Buuget	70		Jui-22	Jui-21	Difference	
Revenue 3000 Ad Valorem Tax Revenue	-	-	n/a		-	n/a			-	-	
3000.01 Ad Valorem Tax	348,907	349,000	100%	323,096	325,000	99%		637	5,012	(4,374)	
3000.02 Delinquent Ad Valorem Tax	3,031	-	n/a	1,537	-	n/a		48	211	(163)	
3000 Ad Valorem Tax Revenue	351,937	349,000	101%	324,633	325,000	100%	-	686	5,223	(4,537)	
3005 State Sales Tax Revenue	73,305	80,000	92%	79,953	97,500	82%	-	8,086	6,569	1,517	
3010 Mixed Beverage Tax & Fees Rev	1,127	1,500	75%	1,260	1,300	97%		180	168	12	
3020 Electric Franchise Fee Revenue	31,877	34,000	94%	31,404	34,000	92%		8,040	6,031	2,009	
3030 Cable Services Franchise Rev	26,067	30,000	87%	24,999	25,000	100%		· ·	-	-	
3030.1 PEG - Cable Revenue	5,208	6,000	87%	5,005	5,010	100%	_		-	-	
3030 Cable Services Franchise Rev	31,275	-		30,005	30,010	100%		<u> </u>	-	-	
3040 Water Service Franchise Revenue	100,581	100,000	101%	99,351	99,350	100%		10,145	9,612	533	
3050 Disposal Service Franchise Rev	18,692	25,000	75%	22,004	22,000	100%		· ·	5,758	(5 <i>,</i> 758)	
3060 Telephone Franchise Revenue	120	200	60%	147	200	74%		· ·	-	-	
3070 Golf Course Franchise Revenue	500	500	100%	500	500	100%		· ·	500	(500)	
3080 Reimbursements	2.064	6,000	0%	-	8,950	0%		· ·	-	-	
3080.10 Engineerings	2,061	-	n/a	8,932	-	n/a		· ·	-	-	
3080.20 Legal	-	-	n/a	· ·	-	n/a		· ·	-	-	
3080.30 Admin	-	-	n/a	-	-	n/a	-		-	-	
3080 Reimbursements	2,061	6,000	34%	8,932	8,950	100%	-		-	-	
3090 Development Revenue	-	-	n/a	-	-	n/a			-	-	
3090.01 Residential 3090.011 New Home Permits	- 6,000	- 5,000	n/a 120%	1,000 19,000	- 20,000	n/a 95%			- 2,000	- (2,000)	
3090.012 Other Permits	7,710	11,000	70%	19,000	12,000	90%		550	1,721	(2,000)	
3090.013 Inspections	8,299	17,000	49%	18,195	21,000	87%		303	286	17	
3090.02 Commercial	3,234	5,000	65%	3,250	5,000	65%		-	-	- 17	
3090.03 Other	- 5,254	3,000 80	0%	550	700	79%			-	-	
3090.031 Subdivisions/Plats/Re-Plats	-	5,000	0%	12,850	12,850	100%			4,375	(4,375)	
Total 3090 Development Revenue	25,243	43,080	59%	65,680	71,550	92%	-	853	8,382	(3,154)	
3093 Liquor License Revenue	1,388	1,310	106%	1,310	1,310	100%	-	-	-	-	
3095 Sign Fees	460	700	66%	265	400	66%		35	65	(30)	
4000 Interest Income	4,068	1,000	407%	1,183	1,300	91%		1,604	36	1,567	
4010 Other Revenue	12,369	700	1767%	520	700	74%		-	60	(60)	
4010.1 Coupons	-	-	n/a	· ·	-	n/a		· ·	-	-	
4010 Other Revenue	12,369	700	1767%	520	700	74%	-	-	60	(60)	
4015 Oak Wilt Containment	-	-	n/a	-	-	n/a		-	-	-	
4020 Municipal Court Revenue	901	1,500	60%	1,930	3,000	64%			126	(126)	
4035 TDEM DR-4485 Revenue	213,021	-	n/a	74,228	74,230	100%		· ·	-	-	
4040 Donations Received	-	6,180	0%	5,000	5,000	100%		· ·	-	-	
4040.02 Park Donations	1,180	-	n/a	-	-	n/a	_	-	-	-	
Total Donations Received	1,180	6,180	19%	5,000	-	#DIV/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		<u> </u>	-	-	
Total Revenue	870,104	686,670	127%	748,306	776,300	96%	_	29,627	42,530	(12,902)	
Expenditures	-		n/a	-	-	n/a					
5000 Personnel Services	- 181,834	- 208,500	n/a 87%	- 149,433	- 185,000	n/a 81%		- 33,016	- 17,341	- 15,675	
5000.01 Salaries and Wages 5000.02 Ins Expense Reimbursement	6,958	208,500 8,600	87% 81%	7,179	8,620	81%		229	718	(489)	
5000.03 City Manager Vehicle Reimbursem	4,650	6,000	78%	5,000	6,000	83%		150	500	(485)	
5000.05 Elected Official Pay	4,050	0,000	n/a	5,000	0,000	n/a		-	500	(550)	
5000.20 Payroll Tax Expense			n/a			n/a			_	_	
5000.21 FICA/OASDI			82%	12,117	15,440	78%		2,537	1,663	874	
	13 477	16.410			-	95%		2,557	49	(48)	
5000.22 Unemployment Insurance	13,477 918	16,410 500		4/6	500						
5000.22 Unemployment Insurance 5000.20 Pavroll Tax Expense	918	500	184%	476	500 15.940					826	
5000.20 Payroll Tax Expense	918 14,394	500 16,910	184% 85%	12,593	15,940	79%	-	2,538	1,712	826 1.736	
5000.20 Payroll Tax Expense 5000.40 Retirement	918	500	184% 85% 90%			79% 81%				826 1,736	
5000.20 Payroll Tax Expense 5000.40 Retirement 5000.50 Direct Deposit Expense	918 14,394 19,972	500 16,910	184% 85% 90% n/a	12,593 15,628	15,940 19,390	79% 81% n/a	_	2,538 3,618	1,712 1,882	1,736	
5000.20 Payroll Tax Expense 5000.40 Retirement	918 14,394 19,972	500 16,910 22,190	184% 85% 90%	12,593 15,628 -	15,940 19,390	79% 81%	- - -	2,538 3,618 -	1,712 1,882 -	1,736 -	
5000.20 Payroll Tax Expense 5000.40 Retirement 5000.50 Direct Deposit Expense 5000.51 Health Insurance Stipend	918 14,394 19,972 - -	500 16,910 22,190 - -	184% 85% 90% n/a n/a	12,593 15,628 - -	15,940 19,390 - -	79% 81% n/a n/a	-	2,538 3,618 - -	1,712 1,882 - -	1,736 - -	
5000.20 Payroll Tax Expense 5000.40 Retirement 5000.50 Direct Deposit Expense 5000.51 Health Insurance Stipend Total 5000 Personnel Services	918 14,394 19,972 - - 227,809	500 16,910 22,190 - -	184% 85% 90% n/a n/a 87%	12,593 15,628 - -	15,940 19,390 - -	79% 81% n/a n/a 81%	-	2,538 3,618 - - 39,551	1,712 1,882 - -	1,736 - -	
5000.20 Payroll Tax Expense 5000.40 Retirement 5000.50 Direct Deposit Expense 5000.51 Health Insurance Stipend Total 5000 Personnel Services 5500 Office Expenses	918 14,394 19,972 - 227,809	500 16,910 22,190 - -	184% 85% 90% n/a 87% n/a	12,593 15,628 - -	15,940 19,390 - - 234,950 -	79% 81% n/a 81% n/a	-	2,538 3,618 - - 39,551	1,712 1,882 - - 22,153 -	1,736 - - 17,398 -	
5000.20 Payroll Tax Expense 5000.40 Retirement 5000.50 Direct Deposit Expense 5000.51 Health Insurance Stipend Total 5000 Personnel Services 5500 Office Expenses 5500.05 Bank Fees & Charges	918 14,394 19,972 - - 227,809 -	500 16,910 22,190 - - 262,200 - -	184% 85% 90% n/a 87% n/a n/a	12,593 15,628 - - - 189,832 - - -	15,940 19,390 - - 234,950 - - -	79% 81% n/a n/a 81% n/a n/a	-	2,538 3,618 - - 39,551 - -	1,712 1,882 - - 22,153 - - -	1,736 - - 17,398 - -	

		2021-2022	
	YTD	Budget	%
5500.40 Newsletter	-	-	n/a
5500.50 Office Supplies	4,407	4,000	110%
500.60 Postage & Shipping	2,146	2,100	102%
500.61 Printing & Reproduction	3,490	4,000	87%
500.62 Printing Cost Newspaper	223	2,000	11%
00.70 Storage Rental	-	-	n/a
00.80 Software & Subscriptions	8,846	15,000	59% 66%
al 5500 Office Expenses	31,366	47,600	00%
0 Professional Services 000.01 Audit Expense	- 11,990	12,000	100%
000.10 Codification	2,831	4,000	71%
00.11 Contract Labor	-	6,500	0%
000.15 Engineering	11,967	10,000	120%
6000.16 Mapping	-	-	n/a
000.17 Engineering Reimbursable	9,905	4,000	156%
00.15 Engineering 00.20 Legal Expenses	21,872	14,000	 n/a
00.20 Legal Expenses 000.21 General	25,490	65,000	39%
000.22 Legal Reimbursable	2,540	3,000	85%
00.23 Litigation	7,320	15,000	49%
000.25 Special Cases	36,228	22,000	165%
000.26 Elected Body Legal	2,290	-	n/a
10.20 Legal Expenses	73,868 11,929	105,000	70% 82%
0.30 IT Services 0.40 Accounting	11,929	14,500 15,000	82% 81%
0.50 Law Enforcement	14,169	8,160	174%
6000 Professional Services	148,828	179,160	83%
rea Care/Maintenance	-	-	
0.01 Deer Removal	1,425	1,000	143%
0.15 Mowing	2,250	2,000	113%
.20 Oak Wilt Containment	-	15,000	0%
21 Greenspace Maintenance	1,336	-	n/a
0.22 Landscape Maintenance	6,941	10,000	69%
0.23 Contract Services	-	2,000	0%
0.24 Playground Maintenance	-	30,000	0%
00.25 ROW Tree Trimming	- 262	7,500	0% 12%
0.26 Holiday Decorations	262 12 555	2,000	13% 63%
0.30 Street Maintainence	12,555 4,056	20,000 4,000	63% 101%
00.31 Street Signs 00.35 Storm Damage Reserve	4,056	4,000 1,000	101% 0%
0.33 Storm Damage Reserve 0.40 Tree Limb Pick-Up	-	-	n/a
0.50 Equipment Maintenance	2,110	4,000	53%
0.60 Water Quality Testing CCWPP	620	2,000	31%
6500 Area Care/Maintenance	31,555	100,500	31%
ther Operating Expenses	-	-	n/a
0.01 Ad Valorem Tax Expense	3,152	4,060	78%
00.02 Building Inspections	10,185	12,550	81%
00.03 Code Compliance	774	1,500	52%
00.04 Dues & Membership	2,311	3,000	77%
0.05 Election Expense	1,065	1,200	89%
0.06 TML Dues	591 -	600 -	99%
0.10 Depreciation Expense 0.15 Meeting Expense	- 6,721	- 5,000	n/a 134%
0.20 Public Notices	879	3,000	29%
).30 Travel & Vehicle Exp Reimb.	4,666	5,000	93%
0.31 Elected Official Travel	-	2,000	0%
0.40 Training & Prof Development	-	-	n/a
00.41 Elected Body	1,165	2,500	47%
000.42 Staff	2,461	5,000	49%
0.50 Community Relations	1,901	6,000	32%
7000 Other Operating Expenses	35,871	51,410	70%
Jtilities	-	-	n/a
.10 City Hall Utilities	-	3,500	0%
00.11 Electric	1,580	-	n/a
00.12 Water	1,190	-	n/a
0.10 City Hall Utilities	2,770	3,500	79%
0.20 Outdoor Utilities	-	4,250	0%
00.21 Electric	1,094	-	n/a n/a
00.22 Water ).20 Outdoor Utilities	1,345 2,439	4,250	n/a 57%
0.20 Outdoor Utilities 0.30 Telephone & Internet	4,526	6,200	73%
7500 Utilities	9,736	13,950	70%
	5,750	10,000	, 0,0
) Insurance	4,592	-	n/a

	2	021-2022			2	020-2021		Y/Y Mor	thly Comp	,
	YTD	Budget	%		YTD	Budget	%	Jul-22		D Item 3.
6010 Health Insurance (deleted)	-	-	n/a		-	-	n/a	-	-	-
7600.01 TML Insurance	200	4,600	4%		-	3,520	0%	-	-	-
7600 Insurance	4,792	4,600	104%		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%		3,000	3,600	83%	-	300	(300)
8020.25 Misc. Court Costs	-	2,500	0%		150	1,000	15%	-	-	-
8020.30 Prosecutor	2,540	3,000	85%		620	2,500	25%	-	620	(620)
8020.35 Court Bailiff	-	750	0%		-	750	0%	-	-	-
8020.40 State Comptroller Costs	(45)	700	-6%		380	700	54%	-	380	(380)
8020.41 Supplies	67	200	34%		-	200	0%	-	-	-
8020.60 Public Safety	-	-	n/a		-	-	n/a	-	-	-
Total 8020 Municipal Court Costs	3,162	10,750	29%	-	4,150	8,750	47%	-	1,300	(1,300)
8900 Miscellaneous	5,000	120,650	4%	-	-	-	n/a	-	-	-
8900.10 Reconciliation Discrepancies	-	-	n/a		-	-	n/a	-	-	-
8900.20 Contingency Reserve	-	50,000	0%		-	50,000	0%	-	-	-
8900.30 Projects	20,364	-	n/a		35,650	70,000	51%	-	-	-
8900.40 Engineering Services – Street Projects	21,588	15,000	144%		37,478	60,000	62%	-	-	-
Total 8900 Miscellaneous	46,951	185,650	25%	-	73,128	180,000	41%	-	-	-
9077 General Fund Accrual	-	(169,150)	0%		-	(64,500)	0%	-	-	-
Unenalied Ceek Bill Dermont Eva enditure			n/a		-		n/a	-	-	-
Unapplied Cash Bill Payment Expenditure	-	-	nyu				, u			
Uncategorized Expenditure	-	-	nyu				ny u			
	540,071	686,670	79%		524,348	776,300	68%	49,430	56,300	(6,871)
Uncategorized Expenditure	540,071 330,033				524,348 223,957	776,300		49,430 (19,803)	56,300 (13,771)	(6,871) (6,032)
Uncategorized Expenditure Total Expenditures		686,670	<mark>79%</mark> n/a				68%			
Uncategorized Expenditure Total Expenditures Net Operating Revenue	330,033	686,670	79% n/a n/a		223,957		68%			
Uncategorized Expenditure Total Expenditures Net Operating Revenue Other Revenue		686,670	<mark>79%</mark> n/a	-		-	68% n/a		(13,771)	
Uncategorized Expenditure Total Expenditures Net Operating Revenue Other Revenue 4019 Proceeds from Capital Leases	330,033 - 212,734 0	686,670	79% n/a n/a		223,957 - 207,594 0	-	68% n/a n/a	(19,803) - 417 0	(13,771) - 3,340 -	(6,032)
Uncategorized Expenditure Total Expenditures Net Operating Revenue Other Revenue 4019 Proceeds from Capital Leases 9810.01 Sinking Fund Revenue	330,033 - 212,734	686,670 - - -	79% n/a n/a n/a		223,957 - 207,594	-	68% n/a n/a n/a	(19,803) - 417	(13,771) - 3,340	(6,032) - (2,923)
Uncategorized Expenditure Total Expenditures Net Operating Revenue Other Revenue 4019 Proceeds from Capital Leases 9810.01 Sinking Fund Revenue 8500 Capital Improvement Income	330,033 - 212,734 0	686,670 - - - -	79% n/a n/a n/a n/a		223,957 - 207,594 0		68% n/a n/a n/a n/a	(19,803) - 417 0	(13,771) - 3,340 -	(6,032) - (2,923) 0
Uncategorized Expenditure Total Expenditures Net Operating Revenue Other Revenue 4019 Proceeds from Capital Leases 9810.01 Sinking Fund Revenue 8500 Capital Improvement Income Total Other Revenue	330,033 - 212,734 0	686,670 - - - -	79% n/a n/a n/a n/a	-	223,957 - 207,594 0		68% n/a n/a n/a n/a	(19,803) - 417 0	(13,771) - 3,340 -	(6,032) - (2,923) 0
Uncategorized Expenditure Total Expenditures Net Operating Revenue Other Revenue 4019 Proceeds from Capital Leases 9810.01 Sinking Fund Revenue 8500 Capital Improvement Income Total Other Revenue Other Expenditures	330,033 - 212,734 0	686,670 - - - -	79% n/a n/a n/a n/a n/a n/a	-	223,957 - 207,594 0		68% n/a n/a n/a n/a n/a	(19,803) - 417 0	(13,771) - 3,340 -	(6,032) - (2,923) 0
Uncategorized Expenditure Total Expenditures Net Operating Revenue Other Revenue 4019 Proceeds from Capital Leases 9810.01 Sinking Fund Revenue 8500 Capital Improvement Income Total Other Revenue Other Expenditures 8500.25 Capital Improvement Expense	330,033 - 212,734 0	686,670 - - - -	79% n/a n/a n/a n/a n/a n/a n/a	-	223,957 - 207,594 0		68% n/a n/a n/a n/a n/a n/a n/a	(19,803) - 417 0	(13,771) - 3,340 -	(6,032) - (2,923) 0
Uncategorized Expenditure Total Expenditures Net Operating Revenue Other Revenue 4019 Proceeds from Capital Leases 9810.01 Sinking Fund Revenue 8500 Capital Improvement Income Total Other Revenue Other Expenditures 8500.25 Capital Improvement Expense 9001 Capital Lease Principal 9002 Interest on Capital Lease 9005 Bond Interest Paid	330,033 - 212,734 0	686,670 - - - -	79% n/a n/a n/a n/a n/a n/a n/a n/a	-	223,957 - 207,594 0		68% n/a n/a n/a n/a n/a n/a n/a n/a	(19,803) - 417 0	(13,771) - 3,340 -	(6,032) - (2,923) 0
Uncategorized Expenditure Total Expenditures Net Operating Revenue Other Revenue 4019 Proceeds from Capital Leases 9810.01 Sinking Fund Revenue 8500 Capital Improvement Income Total Other Revenue Other Expenditures 8500.25 Capital Improvement Expense 9001 Capital Lease Principal 9002 Interest on Capital Lease 9005 Bond Interest Paid 9800.01 Capital Expenditures - CY	330,033 - 212,734 0	686,670 - - - -	79% n/a n/a n/a n/a n/a n/a n/a n/a n/a	-	223,957 - 207,594 0		68% n/a n/a n/a n/a n/a n/a n/a n/a n/a	(19,803) - 417 0	(13,771) - 3,340 -	(6,032) - (2,923) 0
Uncategorized Expenditure Total Expenditures Net Operating Revenue Other Revenue 4019 Proceeds from Capital Leases 9810.01 Sinking Fund Revenue 8500 Capital Improvement Income Total Other Revenue Other Expenditures 8500.25 Capital Improvement Expense 9001 Capital Lease Principal 9002 Interest on Capital Lease 9005 Bond Interest Paid 9800.01 Capital Expenditures - CY 9800.1 Capital Project Expenditures - FY	330,033 - 212,734 0	686,670 - - - -	79% n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a	-	223,957 - 207,594 0	- - - - - - - - - - - - -	68% n/a n/a n/a n/a n/a n/a n/a n/a	(19,803) - 417 0	(13,771) - 3,340 -	(6,032) - (2,923) 0
Uncategorized Expenditure Total Expenditures Net Operating Revenue Other Revenue 4019 Proceeds from Capital Leases 9810.01 Sinking Fund Revenue 8500 Capital Improvement Income Total Other Revenue Other Expenditures 8500.25 Capital Improvement Expense 9001 Capital Lease Principal 9002 Interest on Capital Lease 9005 Bond Interest Paid 9800.01 Capital Expenditures - CY 9800.11 Capital Project Expenditures - FY 9800.11 2017 Street Improvements	330,033 - 212,734 0	686,670 - - - -	79% n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a	-	223,957 - 207,594 0	- - - - - - - - - - - - - - - - - - -	68% n/a n/a n/a n/a n/a n/a n/a n/a	(19,803) - 417 0	(13,771) - 3,340 -	(6,032) - (2,923) 0
Uncategorized Expenditure Total Expenditures Net Operating Revenue Other Revenue 4019 Proceeds from Capital Leases 9810.01 Sinking Fund Revenue 8500 Capital Improvement Income Total Other Revenue Other Expenditures 8500.25 Capital Improvement Expense 9001 Capital Lease Principal 9002 Interest on Capital Lease 9005 Bond Interest Paid 9800.01 Capital Expenditures - CY 9800.11 Capital Project Expenditures - FY 9800.11 2017 Street Improvements 9800.012 2017 Street Improvements Legal	330,033 - 212,734 0 212,734 - - - - - - - - - - - - - -	686,670 - - - -	79% n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a	-	223,957 - 207,594 0	- - - - - - - - - - - - -	68% n/a n/a n/a n/a n/a n/a n/a n/a	(19,803) - 417 0	(13,771) - 3,340 -	(6,032) - (2,923) 0
Uncategorized Expenditure Total Expenditures Net Operating Revenue Other Revenue 4019 Proceeds from Capital Leases 9810.01 Sinking Fund Revenue 8500 Capital Improvement Income Total Other Revenue Other Expenditures 8500.25 Capital Improvement Expense 9001 Capital Lease Principal 9002 Interest on Capital Lease 9005 Bond Interest Paid 9800.01 Capital Expenditures - CY 9800.11 Capital Project Expenditures - FY 9800.11 2017 Street Improvements 9800.13 2021 Street Improvements	330,033 - 212,734 0 212,734 - - - - - - - - - - - - - - - - - - -	686,670 - - - -	79% n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a	-	223,957 - 207,594 0 207,594 - - - - - - - - - - - - - - - - - - -	- - - - - - - - - - - - - - - - - - -	68% n/a n/a n/a n/a n/a n/a n/a n/a	(19,803) - 417 0 417 - - - - - - - - - - - - - -	(13,771) - 3,340 -	(6,032) - (2,923) 0 (2,923) - - - - - - - - - - - - -
Uncategorized Expenditure Total Expenditures Net Operating Revenue Other Revenue 4019 Proceeds from Capital Leases 9810.01 Sinking Fund Revenue 8500 Capital Improvement Income Total Other Revenue Other Expenditures 8500.25 Capital Improvement Expense 9001 Capital Lease Principal 9002 Interest on Capital Lease 9005 Bond Interest Paid 9800.11 Capital Expenditures - CY 9800.11 Capital Project Expenditures - FY 9800.12 2017 Street Improvements 9810.02 Sinking Fund Interest & Fees	330,033 - 212,734 0 212,734 - - - - - - - - - - - - - - - - - - -	686,670 - - - -	79% n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a		223,957 - 207,594 0 207,594 - - - - - - - - - - - - - - - - - - -	- - - - - - - - - - - - - - - - - - -	68% n/a n/a n/a n/a n/a n/a n/a n/a	(19,803) - 417 0	(13,771) - 3,340 -	(6,032) - (2,923) 0
Uncategorized Expenditure Total Expenditures Net Operating Revenue Other Revenue 4019 Proceeds from Capital Leases 9810.01 Sinking Fund Revenue 8500 Capital Improvement Income Total Other Revenue Other Expenditures 8500.25 Capital Improvement Expense 9001 Capital Lease Principal 9002 Interest on Capital Lease 9005 Bond Interest Paid 9800.01 Capital Expenditures - CY 9800.1 Capital Project Expenditures - FY 9800.12 2017 Street Improvements 9810.02 Sinking Fund Interest & Fees 9810.03 Sinking Fund Principal	330,033 - 212,734 0 212,734 - - - - - - - - - - - - - - - - - - -	686,670 - - - -	79% n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a		223,957 - 207,594 0 207,594 - - - - - - - - - - - - - - 12,553 195,000	- - - - - - - - - - - - - - - - - - -	68% n/a n/a n/a n/a n/a n/a n/a n/a	(19,803) - 417 0 417 - - - - - - - - - - - - - -	(13,771) - 3,340 -	(6,032) - (2,923) 0 (2,923) - - - - - - - - - - - - -
Uncategorized Expenditure Total Expenditures Net Operating Revenue Other Revenue 4019 Proceeds from Capital Leases 9810.01 Sinking Fund Revenue 8500 Capital Improvement Income Total Other Revenue Other Expenditures 8500.25 Capital Improvement Expense 9001 Capital Lease Principal 9002 Interest on Capital Lease 9005 Bond Interest Paid 9800.01 Capital Expenditures - CY 9800.1 Capital Expenditures - CY 9800.12 2017 Street Improvements 9810.02 Sinking Fund Interest & Fees 9810.03 Sinking Fund Interest & Fees 9810.03 Sinking Fund Principal 9800.02 Other Miscellaneous Expenditure	330,033 - 212,734 0 212,734 - - - - - - - - - - - - - - - - - - -	686,670 - - - - - - - - - - - - - - - - - - -	79% n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a		223,957 - 207,594 0 207,594 - - - - - - - - - - - - - - - - - - -	- - - - - - - - - - - - - - - - - - -	68% n/a n/a n/a n/a n/a n/a n/a n/a	(19,803) - 417 0 417 - - - - - - - - - - - - - -	(13,771) - 3,340 - 3,340 - - - - - - - - - - - - - - - - - - -	(6,032) - (2,923) 0 (2,923) - - - - - - - - - - - - -
Uncategorized Expenditure Total Expenditures Net Operating Revenue Other Revenue 4019 Proceeds from Capital Leases 9810.01 Sinking Fund Revenue 8500 Capital Improvement Income Total Other Revenue Other Expenditures 8500.25 Capital Improvement Expense 9001 Capital Lease Principal 9002 Interest on Capital Lease 9005 Bond Interest Paid 9800.01 Capital Expenditures - CY 9800.11 2017 Street Improvements 9800.12 2017 Street Improvements 9800.12 2017 Street Improvements 9810.02 Sinking Fund Interest & Fees 9810.03 Sinking Fund Principal 9800.02 Other Miscellaneous Expenditure 9888 Reconciliation Discrepancies	330,033 - 212,734 0 212,734 - - - - - - - - - - - - - - - - - - -	686,670 - - - - - - - - - - - - - - - - - - -	79% n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a		223,957 - 207,594 0 207,594 - - - - - - 1 2,553 195,000 (5,300) -	- - - - - - - - - - - - - - - - - - -	68% n/a n/a n/a n/a n/a n/a n/a n/a	(19,803) - 417 0 417 - - - - - - - - - - - - - - - - - - -	(13,771) - 3,340 - 3,340 - - - - - - - - - - - - - - - - - - -	(6,032) - (2,923) 0 (2,923) - - - - - - - - - - - - -
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Uncategorized Expenditure Total Expenditures Net Operating Revenue Other Revenue 4019 Proceeds from Capital Leases 9810.01 Sinking Fund Revenue 8500 Capital Improvement Income Total Other Revenue Other Expenditures 8500.25 Capital Improvement Expense 9001 Capital Lease Principal 9002 Interest on Capital Lease 9005 Bond Interest Paid 9800.01 Capital Expenditures - CY 9800.11 2017 Street Improvements 9800.12 2017 Street Improvements 9800.12 2017 Street Improvements 9810.02 Sinking Fund Interest & Fees 9810.03 Sinking Fund Principal 9800.02 Other Miscellaneous Expenditure 9888 Reconciliation Discrepancies	330,033 - 212,734 0 212,734 - - - - - - - - - - - - - - - - - - -	686,670 - - - - - - - - - - - - - - - - - - -	79% n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a		223,957 - 207,594 0 207,594 - - - - - - - 12,553 195,000 (5,300) -	- - - - - - - - - - - - - - - - - - -	68% n/a n/a n/a n/a n/a n/a n/a n/a	(19,803) - 417 0 417 - - - - - - - - - - - - - - - - - - -	(13,771) - 3,340 - 3,340 - - - - - - - - - - - - - - - - - - -	(6,032) - (2,923) 0 (2,923) - - - - - - - - - - - - -

#### Council Meeting Date: Regular City Council Meeting October 12, 2022

#### Agenda Item Cover Sheet

**Agenda Item Subject/Title:** Presentation of the "Spirit of Woodcreek Award" to Jane Little and to her team.

#### **Agenda Item Summary:**

To recognize Jane Little and her team for for their work in keeping Woodcreek beautiful!

#### **Financial Impact:** Minimal

**Recommendations:** To recognize Jane Little and her team for for their work in keeping Woodcreek beautiful!

## Supporting Documents Included:

N/A

Submitted by: Councilmember Brent Pulley

#### Council Meeting Date: Regular City Council Meeting October 12, 2022

#### Agenda Item Cover Sheet

#### Agenda Item Subject/Title:

Announcement. There is a New Farmer's Market being Held Every Thursday 2pm to 6pm at the Corner of RR12 and Winter's Mill Parkway.

#### **Agenda Item Summary:**

An Announcement of a new farmer's market being held near the main entrance of Woodcreek every Thursday 2-6pm.

**Financial Impact:** n/a

**Recommendations:** no action needed

**Supporting Documents Included**: Announcement of Farmers Market.pdf

Submitted by: Councilmember Chrys Grummert



Item 5.

#### **<u>CITY OF WOODCREEK, TEXAS - PROPOSITION A</u>**

Shall the City Council of the City of Woodcreek, Texas (the "City") be authorized to issue bonds, in one or more series, in a principal amount not to exceed \$3,495,000 maturing serially or otherwise over a period of years (not to exceed the lesser of 40 years or the maximum prescribed by law) and bearing interest at such rate or rates (fixed, floating, variable or otherwise), not to exceed the respective limits prescribed by law at the time of issuance, as shall be determined within the discretion of the City Council at the time of issuance, and to levy, impose and pledge a tax upon all taxable property in the City sufficient to pay the interest on the bonds, and to provide a sinking fund for the payment of the bonds as they mature, for the purpose of making permanent public improvements, to wit: constructing, acquiring, improving, renovating, expanding, developing and equipping street improvements in the City, and all matters incident or necessary thereto?

#### CIUDAD DE WOODCREEK, TEXAS - PROPOSICIÓN A

¿Se deberá autorizar al Consejo Municipal de la Ciudad de Woodcreek, Texas (la "Ciudad"), a emitir bonos, en una serie o más, en la cantidad de capital que no exceda \$3,495,000 con vencimiento en serie o de otra manera a lo largo de un período de años (sin exceder el menor de 40 años o el máximo prescrito por ley) y devengando interés a alguna tasa o tasas (fijas, flotantes, variables u otras), sin exceder los límites respectivos prescritos por ley al momento de emisión, como será determinado según el criterio del Consejo Municipal al momento de emisión, y a gravar, imponer y comprometer un impuesto sobre toda propiedad gravable en la Ciudad suficiente para pagar el interés sobre los bonos, y para proveer un fondo de amortización para el pago de los bonos conforme venzan, para el propósito de realizar mejoras públicas permanentes, a saber: construir, adquirir, mejorar, renovar, ampliar, desarrollar y equipar mejoras viales en la Ciudad, y todos los asuntos incidentales o necesarios para esto?

#### **ORDINANCE NO. 22-314**

#### AN ORDINANCE CALLING A BOND ELECTION TO BE HELD WITHIN THE CITY OF WOODCREEK, TEXAS; MAKING PROVISIONS FOR THE CONDUCT AND THE GIVING OF NOTICE OF THE ELECTION; AND CONTAINING OTHER PROVISIONS RELATED THERETO

STATE OF TEXAS	§
COUNTY OF HAYS	ş
CITY OF WOODCREEK	§

WHEREAS, the City Council (the "City Council") of the City of Woodcreek, Texas (the "City") is authorized and has determined to call an election to submit a proposition to voters in the City to determine whether the City Council shall be authorized to issue bonds of the City in the amount and for the purpose hereinafter set forth; and

WHEREAS, the City will enter into one or more Election Agreements (collectively, the "Election Agreement") with Hays County, Texas (the "County"), by and through the county election officer (the "Administrator"), and possibly other political subdivisions, in accordance with the laws of the State of Texas (the "State") and applicable federal law; and

WHEREAS, the City Council finds and declares that the meeting at which this Ordinance is considered is open to the public, and that the public notice of the time, place and purpose of the meeting was given, as required by Chapter 551, Texas Government Code, as amended;

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

Section 1. <u>Findings</u>. The statements contained in the preamble of this Ordinance are true and correct and are hereby adopted as findings of fact and as a part of the operative provisions hereof.

Section 2. <u>Election Ordered; Date; Proposition</u>. An election (the "Election") shall be held for and within the City on Tuesday, November 8, 2022 ("Election Day"), in accordance with the Texas Election Code (the "Code") and other applicable law. At the Election, the following proposition (the "Proposition") shall be submitted to the qualified voters of the City in accordance with law:

#### **<u>CITY OF WOODCREEK, TEXAS - PROPOSITION A</u>**

Shall the City Council of the City of Woodcreek, Texas (the "City") be authorized to issue bonds, in one or more series, in a principal amount not to exceed \$3,495,000 maturing serially or otherwise over a period of years (not to exceed the lesser of 40 years or the maximum prescribed by law) and bearing interest at such rate or rates (fixed, floating, variable or otherwise), not to exceed the respective limits prescribed by law at the time of issuance, as shall be determined within the discretion of the City Council at the time of issuance, and to levy, impose and pledge a tax upon all taxable property in the City sufficient to pay the interest on

the bonds, and to provide a sinking fund for the payment of the bonds as they mature, for the purpose of making permanent public improvements, to wit: constructing, acquiring, improving, renovating, expanding, developing and equipping street improvements in the City, and all matters incident or necessary thereto?

Section 3. <u>Official Ballot</u>. The official ballot for the Election shall be prepared in accordance with and conform to the requirements of the Code so as to permit the electors to vote "FOR" or "AGAINST" the aforesaid Proposition which shall be set forth on the ballot substantially in the following forms:

#### **CITY OF WOODCREEK, TEXAS - PROPOSITION A**

[ ] FOR	)	The issuance of bonds in the amount of \$3,495,000 and the
	)	imposition of taxes sufficient to pay the principal of and
	)	interest on the bonds for street improvements, and all
[ ] AGAINST	)	matters incident or necessary thereto.

Section 4. <u>Persons Qualified to Vote</u>. All resident, qualified electors of the City shall be eligible to vote at the Election.

Section 5. <u>Election Precincts</u>, Voting Locations and Voting Hours on Election Day. Except as otherwise provided herein, the boundaries and territories of the County election precincts that are wholly or partially within the territorial boundaries of the City are hereby designated as the voting precincts of the City for the Election and the precinct numbers for the City's election precincts shall be the corresponding County precinct number of each precinct. The Election Day polling places shall be as shown in <u>Exhibit A</u> to this Ordinance. <u>Exhibit A</u> shall be modified to reflect any alterations or changes in or additions to polling places required to conform to the Code or the Election Agreement or as directed by the Administrator. On Election Day the polls shall be open from 7:00 a.m. to 7:00 p.m.

Section 6. <u>Early Voting Locations, Dates and Times</u>. Early voting by personal appearance for all election precincts shall be held at the locations, at the times and on the days set forth in <u>Exhibit B</u>, or at such other locations as hereafter may be designated by the Administrator. <u>Exhibit B</u> shall be modified to reflect any alterations or changes in or additions to early voting polling places or times for early voting required to conform to the Code or the Election Agreement or as directed by the Administrator.

The Administrator is hereby designated as the Early Voting Clerk. The Administrator's contact information/delivery addresses for applications for ballots to be voted by mail and other matters related to the Election is as follows:

Jennifer Doinoff Official Mailing Address/Physical Address: Hays County Elections 712 South Stagecoach Trail, Suite 1012 San Marcos, Texas 78666-6294 E-mail Address: elections@co.hays.tx.us (general) Phone Number: (512) 393-7310 Website Address: https://hayscountytx.com/departments/elections/

Section 7. <u>Appointment of Election Officers</u>. Prior to the Election Day, the election judges, alternate judges, clerks and other personnel necessary for conducting the Election will be appointed by the Administrator, and the election judges and alternate judges may be changed, and the polling places may be combined for some precincts, pursuant to decisions of the Administrator. The Administrator shall also be responsible for establishing the central counting station for the ballots cast in such election and appointing the personnel necessary for such station. The City Council hereby authorizes each of the Mayor, City Administrator, City Manager, City Secretary and/or any of their designees (collectively, the "Authorized Representatives") to appoint any such other officials not designated herein or appointed by the Administrator as are necessary and appropriate to conduct the Election in accordance with the Code.

Section 8. <u>Notice of Election; Voter Information Document.</u> Notice of the Election shall be given in the manner required by the Code and other applicable law. A voter information document for the Proposition in the form attached hereto as <u>Exhibit C</u> is hereby approved, together with such revisions as may be approved by the Authorized Representatives, and shall be posted in accordance with law. To the extent required by law, the notice of the Election shall include the City's internet website address, which is woodcreektx.gov.

Section 9. <u>Bilingual Election Materials</u>. All notices, instructions, and ballots pertaining to the Election shall be furnished to voters in both English and Spanish and persons capable of acting as translators in both English and Spanish shall be made available to assist Spanish language speaking voters in understanding and participating in the election process.

Section 10. <u>Conduct of Election</u>. The Election shall be conducted by election officers, including the precinct judges and alternate judges or clerks appointed by the Administrator or the Authorized Representatives, in accordance with the Election Agreements, the Code and the Constitution and laws of the State and the United States of America. The Authorized Representatives are authorized to enter into, execute and deliver one or more Election Agreements, in accordance with applicable provisions of the Code. The terms and provisions of each Election Agreement are hereby incorporated into this Ordinance. To the extent of any conflict between this Ordinance and an Election Agreement, the terms and provisions of the Election Agreement shall prevail, and the Authorized Representatives are authorized to make such corrections, changes, revisions and modifications to this Ordinance, including the exhibits hereto, as are deemed necessary or appropriate to conform to the Election Agreement, to comply with applicable State and federal law and to carry out the intent of the City Council, as evidenced by this Ordinance. The Administrator shall be responsible for establishing the central counting station for the ballots cast in the Election and appointing the personnel necessary for such station.

Section 11. <u>Necessary Actions</u>. The Mayor and City Council of the City, in consultation with the City's attorney and bond counsel are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code and the Federal Voting Rights Act in carrying out and conducting the Election, whether or not expressly authorized herein.

#### Section 12. Mandatory Disclosure of Information.

(a) Pursuant to Section 3.009, Texas Election Code: (i) the proposition language that will appear on the ballot is set forth in Section 3 of this Ordinance, (ii) the purposes for which the bonds are to be authorized are set forth in Section 2 of this Ordinance, (iii) the principal amount of bonds to be authorized is set forth in Section 2 of this Ordinance, (iv) if the issuance of bonds is authorized by voters, taxes sufficient, within the limits prescribed by law, to pay the principal of and interest on the bonds may be imposed, as set forth in Section 2 of this Ordinance, (v) bonds authorized pursuant to this Ordinance may be issued to mature over a specified number of years not to exceed the lesser of 40 years or the maximum number of years authorized by law and bearing interest at the rate or rates (not to exceed 15%), as authorized by law and determined by the City Council, (vi) as of the date of the adoption of this Ordinance, the aggregate amount of outstanding principal of the City's debt obligations is \$11,587 and (vii) the City's ad valorem debt service tax rate as of the date of adoption of this Ordinance is \$0.0780 per \$100 of taxable property.

(b) Based upon market conditions as of the date of this Ordinance, the maximum interest rate for any series of the bonds is estimated to be 4.50%. Such estimated maximum interest rate is provided as a matter of information but is not a limitation on the interest rate at which the bonds, or any series thereof, may be sold. In addition, the estimate contained in this subsection (b) is (i) based on certain assumptions (including assumptions concerning prevailing market and economic conditions at the time(s) of issuance of the bonds) and derived from projections obtained from the City's financial advisor, (ii) subject to change to the extent that actual facts, circumstances and conditions prevailing at the time that the bonds are issued differ from such assumptions and projections, (iii) provided solely in satisfaction of the requirements of Section 3.009, Texas Election Code, and for no other purpose, without any assurance that such projections will be realized, and (iv) not intended to give rise to a contract with voters or limit the authority of the City Council to issue bonds in accordance with the Proposition submitted by this Ordinance.

Section 13. <u>Severability</u>. If for any reason any section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance, for it is the definite intent of the City Council that every section, paragraph, subdivision, clause, phrase, work, or provision hereof be given full force and effect for its purpose.

Section 14. <u>Effective Date</u>. Pursuant to the provisions of Section 1201.028, Texas Government Code, this Ordinance shall be effective immediately upon adoption.

[Signature page follows.]

## PASSED AND APPROVED this August 17, 2022.

/s/ Jeff Rasco

Jeff Rasco, Mayor City of Woodcreek, Texas

ATTEST:

<u>/s/ Suzanne J. Mac Kenzie</u> Suzanne J. Mac Kenzie, City Secretary City of Woodcreek, Texas



#### EXHIBIT A

## ELECTION DAY POLLING LOCATIONS (Between the hours of 7:00 a.m. and 7:00 p.m.)

	Early V	oting 6 pm Election	Jennik Monday Early Voting 8 om – 6 pm Early Voting 7 am – 7 pm	Early Voting 3 am - 6 pm Early Voting 7 am - 7 pm	Wednesday Wednesday Early Voting 8 om - 6 pm Early Voting	trator: (51) Thursd Early Vote Sam Sp	97 18	Find ay Early Voting	Sotunday		
	Earty V 12 pm	otanga Gipmi	Early Voting 8 am – 6 pm Early Voting	Early Voting 8 am 6 pm Early Voting 7 am 7 pm	Early Voting 8 am — 6 am Early Voting	Early Vote	1	Early Voting	1 14		
	12 p/m	6 pm	8 am - 6 pm Early Voting	8 am 6 pm Early Voting 7 am 7 pm	8 am - 6 pm Early Voting		*		18		
	12 p/m	6 pm		7.am - 7.pm				m c 8 – ma 8	Early Voting 7 am - 7 am		
ur y nu V	Anting P	Election		🔶 p	7 am 7 pm	Early Votir 7 am 7 p		Earty Voting 7 am - 7 pm			
vi y Ui	Anting P	Election		Election Day 7 am 7 pm	9		D.	-11	G		
•	•		Day			San Marco	<u>) s</u>				
~		•	Broadw	ay (Christus Tr	inity Clinic]	40 1 B	oedv	vayStreet#A			
•			Brookd	ale San Marcos	North	1720	Did R	anch Road 12			
•		~	Calvary	Baptist Churci	h	1906	North	Interstate 35 Fr	ontage Road		
~		~	Centro	Cultural Hispar	no de San Marco	9 211Le	e Sti	eet			
•			Dunbar	Center		80 1 M	801 Martin Luther King Drive				
•		4	First Ba	ptist Church Sa	an Marcos	325 W	325 West McCarty Lane				
~	•	~	Confere	ounty Governm ence Room arty Voting Site		712 Se	712 South Stagecoach Trail 601 University Drive				
	•			dent Center, tate University		60 1 U					
		~		eland Church		1650 Lime Kiln Road					
		¥	San Ma	rcos Fire Depar	tment Station #!	5 100 C	100 Carlson Circle				
		~		rcos Housing A len Homes	uthority /	820 St	820 Sturgeon Drive				
		~	San Ma	rcos Public Libi	rary	625 Ea	625 East Hopkins Street				
		<b>~</b>	Sinai Pe	entecostal Chu	rch	208 Le	redo	Street			
		~	South H	lays Fire Depar	tment Station #1	2 8301 8	lanci	n Road 12			
		~	Stone B	rook Seniors C	ommunity	300 S (	outh \$	Stagecoach Trail			
rt y Ve	bting	Election	•			Kyle					
~	•	~	Arnotd HCISD /	fransportation I Admin	Building —	21009	21009 Interstate 35 Frontage Road				
		~	Austin (	Austin Community College — Hays Campus Kyle City Hall			1200 Kohlers Crossing 100 West Center Street				
~	•	~									
~		-	Live Oa	k Academy Hig	hSchool	48 20 /	eck (	C. Hays Trail			
~		4	Main Of	fice, HCISD Tre	insportation	2385	ligh f	Road, Uhland			
	•	4	Precinc	t 2 Office, Hays	County	5458 F	M 27	70			

	✓	Tobias Elementary School	1005 East FM 150
	×	Wallace Middle School	1500 West Center Street
~	×	Yarrington — Hays County Transportation Department	2171 Yarrington Road
Early Voting	Election Day		Buda
× .	<b>v</b>	Buda City Hall Multipurpose Room	405 East Loop Street, Building 100
	¥	Hays Hills Baptist Church	1401 North FM 1626
	×	McCormick Middle School	5700 Dacy Lane
	×	Southern Hills Church of Christ	3740 FM 967
~	~	Sunfield Station	2610 Main Street
	~	Upper Campus, Buda Elementary School (Kunkel Room, historic school site)	300 North San Marcos Street
Early Voting	Election Day	WI	mberley
	<b>~</b>	Cypress Creek Church	211 Stillwater Road
× :	✓	Texan Academy at Soudder Gym	400 Green Acres Drive
	~	VFW Post #6441	401 Jacobs Well Road
•	•	Wimberley Community Center — Blanco Room	14068 Ranch Road 12
Early Voting	Election Day	Dripping Sp	rings and Austin
	✓	Belterra Centre	151 Trinity Hills Drive, Austin
	~	Dripping Springs Ranch Park	1042 Event Center Drive
	✓	Henly Station #3, North Hays County Fire Rescue	7520 Creek Road
✓	~	Patriots' Hall of Dripping Springs	231 Petriots' Hell Boulevard (3400 East US 290)
<b>1</b>	<i></i>	Precinct 4 Office, Hays County	195 Roger Hanks Parkway

#### <u>EXHIBIT B</u>

## EARLY VOTING POLLING LOCATIONS AND TIMES

			Main	Early Voting Sit	le: Hays County	Government (	er Locations Center			
0			Jennif	er Doinoff, Ele	ctions Adminis	trator: (512) 39	3-7310			
	Şu	ys be	Mondiay	Tuesday	Wednesday	Thursday	Frday	Saturday		
5		24	Early Voting 8 am — 6 pm	Early Voting 8 am — & pm	55 Early Voting 8 am — 6 am	Early Voting 8 am - 6 am	Early Voting B am 6 cm	Early Voting 7 am 7 pm		
	Early V 12 pm		Early Voting 7 am 7 am	Earty Voting 2 a/n — 7 pm	Early Voting 7 am — 7 pm	Early Voting 7 am - 7 pm	Early Voting 7 am — 7 am			
NON.		\$2. 		🚖 🔋 Election Day 7 am – 7 pm		0	11	6° -		
Earty	Voting	Election	Day			San Marcos				
•	× .	~	Broadw	ay (Christus Tri	nity Clinic)	401 Broad	way Street #A			
		~	Brookda	ele San Marcos	North	1720 Old F	tench Road 12			
		~	Calvary	Baptist Church	1	1906 Nort	n Interstate 35 Fr	ontage Road		
		~	Centro	Cultural Hispan	io de San Marco	s 211 Lee St	reet			
		×	Dunbar	Center		801 Martin	Luther King Driv	e		
		<b>v</b>	First Ba	ptist Church Sa	in Marcos	325 West I	325 West McCartyLane			
	1	~	Confere	ounty Governme Ince Room arly Voting Site		712 South	712 South Stagecoach Trail			
	1	-		dent Center, late University		601 University Drive 1650 Lime Kiln Road				
		~	Promise	and Church						
		<ul> <li>✓</li> </ul>	San Mar	cos Fire Depar	tment Station #9	100 Carlso	100 Carlson Circle 820 Sturgeon Drive			
		~		rcos Housing Ai en Homes	uthority /	820 Sturge				
		~	San Mar	rcos Public Libr	any	625 East H	625 East Hopkins Street			
		~	SinaiPe	ntecostal Chur	ch	208 Laredo	Street			
		~	SouthH	ays Fire Depart	ment Station #1	2 8301 Ranc	8301 Ranch Road 12			
		<b>~</b>	Stone B	rook Seniors Co	mmunity	300 South	300 South Stagecoach Trail			
arly	Voting	Election	Day			Kyle				
•	1	~	Arnold T HCISD A	ransportation E Admin	Building —	21009 Inte	21009 Interstate 35 Frontage Road			
		~	Austin C Heys Ca	ommunity Coll Impus	<del>e</del> ge	1200 Kohle	1200 Kohlers Crossing 100 West Center Street			
٩	/	~	Kyle City	y Hall		100 West (				
•		~	Live Oal	Academy High	School	4820 Jack	C. Hays Trail			
•	/	~	Main Off	fice, HCISD Tra	nsportation	2385 High	Road, Uhland			
				t 2 Office , Hays			5458 FM 2770			

	<b>~</b>	Tobias Elementary School	1005 East FM 150
	× .	Watlace Middle School	1500 West Center Street
~	~	Yarrington — Hays County Transportation Department	2171 Yarrington Road
Early Voting	Election Day		Buda
<b>~</b>	<ul> <li>Image: A second s</li></ul>	Buda City Hall — Multipurpose Room	405 East Loop Street, Building 100
	<b>*</b>	Hays Hills Baptist Church	1401 North FM 1626
		McCormick Middle School	5700 Dacy Lane
	¥	Southern Hills Church of Christ	3740 FM 967
× .	~	Sunfield Station	2610 Main Street
	¥	Upper Campus, Buda Elementary School (Kunket Room, historic school site)	300 North San Marcos Street
Early Voting	Election Day	<u>W1</u>	mberley
	<b>~</b>	Cypress Creek Church	211 Stillwater Road
<ul> <li>Image: A matrix</li> </ul>		Төхап Academy at Scudder — Gym	400 Green Acres Drive
	×	VFW Post#6441	401 Jacobs Well Road
~	~	Wimberley Community Center — Blanco Room	14068 Ranch Road 12
Early Voting	Election Day	Dripping Sp	rings and Austin
	<b>*</b>	Belterra Centre	151 Trinity Hills Drive, Austin
	× .	Dripping Springs Ranch Park	1042 Event Center Drive
	× .	Henly Station #3, North Hays County Fire Rescue	7520 Creek Road
<b>v</b>	<b>v</b>	Petriots' Hall of Dripping Springs	23 1 Petriots' Hall Boulevard (340) East US 230)
<b>v</b>	~	Precinct 4 Office, Hays County	195 Roger Hanks Parlovay

#### EXHIBIT C

#### **VOTER INFORMATION DOCUMENT**

#### **CITY OF WOODCREEK, TEXAS - PROPOSITION A**

[] FOR ) The issuance of bonds in the amount of \$3,495,000 and the imposition of taxes sufficient to pay the principal of and interest on the bonds for street improvements, and all matters incident or necessary thereto.

1.	Principal of the debt obligations to be authorized	\$ 3,495,000
2.	Estimated interest for the debt obligations to be authorized	\$1,743,591
3.	Estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized	\$ 5,238,591
4.	Principal of all outstanding debt obligations of the City*	\$436,838
5.	Estimated remaining interest on all outstanding debt obligations of the City*	\$11,587
6.	Estimated combined principal and interest required to pay on time and in full all outstanding debt obligations of the City*	\$448,425
7.	Estimated maximum annual increase in the amount of taxes that would be imposed on a residence homestead in the City with an appraised value of \$100,000 to repay the debt obligations to be authorized, if approved, based upon assumptions made by the governing body of the City	\$20.00
8.	Other information that the City considers relevant or necessary to explain the foregoing information	See major assumptions listed below.

\* As of the date of adoption of the City's Bond Election Ordinance.

#### Major assumptions for statements above, including statement 7:

(1) Assumed amortization of the City's debt obligations, including outstanding debt obligations and the proposed debt obligations:

Term	Principal	Interest	Total Proposed Debt Service	Total Debt Service + Existing Debt
20 Years	\$3,495,000	\$1,743,591	\$5,238,591	\$5,687,016

(2) Assumed changes in estimated future appraised values within the City: 0%.

(3) Assumed interest rate on the debt obligations to be issued: 4.50%.

(4) Assumes that the City will [not] grant any optional homestead or other property tax exemptions.

(5) Assumes homestead will not qualify for idiosyncratic exemptions, including, but not limited to, the state-mandated homestead exemption for disabled veterans and their families, surviving spouses of members of the armed services killed in action and surviving spouses of first responders killed or fatally wounded in the line of duty.

(6) Assumes that applicable law will not change to provide for mandatory property tax exemptions or property tax freezes that are not available under current law.

(7) Assumes municipal bond insurance will not be obtained for the proposed debt obligations.

(8) As required by Section 1251.052, Texas Government Code, this Voter Information Document has been prepared for the proposition set forth in this Voter Information Document (the "Proposition"), which is being submitted to voters pursuant to an Ordinance Calling a Bond Election to be Held Within the City of Woodcreek, Texas; Making Provisions for the Conduct and the Giving of Notice of the Election; and Containing Other Provisions Related Thereto (the "Bond Election Ordinance").

The estimates contained in this Voter Information Document are (i) based on certain assumptions (including the major assumptions listed above and assumptions concerning prevailing market and economic conditions at the time(s) of issuance of the bonds) and derived from projections obtained from the City's financial advisor, (ii) subject to change to the extent that actual facts, circumstances and conditions prevailing at the time that the bonds are issued differ from such assumptions and projections, (iii) provided solely in satisfaction of the requirements of Section 1251.052, Texas Government Code, and for no other purpose, without any assurance that such projections will be realized, and (iv) not intended to (and expressly do not) give rise to a contract with voters or limit the authority of the City to issue bonds in accordance with the Proposition submitted by the City's Bond Election Ordinance.

#### **ORDENANZA NRO. 22-314**

#### UNA ORDENANZA PARA CONVOCAR A UNA ELECCIÓN DE BONOS A CELEBRARSE DENTRO DE LA CIUDAD DE WOODCREEK, TEXAS; DISPONER LA CELEBRACIÓN Y EL AVISO DE LA ELECCIÓN; Y CONTENER OTRAS DISPOSICIONES RELACIONADAS CON ESTO

ESTADO DE TEXAS	ş
CONDADO DE HAYS	ş
CIUDAD DE WOODCREEK	§

EN VISTA DE QUE el Consejo Municipal (el "Consejo Municipal") de la Ciudad de Woodcreek, Texas, (la "Ciudad") está autorizado y ha determinado convocar una elección para presentar una proposición a los votantes en la Ciudad para determinar si el Consejo Municipal estará autorizado o no a emitir bonos de la Ciudad en la cantidad y para el propósito indicados más adelante en la presente; y

EN VISTA DE QUE la Ciudad celebrará uno o más Convenios Electorales (en conjunto, el "Convenio Electoral") con el Condado de Hays, Texas (el "Condado"), a través de la funcionaria electoral del condado (la "Administradora") y posiblemente otras subdivisiones políticas, en conformidad con las leyes del Estado de Texas (el "Estado") y la ley federal aplicable; y

EN VISTA DE QUE el Consejo Municipal halla y declara que la asamblea en la cual se considera esta Ordenanza está abierta al público, y que se dio aviso público de la hora, el lugar y el propósito de la asamblea, según lo exige el Capítulo 551 del Código de Gobierno de Texas y sus enmiendas;

## AHORA, POR LO TANTO, EL CONSEJO MUNICIPAL DE LA CIUDAD DE WOODCREEK, TEXAS ORDENA:

Section 1. <u>Hallazgos</u>. Las declaraciones contenidas en el preámbulo de esta Ordenanza son verdaderas y correctas y, por la presente, se adoptan como determinaciones de hechos y como parte de las disposiciones operativas de la presente.

Section 2. <u>Elección ordenada; fecha; proposición</u>. Se celebrará una elección (la "Elección") para la Ciudad y dentro de la misma, el martes 8 de noviembre de 2022 (el "Día de Elección"), de acuerdo con el Código Electoral de Texas (el "Código") y demás leyes aplicables. En la Elección se presentará la siguiente proposición (la "Proposición") a los votantes habilitados de la Ciudad de acuerdo con la ley:

#### **CIUDAD DE WOODCREEK, TEXAS - PROPOSICIÓN A**

¿Se deberá autorizar al Consejo Municipal de la Ciudad de Woodcreek, Texas (la "Ciudad"), a emitir bonos, en una serie o más, en la cantidad de capital que no exceda \$3,495,000 con vencimiento en serie o de otra manera a lo largo de un período de años (sin exceder el menor de 40 años o el máximo prescrito por ley) y devengando interés a alguna tasa o tasas (fijas, flotantes, variables u otras), sin exceder los límites respectivos prescritos por ley al momento de emisión, como será

determinado según el criterio del Consejo Municipal al momento de emisión, y a gravar, imponer y comprometer un impuesto sobre toda propiedad gravable en la Ciudad suficiente para pagar el interés sobre los bonos, y para proveer un fondo de amortización para el pago de los bonos conforme venzan, para el propósito de realizar mejoras públicas permanentes, a saber: construir, adquirir, mejorar, renovar, ampliar, desarrollar y equipar mejoras viales en la Ciudad, y todos los asuntos incidentales o necesarios para esto?

Section 3. <u>Boleta oficial de votación</u>. La preparación de la boleta oficial de votación para la Elección deberá hacerse en conformidad con los requisitos del Código y cumplir con ellos, de forma de permitir a los votantes votar "A FAVOR" o "EN CONTRA" de la Proposición antedicha, que aparecerá en la boleta de votación básicamente de las siguientes formas:

#### **<u>CIUDAD DE WOODCREEK, TEXAS - PROPOSICIÓN A</u>**

[] A FAVOR	)	La emisión de bonos por la cantidad de \$3,495,000 y la
	)	imposición de impuestos suficientes para pagar el capital y
	)	el interés de los bonos para mejoras en las calles, y todos los
[ ] EN CONTRA	)	asuntos relacionados o necesarios para ello.

Section 4. <u>Personas habilitadas para votar</u>. Todos los votantes habilitados residentes de la Ciudad serán elegibles para votar en la Elección.

Section 5. <u>Precintos electorales, lugares de votación y horarios de votación del Día de</u> <u>Elección</u>. Salvo que se disponga lo contrario en este documento, por la presente, los límites y territorios de los precintos electorales del Condado que se encuentran parcial o totalmente dentro de los límites territoriales de la Ciudad son designados como los precintos de votación de la Ciudad para la Elección y los números de precintos para los precintos electorales de la Ciudad corresponderán al número de precintos del Condado de cada precinto. Los lugares de votación del Día de Elección serán como se muestra en el <u>Anexo A</u> de esta Ordenanza. El <u>Anexo A</u> será modificado para reflejar cualquier modificación o cambio o agregados a los lugares de votación requeridos para cumplir con el Código o el Convenio Electoral o según lo instruya el Administrador. El Día de Elección las casillas estarán abiertas de 7:00 a.m. a 7:00 p.m.

Section 6. <u>Lugares, fechas y horarios de votación anticipada</u>. La votación anticipada en persona de todos los precintos electorales se llevará a cabo en los lugares, los horarios y los días indicados en el <u>Anexo B</u>, o en ciertos otros lugares como más adelante pudiera designar el Administrador. El <u>Anexo B</u> será modificado para reflejar cualquier modificación o cambio o agregados a los lugares de votación anticipada u horarios de votación anticipada requeridos para cumplir con el Código o el Convenio Electoral o según lo instruya el Administrador.

Por la presente se designa a la Administradora como oficial de votación anticipada. La información de contacto o direcciones de entrega de la Administradora para las solicitudes de boletas para votar por correo postal y otros asuntos relacionados con la elección es la siguiente:

Jennifer Doinoff Dirección postal oficial/Dirección física: Hays County Elections 712 South Stagecoach Trail, Suite 1012 San Marcos, Texas 78666-6294 Correo electrónico: elections@co.hays.tx.us (general) Teléfono: (512) 393-7310 Sitio web: https://hayscountytx.com/departments/elections/

Section 7. <u>Designación de funcionarios electorales</u>. Antes del Día de Elección, la Administradora designará a los jueces electorales, los jueces alternos, los funcionarios y demás personal necesario para la celebración de la Elección. Los jueces electorales y los jueces alternos se pueden cambiar, y los lugares de votación para algunos precintos se pueden combinar, según las decisiones de la Administradora. La Administradora también será responsable de establecer la estación central de conteo de los votos emitidos en dicha elección y de designar el personal necesario para dicha estación. Por la presente, el Consejo Municipal autoriza por separado al Alcalde, al Administrador de la Ciudad, a la Secretaria de la Ciudad y/o a cualquiera de las personas que estos designen (en conjunto, los "Representantes Autorizados") a nombrar a cualquier otro determinado funcionario no designado en la presente ni nombrado por la Administradora según sea necesario y adecuado para celebrar la Elección en conformidad con el Código.

Section 8. <u>Aviso de Elección; Documento de información para los votantes</u> Se dará aviso de la Elección como lo exigen el Código y demás leyes aplicables. Por la presente, se aprueba un documento de información para los votantes para la Proposición en la forma adjunta a la presente como <u>Anexo C</u>, junto con ciertas correcciones que puedan aprobar los Representantes Autorizados, y se publicará de acuerdo con la ley. En la medida requerida por la ley, el aviso de la Elección incluirá la dirección del sitio web de la Ciudad, que es woodcreektx.gov.

Section 9. <u>Materiales bilingües de la Elección</u>. Todos los avisos, instrucciones y boletas de votación relacionados con la Elección serán proporcionados a los votantes tanto en inglés como en español, y se pondrán a disposición personas capaces de desempeñarse como traductores en inglés y en español para asistir a los votantes de habla hispana a entender y participar en el proceso electoral.

Section 10. <u>Celebración de la Elección</u>. La Elección la llevarán a cabo los funcionarios electorales, entre ellos los jueces y los jueces alternos o funcionarios de los precintos designados por el Administrador o por los Representantes Autorizados, en conformidad con los Convenios Electorales, el Código y la Constitución y leyes del Estado y de los Estados Unidos de América. Los Representantes Autorizados están autorizados a celebrar, firmar y formalizar uno o más Convenios Electorales, en conformidad con las disposiciones aplicables del Código. Por la presente, se incorporan a esta Ordenanza los términos y las disposiciones de cada uno de los Convenios Electorales. En la medida en que existiere algún conflicto entre esta Ordenanza y un Convenio Electoral, los términos y las disposiciones del Convenio Electoral, y los representantes Autorizados están autorizados para realizar las correcciones, cambios, revisiones y modificaciones a esta Ordenanza, incluso a sus anexos, que se consideren necesarios o adecuados para cumplir con el Convenio Electoral, para cumplir con la ley estatal y federal aplicable y para

poner en práctica la intención del Consejo Municipal, como queda de manifiesto a través de esta Ordenanza. El Administrador será responsable de establecer la estación central de conteo de los votos emitidos en la Elección y de designar el personal necesario para dicha estación.

Section 11. <u>Medidas necesarias</u>. Por la presente, se autoriza e instruye al Alcalde y al Consejo Municipal de la Ciudad, con el asesoramiento del abogado y del asesor de bonos de la Ciudad, a que tomen todas y cada una de las medidas necesarias para cumplir con las disposiciones del Código y de la Ley Federal de Derechos de Votación para realizar y celebrar la Elección, sean expresamente autorizadas en la presente o no.

#### Section 12. Divulgación obligatoria de información.

En virtud de la Sección 3.009 del Código Electoral de Texas: (i) el lenguaje de la (a) proposición que aparecerá en la boleta de votación se establece en la Sección 3 de esta Ordenanza, (ii) los propósitos por los cuales se han de autorizar los bonos se establecen en la Sección 2 de esta Ordenanza, (iii) la cantidad del capital de los bonos que se ha de autorizar se establece en las Sección 2 de esta Ordenanza, (iv) si los votantes autorizan la emisión de los bonos, se podrán imponer impuestos suficientes, dentro de los límites estipulados por ley, para pagar el capital y el interés de los bonos, como se establece las Sección 2 de esta Ordenanza, (v) los bonos autorizados en virtud de esta Ordenanza se pueden emitir para vencer a lo largo de una cantidad especificada de años que no exceda la menor de 40 años o la cantidad de años máxima autorizada por ley y devengarán interés a la tasa o tasas (que no excedan el 15%), según lo autorizado por ley y lo determinado por el Consejo Municipal, (vi) a la fecha de adopción de esta Ordenanza, la cantidad total del capital pendiente de las obligaciones de deuda de la Ciudad es de \$436,838 y la cantidad total del interés pendiente sobre las obligaciones de deuda de la Ciudad es de \$11,587 y (vii) la tasa de impuestos ad valorem del servicio de la deuda de la Ciudad a la fecha de adopción de esta Ordenanza es \$0.0780 por cada \$100 de propiedad gravable.

(b) Según las condiciones del mercado a la fecha de esta Ordenanza, la tasa de interés máxima para cualquier serie de los bonos se estima en 4.50%. Dicha tasa de interés máxima estimada se provee a título informativo, pero no es un límite sobre la tasa de interés a la que podrían venderse los bonos o cualquier serie de ellos. Además, el estimado contenido en esta subsección (b) (i) se basa en determinadas suposiciones (incluidas las suposiciones acerca de las condiciones prevalecientes del mercado y económicas al momento o momentos de la emisión de los bonos) y se deriva de las proyecciones obtenidas del asesor financiero del Distrito, (ii) está sujeto a cambios en la medida en que los hechos, las circunstancias y las condiciones reales prevalecientes al momento de la emisión de los bonos difieran de tales suposiciones y proyecciones, (iii) se provee exclusivamente para cumplir los requisitos de la Sección 3.009 del Código Electoral de Texas y sin ningún otro propósito, sin ninguna garantía de que tales proyecciones se manifestarán, y (iv) no está previsto para dar lugar a un contrato con los votantes o limitar la autoridad de la Ciudad de emitir bonos de acuerdo con la Proposición presentada por esta Ordenanza.

Section 13. <u>Divisibilidad</u>. Si por cualquier motivo, cualquier sección, párrafo, subdivisión, cláusula, frase, palabra o disposición de esta Ordenanza fuese considerado inválido o inconstitucional por el fallo definitivo de un tribunal con jurisdicción competente, no afectará ninguna otra sección, párrafo, subdivisión, cláusula, frase, palabra o disposición de esta Ordenanza, debido a que es la firme intención del Consejo Municipal que cada sección, párrafo,

subdivisión, cláusula, frase, obra o disposición de ella tenga pleno vigor y vigencia para este propósito.

Section 14. <u>Fecha de entrada en vigencia</u>. En virtud de las disposiciones de la Sección 1201.028 del Código de Gobierno de Texas, esta Ordenanza entrará en vigencia inmediatamente después de su adopción.

[Sigue la página de firmas.]

## ACEPTADA Y APROBADA el 17 de agosto de 2022.

/firma/ Jeff Rasco

Jeff Rasco, Alcalde Ciudad de Woodcreek, Texas

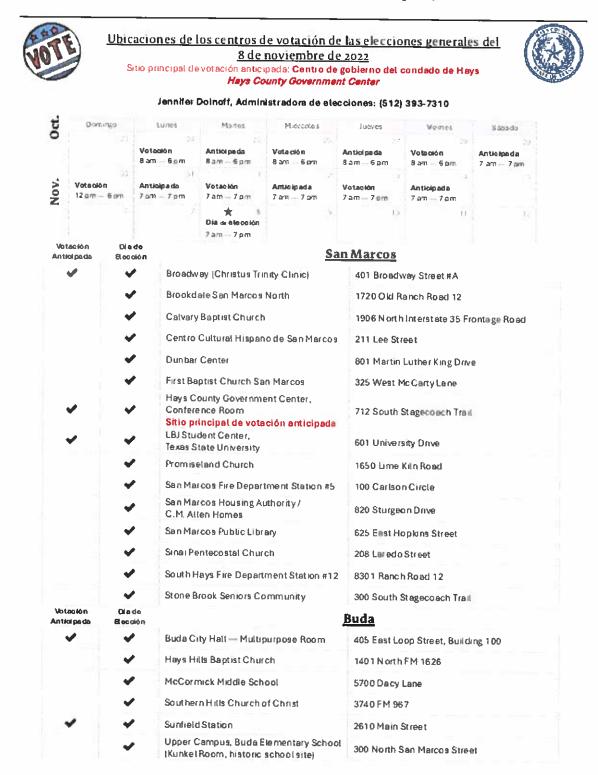
ATESTIGUA:

/firma/ Suzanne J. Mac Kenzie Suzanne J. Mac Kenzie, Secretaria de la Ciudad Ciudad de Woodcreek, Texas



#### ANEXO A

#### LUGARES DE VOTACIÓN DEL DÍA DE ELECCIÓN (En el horario de 7:00 a.m. a 7:00 p.m.)



Votación Anticipada	Dia de Elocaión		Kyle
*	*	Arnold Transportation Building HCISD Admin	21009 Interstate 35 Frontage Road
	×	Austin Community College — Heys Campus	1200 Kohlers Crossing
×	× .	Kyle City Hall	100 West Center Street
× .	¥	Live Oak Academy High School	4820 Jack C. Hays Trait
~	× .	Main Office, HCISD Transportation	2385 High Road, Uhland
	<b>~</b>	Precinct 2 Office, Hays County	5458 FM 27 70
	<b>*</b>	Simon Middle School	3839 East FM 150
	¥	Tobias Elementary School	1005 Eest FM 150
	¥	Wallace Middle School	1500 West Center Street
~	~	Yarrington — Hays County Transportation Department	2171 Yarrington Road
Votación Anticipe de	Diade Elección		mberley
	¥	Cypress Creek Church	211 Stillwater Road
× .	×	Texan Academy at Scudder — Gym	400 Green Acres Drive
	× .	VFW Post #6441	401 Jacobs Well Road
×	<b>~</b>	Wimberley Community Center	14068 Ranch Road 12
Votación Antiolpada	Diade Elección		prings y Austin
	~	Beiterra Centre	151 Trinity Hills Drive, Austin
	¥	Dripping Springs Ranch Park	1042 Event Center Drive
	•	Henly Station #3, North Heys County Fire Rescue	7520 Creek Road
4	•	Patriots' Hall of Dripping Springs	231 Patriots' Hall Boulevard (3400 £ast US 290)
× .	<ul> <li>Image: A set of the set of the</li></ul>	Precinct 4 Office, Hays County	195 Roger Hanks Parlovay

#### ANEXO B

#### LUGARES Y HORARIOS DE VOTACIÓN ANTICIPADA

				8 d e	<u>le votación d</u> noviembre d pada: Centro de <b>punty Governme</b>	<u>e 2022</u> • gobierno del c		1.55	
			Jennifer i	Doinoff, Admin	istradora de ele	cciones: (512)	393-7310		
	Don	cgr.n	Lu nes	Martes	Microsles	Lueves	Vomes	Sáquán	
1		23	Votación 8 àm - 6 pm	Anticipada 8 am - 6 am	Votación 8 an. — Spra	Anticipada 8 am - 6 am	Votación 8 am - Spm	Anticipada 7 om - 7 om	
	Votack 12 pm	5 <b>n</b> - 5 pm	31 Anticipada 7 am 7 pm	l Voteción 7 am 7 gm	Antioapada 7 am - 7 pm	Votación 7 am 7 pm	Anticipada 7 am - 7 pm	2 0 0 - 2 km	
		ž.	2	m m m m m m m m m m m m m m m m m m m		0	п	12	
	o ión pada	Dia d Reco			S	an Marcos			
¥				ay (Christus Tri		10	ay Street #A		
		~		ale San Marcos			anch Road 12		
			Celvary	Baptist Church				rontava Road	
			Centro	Centro Culturel Hispano de San Marcos			1906 North Interstate 35 Frontage Road 211 Lee Street		
		4		Dunbar Center			801 Martin Luther King Drive		
			First Ba	First Baptist Church San Marcos			325 West McCartyLane		
v	v v		Confere Sitio pri	Hays County Government Center, Conference Room Sitio principal de votación anticipada			712 South Stagecoach Trail		
•	•	<b>~</b>		LBJ Student Center, Texas State University			601 University Drive		
		~	Promise	land Church		1650 Lime k	un Roed		
		<b>~</b>	San Mar	cos Fire Depart	ment Station #5	100 Carlson	Circle		
		~		cos Housing Au en Homes	thority/	820 Sturgeo	n Drive		
		~	San Mar	cos Public Libri	вгу	625 East Ho	pkins Street		
		~	SinaiPe	ntecostal Chur	ch	208 Laredo	Street		
			South H	ays Fire Departi	ment Station #12	8301 Ranch	Road 12		
		~	Stone Bi	ook Seniors Co	mmunity	300 South S	tagecoach Trait	l	
ticij	110 n pe da	Dia de El so civ	o ón			<u>Buda</u>			
V	_ 4	4	Buda Cit	ly Hall — Multip	urpose Room	405 East Los	op Street, Build	ing 100	
		~	Hays Hit	ls Baptist Churc	ch	1401 North I	FM 1626		
		<b>*</b>	McCorm	ick Middle Sch	lool	5700 Dacy L	ane		
		~	Souther	h Hills Church o	f Christ	3740 FM 961	7		
	, II.	<b>~</b>	Sunfield	Station		2610 Main S			

Votación Anticipada	Dia de Etocolón		Kyle
×	*	Arnold Transportation Building — HCISD Admin	21009 Interstate 35 Frontage Road
	×	Austin Community College — Hays Campus	1200 Kohlers Crossing
×	×	Kyle City Hall	100 West Center Street
~	¥	Live Oak Academy High School	4820 Jack C. Hays Trail
~		Main Office, HCISD Transportation	2385 High Road, Uhland
	~	Precinct 2 Office, Hays County	5458 FM 27 70
	<b>~</b>	Simon Middle School	3639 East FM 150
	~	To bias Elementary School	1005 East FM 150
	<b>*</b>	Wallace Middle School	1500 West Center Street
~	~	Yarrington — Hays County Transportation Department	2171 Yarrington Road
Votación Anticipada	Olade Elección		mberley
	*	Cypress Creek Church	211 Stillwater Road
~	~	Texen Academy at Scudder — Gym	400 Green Acres Drive
	•	VFW Post #6441	401 Jacobs Well Road
~	*	Wimberley Community Center — Blanco Room	14068 Ranch Road 12
Votación Anticipada	Dia de Receión		prings y Austin
	<b>~</b>	Belterra Centre	161 Trinity Hills Drive, Austin
	<b>~</b>	Dripping Springs Ranch Park	1042 Event Center Drive
	✓	Henly Station #3, North Hays County Fire Rescue	7520 Creek Road
~	<ul><li>✓</li></ul>	Patriots' Hall of Dripping Springs	231 Patriots' Hall Boulevard (3400 East US 290)
<b>~</b>	<b>~</b>	Precinct 4 Office, Hays County	195 Roger Hanks Parksvay

#### ANEXO C

## DOCUMENTO DE INFORMACIÓN PARA LOS VOTANTES

## CIUDAD DE WOODCREEK, TEXAS - PROPOSICIÓN A

[] A FAVOR	)	La emisión de bonos por la cantidad de \$3,495,000 y la
	)	imposición de impuestos suficientes para pagar el capital y
	)	el interés de los bonos para mejoras en las calles, y todos los
[ ] EN CONTRA	)	asuntos relacionados o necesarios para ello.

1.	Capital de las obligaciones de deuda que se han de autorizar	\$ 3,495,000
2.	Interés estimado de las obligaciones de deuda que se han de autorizar	\$1,743,591
3.	Estimado de la combinación de capital e interés requerida para pagar en su totalidad y oportunamente las obligaciones de deuda que se han de autorizar	\$ 5,238,591
_4.	Capital de todas las obligaciones de deuda pendientes de la Ciudad*	\$436,838
5.	Interés estimado restante sobre todas las obligaciones de deuda pendientes de la Ciudad*	\$11,587
6.	Estimado de la combinación de capital e interés requerida para pagar en su totalidad y oportunamente todas las obligaciones de deuda pendientes de la Ciudad*	\$448,425
7.	Aumento anual, máximo y estimado en la cantidad de impuestos que se gravarían sobre una residencia principal en la Ciudad con una tasación fiscal de \$100,000 para pagar las obligaciones de deuda a autorizar, si se aprueban, según las suposiciones realizadas por el órgano de gobierno de la Ciudad	\$20.00
8.	Otra información que la Ciudad considere relevante o necesaria para explicar la información precedente	Consultar las suposiciones importantes expuestas más adelante.

\*A la fecha de adopción de la Ordenanza de Elección de Bonos de la Ciudad.

## Suposiciones importantes para las declaraciones anteriores, incluso la declaración 7:

(1) Amortización supuesta de las obligaciones de deuda de la Ciudad, incluidas las obligaciones de deuda pendientes y las obligaciones de deuda propuestas:

Mandato	Capital	Interés	Total del servicio de la deuda propuesto	Total del servicio de la deuda + Deuda existente
20 años	\$3,495,000	\$1,743,591	\$5,238,591	\$5,687,016

(2) Cambios supuestos en tasaciones futuras estimadas dentro de la Ciudad: 0%.

(3) Tasa de interés supuesta sobre las obligaciones de deuda a emitir: 4.50%.

(4) Supone que la Ciudad no otorgará ninguna exención opcional para el impuesto a residencia principal o cualquier otro impuesto predial.

(5) Supone que la residencia principal no cumplirá con los requisitos para exenciones idiosincráticas, lo que incluye, entre otras, la exención estatal obligatoria para residencia principal para veteranos incapacitados y sus familias, cónyuges sobrevivientes de miembros de las fuerzas armadas fallecidos en combate y cónyuges sobrevivientes de personal de emergencia fallecido o con heridas de muerte en el desempeño de sus funciones.

(6) Supone que la ley aplicable no cambiará para disponer exenciones obligatorias al impuesto predial o congelaciones de impuestos prediales que no están disponibles bajo la ley actual.

(7) Supone que no se obtendrá un seguro de bonos municipales para las obligaciones de deuda propuestas.

(8) Como lo exige la Sección 1251.052 del Código de Gobierno de Texas, este Documento de información para los votantes se ha preparado para la proposición expuesta en este Documento de información para los votantes (la "Proposición"), que se somete a los votantes en virtud de una Ordenanza para convocar a una elección de bonos a celebrarse dentro de la Ciudad de Woodcreek, Texas; disponer la celebración y el aviso de la Elección; y contener otras disposiciones relacionadas con esto (la "Ordenanza de la Elección de Bonos").

Los estimados contenidos en este Documento de Información para los Votantes (i) se basan en determinadas suposiciones (incluidas las suposiciones importantes expuestas antes y suposiciones acerca de las condiciones prevalecientes del mercado y económicas al momento o momentos de emisión de los bonos) y se derivan de las proyecciones obtenidas del asesor financiero del Distrito, (ii) están sujetos a cambios en la medida en que los hechos, las circunstancias y las condiciones reales prevalecientes al momento de emisión de los bonos difieran de tales suposiciones y proyecciones, (iii) se proveen exclusivamente para cumplir con los requisitos de la Sección 1251.052 del Código de Gobierno de Texas y sin ningún otro propósito, sin ninguna garantía de que tales proyecciones se manifestarán y (iv) no están previstos para dar lugar (y expresamente no dan lugar) a un contrato con los votantes o limitar la autoridad de la Ciudad de emitir bonos de acuerdo con la Proposición presentada por la Ordenanza de Elección de Bonos de la Ciudad.

#### **NOTICE OF BOND ELECTION**

#### TO THE RESIDENT, QUALIFIED ELECTORS OF THE CITY OF WOODCREEK, TEXAS:

NOTICE IS HEREBY GIVEN that an election will be held in the CITY OF WOODCREEK, TEXAS, on November 8, 2022, in accordance with the following ordinance:

#### **ORDINANCE NO. 22-314**

#### AN ORDINANCE CALLING A BOND ELECTION TO BE HELD WITHIN THE CITY OF WOODCREEK, TEXAS; MAKING PROVISIONS FOR THE CONDUCT AND THE GIVING OF NOTICE OF THE ELECTION; AND CONTAINING OTHER PROVISIONS RELATED THERETO

STATE OF TEXAS	§
COUNTY OF HAYS	ş
CITY OF WOODCREEK	ş

WHEREAS, the City Council (the "City Council") of the City of Woodcreek, Texas (the "City") is authorized and has determined to call an election to submit a proposition to voters in the City to determine whether the City Council shall be authorized to issue bonds of the City in the amount and for the purpose hereinafter set forth; and

WHEREAS, the City will enter into one or more Election Agreements (collectively, the "Election Agreement") with Hays County, Texas (the "County"), by and through the county election officer (the "Administrator"), and possibly other political subdivisions, in accordance with the laws of the State of Texas (the "State") and applicable federal law; and

WHEREAS, the City Council finds and declares that the meeting at which this Ordinance is considered is open to the public, and that the public notice of the time, place and purpose of the meeting was given, as required by Chapter 551, Texas Government Code, as amended;

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

Section 1. <u>Findings</u>. The statements contained in the preamble of this Ordinance are true and correct and are hereby adopted as findings of fact and as a part of the operative provisions hereof.

Section 2. <u>Election Ordered; Date; Proposition</u>. An election (the "Election") shall be held for and within the City on Tuesday, November 8, 2022 ("Election Day"), in accordance with the Texas Election Code (the "Code") and other applicable law. At the Election, the following proposition (the "Proposition") shall be submitted to the qualified voters of the City in accordance with law:

#### **CITY OF WOODCREEK, TEXAS - PROPOSITION A**

Shall the City Council of the City of Woodcreek, Texas (the "City") be authorized to issue bonds, in one or more series, in a principal amount not to exceed \$3,495,000 maturing serially or otherwise over a period of years (not to exceed the lesser of 40 years or the maximum prescribed by law) and bearing interest at such rate or rates (fixed, floating, variable or otherwise), not to exceed the respective limits prescribed by law at the time of issuance, as shall be determined within the discretion of the City Council at the time of issuance, and to levy, impose and pledge a tax upon all taxable property in the City sufficient to pay the interest on the bonds, and to provide a sinking fund for the payment of the bonds as they mature, for the purpose of making permanent public improvements, to wit: constructing, acquiring, improving, renovating, expanding, developing and equipping street improvements in the City, and all matters incident or necessary thereto?

Section 3. <u>Official Ballot</u>. The official ballot for the Election shall be prepared in accordance with and conform to the requirements of the Code so as to permit the electors to vote "FOR" or "AGAINST" the aforesaid Proposition which shall be set forth on the ballot substantially in the following forms:

#### **<u>CITY OF WOODCREEK, TEXAS - PROPOSITION A</u>**

[]FOR	)	The issuance of bonds in the amount of \$3,495,000 and the
	)	imposition of taxes sufficient to pay the principal of and
	)	interest on the bonds for street improvements, and all
[] AGAINST	)	matters incident or necessary thereto.

Section 4. <u>Persons Qualified to Vote</u>. All resident, qualified electors of the City shall be eligible to vote at the Election.

Section 5. <u>Election Precincts</u>, Voting Locations and Voting Hours on Election Day. Except as otherwise provided herein, the boundaries and territories of the County election precincts that are wholly or partially within the territorial boundaries of the City are hereby designated as the voting precincts of the City for the Election and the precinct numbers for the City's election precincts shall be the corresponding County precinct number of each precinct. The Election Day polling places shall be as shown in <u>Exhibit A</u> to this Ordinance. <u>Exhibit A</u> shall be modified to reflect any alterations or changes in or additions to polling places required to conform to the Code or the Election Agreement or as directed by the Administrator. On Election Day the polls shall be open from 7:00 a.m. to 7:00 p.m.

Section 6. <u>Early Voting Locations</u>, <u>Dates and Times</u>. Early voting by personal appearance for all election precincts shall be held at the locations, at the times and on the days set forth in <u>Exhibit B</u>, or at such other locations as hereafter may be designated by the Administrator. <u>Exhibit B</u> shall be modified to reflect any alterations or changes in or additions to early voting polling places or times for early voting required to conform to the Code or the Election Agreement or as directed by the Administrator.

The Administrator is hereby designated as the Early Voting Clerk. The Administrator's contact information/delivery addresses for applications for ballots to be voted by mail and other matters related to the Election is as follows:

Jennifer Doinoff Official Mailing Address/Physical Address: Hays County Elections 712 South Stagecoach Trail, Suite 1012 San Marcos, Texas 78666-6294 E-mail Address: elections@co.hays.tx.us (general) Phone Number: (512) 393-7310 Website Address: https://hayscountytx.com/departments/elections/

Section 7. <u>Appointment of Election Officers</u>. Prior to the Election Day, the election judges, alternate judges, clerks and other personnel necessary for conducting the Election will be appointed by the Administrator, and the election judges and alternate judges may be changed, and the polling places may be combined for some precincts, pursuant to decisions of the Administrator. The Administrator shall also be responsible for establishing the central counting station for the ballots cast in such election and appointing the personnel necessary for such station. The City Council hereby authorizes each of the Mayor, City Administrator, City Manager, City Secretary and/or any of their designees (collectively, the "Authorized Representatives") to appoint any such other officials not designated herein or appointed by the Administrator as are necessary and appropriate to conduct the Election in accordance with the Code.

Section 8. <u>Notice of Election; Voter Information Document.</u> Notice of the Election shall be given in the manner required by the Code and other applicable law. A voter information document for the Proposition in the form attached hereto as <u>Exhibit C</u> is hereby approved, together with such revisions as may be approved by the Authorized Representatives, and shall be posted in accordance with law. To the extent required by law, the notice of the Election shall include the City's internet website address, which is woodcreektx.gov.

Section 9. <u>Bilingual Election Materials</u>. All notices, instructions, and ballots pertaining to the Election shall be furnished to voters in both English and Spanish and persons capable of acting as translators in both English and Spanish shall be made available to assist Spanish language speaking voters in understanding and participating in the election process.

Section 10. <u>Conduct of Election</u>. The Election shall be conducted by election officers, including the precinct judges and alternate judges or clerks appointed by the Administrator or the Authorized Representatives, in accordance with the Election Agreements, the Code and the Constitution and laws of the State and the United States of America. The Authorized Representatives are authorized to enter into, execute and deliver one or more Election Agreements, in accordance with applicable provisions of the Code. The terms and provisions of each Election Agreement are hereby incorporated into this Ordinance. To the extent of any conflict between this Ordinance and an Election Agreement, the terms and provisions of the Election Agreement shall prevail, and the Authorized Representatives are authorized to make such corrections, changes, revisions and modifications to this Ordinance, including the exhibits hereto, as are deemed necessary or appropriate to conform to the Election Agreement, to comply with applicable State

and federal law and to carry out the intent of the City Council, as evidenced by this Ordinance. The Administrator shall be responsible for establishing the central counting station for the ballots cast in the Election and appointing the personnel necessary for such station.

Section 11. <u>Necessary Actions</u>. The Mayor and City Council of the City, in consultation with the City's attorney and bond counsel are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code and the Federal Voting Rights Act in carrying out and conducting the Election, whether or not expressly authorized herein.

#### Section 12. Mandatory Disclosure of Information.

(a) Pursuant to Section 3.009, Texas Election Code: (i) the proposition language that will appear on the ballot is set forth in Section 3 of this Ordinance, (ii) the purposes for which the bonds are to be authorized are set forth in Section 2 of this Ordinance, (iii) the principal amount of bonds to be authorized is set forth in Section 2 of this Ordinance, (iv) if the issuance of bonds is authorized by voters, taxes sufficient, within the limits prescribed by law, to pay the principal of and interest on the bonds may be imposed, as set forth in Section 2 of this Ordinance, (v) bonds authorized pursuant to this Ordinance may be issued to mature over a specified number of years not to exceed the lesser of 40 years or the maximum number of years authorized by law and bearing interest at the rate or rates (not to exceed 15%), as authorized by law and determined by the City Council, (vi) as of the date of the adoption of this Ordinance, the aggregate amount of outstanding principal of the City's debt obligations is \$436,838, and the aggregate amount of outstanding interest on the City's debt obligations is \$11,587 and (vii) the City's ad valorem debt service tax rate as of the date of adoption of this Ordinance is \$0.0780 per \$100 of taxable property.

(b) Based upon market conditions as of the date of this Ordinance, the maximum interest rate for any series of the bonds is estimated to be 4.50%. Such estimated maximum interest rate is provided as a matter of information but is not a limitation on the interest rate at which the bonds, or any series thereof, may be sold. In addition, the estimate contained in this subsection (b) is (i) based on certain assumptions (including assumptions concerning prevailing market and economic conditions at the time(s) of issuance of the bonds) and derived from projections obtained from the City's financial advisor, (ii) subject to change to the extent that actual facts, circumstances and conditions prevailing at the time that the bonds are issued differ from such assumptions and projections, (iii) provided solely in satisfaction of the requirements of Section 3.009, Texas Election Code, and for no other purpose, without any assurance that such projections will be realized, and (iv) not intended to give rise to a contract with voters or limit the authority of the City Council to issue bonds in accordance with the Proposition submitted by this Ordinance.

Section 13. <u>Severability</u>. If for any reason any section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance, for it is the definite intent of the City Council that every section, paragraph, subdivision, clause, phrase, work, or provision hereof be given full force and effect for its purpose.

Section 14. <u>Effective Date</u>. Pursuant to the provisions of Section 1201.028, Texas Government Code, this Ordinance shall be effective immediately upon adoption.

## PASSED AND APPROVED this August 17, 2022.

<u>/s/ Jeff Rasco</u> Jeff Rasco, Mayor City of Woodcreek, Texas

ATTEST:

/s/ Suzanne J. Mac Kenzie Suzanne J. Mac Kenzie, City Secretary City of Woodcreek, Texas



#### EXHIBIT A

# ELECTION DAY POLLING LOCATIONS (Between the hours of 7:00 a.m. and 7:00 p.m.)

1		м	ain Early Voting Sit	te:Hays County	Government (	Center	18	
1		Jer	nifer Dolnoff, Ele	ctions Adminis	trator: (512) 39	3-7310		
	Sunday	Manday	Tuesday	Wednowday	Thursday	Fada,	Saturday	
		Early Voting 8 am - 6 pm	Early Voting 8 am - 6 pm	Early Voting 8 am - 6 am	Early Voting 8 am — 6 pm	Early Voting 8 am - 6 am	Early Voting 7 am - 7 am	
	ethy Voting 2pm = 6pm	Early Voting 7 am — 7 pm		Early Voting 7 am - 7 pm	Early Voting 7 am 7 am	Early Voting 7 pm 7 pm		
			7 🜟 8 Election Day 7 are 7 pm	. 9	. D	11	15	
arly Vo	ting Electio	n Day			San Marcos			
	-	Broa	dway (Christus Tri	inity Clinic)	401 Broad	wayStreet#A		
	-	Broc	kdele San Marcos	North	1720 Old P	anch Road 12		
	~	Calv	ary Baptist Church	1	1906 Norti	n Interstate 35 Fi	rontage Road	
	✔ Centro		ro Cultural Hispar	Cultural Hispano de San Marcos 211 Leo		reet		
~ ~		Dun	Dunbar Center			801 Martin Luther King Drive		
		First	First Baptist Church San Marcos			325 West McCarty Lane		
•	-	Con	a County Governm ference Room n Early Voting Site			712 South Stagecolach Trail 60 1 University Drive 1650 Lime Kiln Road 100 Carlson Circle		
4	~		Student Center, as State University miseland Church		60 1 Univer			
	~	Pron			1650 Lime			
	~	• San	Marcos Fire Depar	ircos Fire Department Station #5				
	- <b>-</b>		Marcos Housing A Allen Homes	uthority /	820 Sturge	on Drive		
	~	San	Marcos Public Libr	агу	625 East H	625 East Hopkins Street 208 Laredo Street		
	•	Sina	Pentecostal Chur	ch	208 Laredo			
	•	Sout	h Hays Fire Depar	tment Station #1	2 8301 Ranc	8301 Ranch Road 12		
	<b>~</b>	Ston	e Brook Seniors Co	ommunity	300 South	300 South Stagecoach Trail		
rty Vo	Ling Electio	n Day			<u>Kvle</u>			
•	•		ld Transportation I D Admin	Building —	21009 Inte	rstate 35 Fronta	ge Road	
	•	r	in Community Col Campus	lege —	1200 Kohle	ers Crossing		
•	•		CityHall		100 West (	CenterStreet		
•	•	Live	Oak Academy Higi	hSchool	48 20 Jack	C. Hays Trail		
•	~	Main	Office, HCISD Tre	insportation	2385 High	Road, Uhland		
		Prec	inct 2 Office, Hays	County	5458 FM 2	770		

	✓	Tobies Elementary School	1005 East FM 150
	× .	Watlace Middle School	1500 West Center Street
	×	Yarrington — Hays County Transportation Department	2171 Yarrington Road
Early Voting	Election Day		<u>Buda</u>
¥	•	Buda City Hall — Multipurpose Room	405 East Loop Street, Building 100
	×	Hays Hills Baptist Church	1401 North FM 1626
	×	McCormick Middle School	5700 Dacy Lane
	¥	Southern Hills Church of Christ	3740 FM 967
~	~	Sunfield Station	26 10 Main Street
	~	Upper Campus, Buda Elementary School (Kunkel Room, historic school site)	300 North San Marcos Streat
Larly Voting	Election Day	<u>wi</u>	mberley
	<b>~</b>	Cypress Creek Church	211 Stillwater Road
<	× .	Texan Academy at Soudder Gym	400 Green Acres Drive
	~	VFW Post #6441	401 Jacobs Well Road
*	~	Wimberley Community Center	14068 Ranch Road 12
Early Voting	Election Day	Dripping Sp	rings and Austin
	¥	Belterra Centre	151 Trinity Hills Drive, Austin
	<b>~</b>	Bripping Springs Ranch Park	1042 Event Center Drive
	<b>~</b>	Henly Station #3, North Hays County Fire Rescue	7520 Creek Road
~	×	Patriots' Hall of Dripping Springs	231 Patriots' Hall Boulevard (340) East US 290)
~	<b>v</b>	Precinct 4 Office, Heys County	195 Roger Hanks Parkway

#### <u>EXHIBIT B</u>

## EARLY VOTING POLLING LOCATIONS AND TIMES

	9		478.0	in carry young Si	te: Hays County	Government (	Center		
			Jenr	nifer Doinoff, Ele	actions Administ	rator: (512) 39	3-7310	100	
	Sur	nd avy	Monda/	Tuesday	Wodnesday	Thursday	F104/	Saturday	
š			Early Voting 8 am - 6 pm	Early Voting 8 am 6 am	Early Voting 8 am - 6 pm	Early Voting 8 am - 6 pm	Early Voting 8 am 6 pm	Early Voting 7 am - 7 am	
	Early Ve 12 pm -		Early Voting 7 am - 7 pm	Early Voting 7 am 7 pm	Early Voting 7 am = 7 pm	Early Voting 7 am - 7 pm	Early Voting 7 am — 7 pm		
		10-		Election Day 7 am - 7 pm	4	6	11	17	
arty	Voting	Electro	n Dey		<u></u>	an Marcos			
	/	~	Broad	way (Christus Tri	inity Clinic	401 Broady	way Street #A		
		-	Brook	dele San Marcos	North	1720 Old R	ench Road 12		
		✓ Caty		Calvery Baptist Church		1906 North	Interstate 35 Fr	ontage Road	
		Centre	Centro Cultural Hispano de San Marcos			211 Lee Street			
		Dunba	Dunbar Center			801 Martin Luther King Drive			
		First B	First Baptist Church San Marcos			fc Carty Lane			
•		~	Confe Main I	Hays County Government Center, Conference Room Main Early Voting Site			712 South Stagecoach Trail		
		<b>v</b>		LBJ Student Center, Texas State University			sity Drive		
		~	Promi	seland Church		16 50 Lime	Kiln Road		
		~		San Marcos Fire Department Station #5		100 Carlson Circle			
		~		arcos Housing Ar Ilen Homes	uthority /	820 Sturgeo	on Drive		
		🖌 San Mar		arcos Public Libr	ary	625 East Ho	pkins Street		
			SinaiP	entecostal Chur	ch	208 Laredo	Street		
		¥	South	Hays File Depart	ment Station #12	8301 Ranch	Road 12		
		~	Stone	Brook Seniors Co	mmunity	300 South S	Stagecolech Trail		
rty V	lotang	Election	Οάγ			Kyle			
× ×		HCISD	Arnold Transportation Building — HCISD Admin		21009 Interstate 35 Frontage Road				
		<b>\$</b>		Community Coll ampus	ege —	1200 Kohler	s Crossing		
¥	•	4		tyHati		100 West C	enter Street		
V	•	4	Live Or	k Academy High	School	4820 Jack C	. Hays Trail		
v v		Main O	ffice, HCISD Trai	nsportation	2385 High R	load, Uhland			
				t2Office,Hays					

	<b>•</b>	Tobias Elementary School	1005 East FM 150
	¥	Watlace Middle School	1500 West Center Street
× .	~	Yarrington — Hays County Transportation Department	2171 Yarrington Road
arty Voting	Election Day		Buda
✓	¥	Buda City Hall — Multipurpose Room	405 East Loop Street, Building 100
	× .	Hays Hills Baptist Church	1401 North FM 1626
	~	McCormick Middle School	5700 Dacy Lane
	¥	Southern Hills Church of Christ	3740 FM 967
	~	Sunfield Station	2610 Main Street
	~	Upper Campus, Bude Elementary School (Kunket Room, historic school site)	300 North San Marcos Street
arly Voting	Election Dey	WI	<u>mberley</u>
	×	Cypress Creek Church	211 Stillwater Road
¥	¥	Texan Academy at Scudder — Gym	400 Green Acres Drive
	<b>~</b>	VFW Post #6441	401 Jacobs Well Road
×	~	Wimberley Community Center — Blanco Room	14068 Ranch Road 12
arty Voting	Election Day	Dripping Sp	rings and Austin
	•	Beiterra Centre	151 Trinity Hills Drive, Austin
	<b>~</b>	Dripping Springs Ranch Park	1042 Event Center Drive
	~	Henly Station #3, North Hays County Fire Rescue	7520 Creek Road
¥	~	Patriots' Hall of Dripping Springs	231 Patriots' Halt Boulevard (3400 East US 230)
<b>V</b>	V	Precinct 4 Office, Heys County	195 Roger Hanks Parkway

#### EXHIBIT C

#### **VOTER INFORMATION DOCUMENT**

## **CITY OF WOODCREEK, TEXAS - PROPOSITION A**

[] FOR ) The issuance of bonds in the amount of \$3,495,000 and the imposition of taxes sufficient to pay the principal of and interest on the bonds for street improvements, and all matters incident or necessary thereto.

1. Principal of the debt obligations to be authorized	\$ 3,495,000
2. Estimated interest for the debt obligations to be authorized	\$1.743.591
3. Estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized	\$ 5,238,591
4. Principal of all outstanding debt obligations of the City*	\$436,838
<ol> <li>Estimated remaining interest on all outstanding debt obligations of the City*</li> </ol>	\$11,587
<ol> <li>Estimated combined principal and interest required to pay on time and in full all outstanding debt obligations of the City*</li> </ol>	\$448,425
7. Estimated maximum annual increase in the amount of taxes that would be imposed on a residence homestead in the City with an appraised value of \$100,000 to repay the debt obligations to be authorized, if approved, based upon assumptions made by the governing body of the City	
<ol> <li>Other information that the City considers relevant or necessary to explain the foregoing information</li> <li>As of the date of adoption of the City's Bond Election Ordinance</li> </ol>	See major assumptions listed below.

\* As of the date of adoption of the City's Bond Election Ordinance.

## Major assumptions for statements above, including statement 7:

(1) Assumed amortization of the City's debt obligations, including outstanding debt obligations and the proposed debt obligations:

	Principal	Interest	Total Proposed Debt Service	Total Debt Service + Existing Debt
20 Years	\$3,495,000	\$1,743,591	\$5,238,591	\$5,687,016

(2) Assumed changes in estimated future appraised values within the City: 0%.

(3) Assumed interest rate on the debt obligations to be issued: 4.50%.

(4) Assumes that the City will [not] grant any optional homestead or other property tax exemptions.

(5) Assumes homestead will not qualify for idiosyncratic exemptions, including, but not limited to, the state-mandated homestead exemption for disabled veterans and their families, surviving spouses of members of the armed services killed in action and surviving spouses of first responders killed or fatally wounded in the line of duty.

(6) Assumes that applicable law will not change to provide for mandatory property tax exemptions or property tax freezes that are not available under current law.

(7) Assumes municipal bond insurance will not be obtained for the proposed debt obligations.

(8) As required by Section 1251.052, Texas Government Code, this Voter Information Document has been prepared for the proposition set forth in this Voter Information Document (the "Proposition"), which is being submitted to voters pursuant to an Ordinance Calling a Bond Election to be Held Within the City of Woodcreek, Texas; Making Provisions for the Conduct and the Giving of Notice of the Election; and Containing Other Provisions Related Thereto (the "Bond Election Ordinance").

The estimates contained in this Voter Information Document are (i) based on certain assumptions (including the major assumptions listed above and assumptions concerning prevailing market and economic conditions at the time(s) of issuance of the bonds) and derived from projections obtained from the City's financial advisor, (ii) subject to change to the extent that actual facts, circumstances and conditions prevailing at the time that the bonds are issued differ from such assumptions and projections, (iii) provided solely in satisfaction of the requirements of Section 1251.052, Texas Government Code, and for no other purpose, without any assurance that such projections will be realized, and (iv) not intended to (and expressly do not) give rise to a contract with voters or limit the authority of the City to issue bonds in accordance with the Proposition submitted by the City's Bond Election Ordinance.

#### **AVISO DE ELECCIÓN DE BONOS**

## PARA LOS VOTANTES HABILITADOS RESIDENTES DE LA CIUDAD DE WOODCREEK, TEXAS:

SE NOTIFICA POR EL PRESENTE que se celebrará una elección en la CIUDAD DE WOODCREEK, TEXAS, el 8 de noviembre de 2022, de acuerdo con la siguiente ordenanza:

#### ORDENANZA NRO. 22-314

#### UNA ORDENANZA PARA CONVOCAR A UNA ELECCIÓN DE BONOS A CELEBRARSE DENTRO DE LA CIUDAD DE WOODCREEK, TEXAS; DISPONER LA CELEBRACIÓN Y EL AVISO DE LA ELECCIÓN; Y CONTENER OTRAS DISPOSICIONES RELACIONADAS CON ESTO

ESTADO DE TEXAS	§
CONDADO DE HAYS	ş
CIUDAD DE WOODCREEK	§

EN VISTA DE QUE el Consejo Municipal (el "Consejo Municipal") de la Ciudad de Woodcreek, Texas, (la "Ciudad") está autorizado y ha determinado convocar una elección para presentar una proposición a los votantes en la Ciudad para determinar si el Consejo Municipal estará autorizado o no a emitir bonos de la Ciudad en la cantidad y para el propósito indicados más adelante en la presente; y

EN VISTA DE QUE la Ciudad celebrará uno o más Convenios Electorales (en conjunto, el "Convenio Electoral") con el Condado de Hays, Texas (el "Condado"), a través de la funcionaria electoral del condado (la "Administradora") y posiblemente otras subdivisiones políticas, en conformidad con las leyes del Estado de Texas (el "Estado") y la ley federal aplicable; y

EN VISTA DE QUE el Consejo Municipal halla y declara que la asamblea en la cual se considera esta Ordenanza está abierta al público, y que se dio aviso público de la hora, el lugar y el propósito de la asamblea, según lo exige el Capítulo 551 del Código de Gobierno de Texas y sus enmiendas;

## AHORA, POR LO TANTO, EL CONSEJO MUNICIPAL DE LA CIUDAD DE WOODCREEK, TEXAS ORDENA:

Section 1. <u>Hallazgos</u>. Las declaraciones contenidas en el preámbulo de esta Ordenanza son verdaderas y correctas y, por la presente, se adoptan como determinaciones de hechos y como parte de las disposiciones operativas de la presente.

Section 2. <u>Elección ordenada; fecha; proposición</u>. Se celebrará una elección (la "Elección") para la Ciudad y dentro de la misma, el martes 8 de noviembre de 2022 (el "Día de Elección"), de acuerdo con el Código Electoral de Texas (el "Código") y demás leyes aplicables. En la Elección se presentará la siguiente proposición (la "Proposición") a los votantes habilitados de la Ciudad de acuerdo con la ley:

#### CIUDAD DE WOODCREEK, TEXAS - PROPOSICIÓN A

¿Se deberá autorizar al Consejo Municipal de la Ciudad de Woodcreek, Texas (la "Ciudad"), a emitir bonos, en una serie o más, en la cantidad de capital que no exceda \$3,495,000 con vencimiento en serie o de otra manera a lo largo de un período de años (sin exceder el menor de 40 años o el máximo prescrito por ley) y devengando interés a alguna tasa o tasas (fijas, flotantes, variables u otras), sin exceder los límites respectivos prescritos por ley al momento de emisión, como será determinado según el criterio del Consejo Municipal al momento de emisión, y a gravar, imponer y comprometer un impuesto sobre toda propiedad gravable en la Ciudad suficiente para pagar el interés sobre los bonos, y para proveer un fondo de amortización para el pago de los bonos conforme venzan, para el propósito de realizar mejoras públicas permanentes, a saber: construir, adquirir, mejorar, renovar, ampliar, desarrollar y equipar mejoras viales en la Ciudad, y todos los asuntos incidentales o necesarios para esto?

Section 3. <u>Boleta oficial de votación</u>. La preparación de la boleta oficial de votación para la Elección deberá hacerse en conformidad con los requisitos del Código y cumplir con ellos, de forma de permitir a los votantes votar "A FAVOR" o "EN CONTRA" de la Proposición antedicha, que aparecerá en la boleta de votación básicamente de las siguientes formas:

#### **CIUDAD DE WOODCREEK, TEXAS - PROPOSICIÓN A**

[ ] A FAVOR	)	La emisión de bonos por la cantidad de \$3,495,000 y la
	)	imposición de impuestos suficientes para pagar el capital y
	)	el interés de los bonos para mejoras en las calles, y todos los
[ ] EN CONTRA	)	asuntos relacionados o necesarios para ello.

Section 4. <u>Personas habilitadas para votar</u>. Todos los votantes habilitados residentes de la Ciudad serán elegibles para votar en la Elección.

Section 5. <u>Precintos electorales, lugares de votación y horarios de votación del Día de</u> <u>Elección</u>. Salvo que se disponga lo contrario en este documento, por la presente, los límites y territorios de los precintos electorales del Condado que se encuentran parcial o totalmente dentro de los límites territoriales de la Ciudad son designados como los precintos de votación de la Ciudad para la Elección y los números de precintos para los precintos electorales de la Ciudad corresponderán al número de precintos del Condado de cada precinto. Los lugares de votación del Día de Elección serán como se muestra en el <u>Anexo A</u> de esta Ordenanza. El <u>Anexo A</u> será modificado para reflejar cualquier modificación o cambio o agregados a los lugares de votación requeridos para cumplir con el Código o el Convenio Electoral o según lo instruya el Administrador. El Día de Elección las casillas estarán abiertas de 7:00 a.m. a 7:00 p.m.

Section 6. <u>Lugares, fechas y horarios de votación anticipada</u>. La votación anticipada en persona de todos los precintos electorales se llevará a cabo en los lugares, los horarios y los días indicados en el <u>Anexo B</u>, o en ciertos otros lugares como más adelante pudiera designar el Administrador. El <u>Anexo B</u> será modificado para reflejar cualquier modificación o cambio o

agregados a los lugares de votación anticipada u horarios de votación anticipada requeridos para cumplir con el Código o el Convenio Electoral o según lo instruya el Administrador.

Por la presente se designa a la Administradora como oficial de votación anticipada. La información de contacto o direcciones de entrega de la Administradora para las solicitudes de boletas para votar por correo postal y otros asuntos relacionados con la elección es la siguiente:

Jennifer Doinoff Dirección postal oficial/Dirección física: Hays County Elections 712 South Stagecoach Trail, Suite 1012 San Marcos, Texas 78666-6294 Correo electrónico: elections@co.hays.tx.us (general) Teléfono: (512) 393-7310 Sitio web: https://hayscountytx.com/departments/elections/

Section 7. <u>Designación de funcionarios electorales</u>. Antes del Día de Elección, la Administradora designará a los jueces electorales, los jueces alternos, los funcionarios y demás personal necesario para la celebración de la Elección. Los jueces electorales y los jueces alternos se pueden cambiar, y los lugares de votación para algunos precintos se pueden combinar, según las decisiones de la Administradora. La Administradora también será responsable de establecer la estación central de conteo de los votos emitidos en dicha elección y de designar el personal necesario para dicha estación. Por la presente, el Consejo Municipal autoriza por separado al Alcalde, al Administrador de la Ciudad, a la Secretaria de la Ciudad y/o a cualquiera de las personas que estos designen (en conjunto, los "Representantes Autorizados") a nombrar a cualquier otro determinado funcionario no designado en la presente ni nombrado por la Administradora según sea necesario y adecuado para celebrar la Elección en conformidad con el Código.

Section 8. <u>Aviso de Elección; Documento de información para los votantes</u> Se dará aviso de la Elección como lo exigen el Código y demás leyes aplicables. Por la presente, se aprueba un documento de información para los votantes para la Proposición en la forma adjunta a la presente como <u>Anexo C</u>, junto con ciertas correcciones que puedan aprobar los Representantes Autorizados, y se publicará de acuerdo con la ley. En la medida requerida por la ley, el aviso de la Elección incluirá la dirección del sitio web de la Ciudad, que es woodcreektx.gov.

Section 9. <u>Materiales bilingües de la Elección</u>. Todos los avisos, instrucciones y boletas de votación relacionados con la Elección serán proporcionados a los votantes tanto en inglés como en español, y se pondrán a disposición personas capaces de desempeñarse como traductores en inglés y en español para asistir a los votantes de habla hispana a entender y participar en el proceso electoral.

Section 10. <u>Celebración de la Elección</u>. La Elección la llevarán a cabo los funcionarios electorales, entre ellos los jueces y los jueces alternos o funcionarios de los precintos designados por el Administrador o por los Representantes Autorizados, en conformidad con los Convenios Electorales, el Código y la Constitución y leyes del Estado y de los Estados Unidos de América. Los Representantes Autorizados están autorizados a celebrar, firmar y formalizar uno o más

Convenios Electorales, en conformidad con las disposiciones aplicables del Código. Por la presente, se incorporan a esta Ordenanza los términos y las disposiciones de cada uno de los Convenios Electorales. En la medida en que existiere algún conflicto entre esta Ordenanza y un Convenio Electoral, los términos y las disposiciones del Convenio Electoral prevalecerán, y los Representantes Autorizados están autorizados para realizar las correcciones, cambios, revisiones y modificaciones a esta Ordenanza, incluso a sus anexos, que se consideren necesarios o adecuados para cumplir con el Convenio Electoral, para cumplir con la ley estatal y federal aplicable y para poner en práctica la intención del Consejo Municipal, como queda de manifiesto a través de esta Ordenanza. El Administrador será responsable de establecer la estación central de conteo de los votos emitidos en la Elección y de designar el personal necesario para dicha estación.

Section 11. <u>Medidas necesarias</u>. Por la presente, se autoriza e instruye al Alcalde y al Consejo Municipal de la Ciudad, con el asesoramiento del abogado y del asesor de bonos de la Ciudad, a que tomen todas y cada una de las medidas necesarias para cumplir con las disposiciones del Código y de la Ley Federal de Derechos de Votación para realizar y celebrar la Elección, sean expresamente autorizadas en la presente o no.

#### Section 12. Divulgación obligatoria de información.

En virtud de la Sección 3.009 del Código Electoral de Texas: (i) el lenguaje de la (a) proposición que aparecerá en la boleta de votación se establece en la Sección 3 de esta Ordenanza, (ii) los propósitos por los cuales se han de autorizar los bonos se establecen en la Sección 2 de esta Ordenanza, (iii) la cantidad del capital de los bonos que se ha de autorizar se establece en las Sección 2 de esta Ordenanza, (iv) si los votantes autorizan la emisión de los bonos, se podrán imponer impuestos suficientes, dentro de los límites estipulados por ley, para pagar el capital y el interés de los bonos, como se establece las Sección 2 de esta Ordenanza, (v) los bonos autorizados en virtud de esta Ordenanza se pueden emitir para vencer a lo largo de una cantidad especificada de años que no exceda la menor de 40 años o la cantidad de años máxima autorizada por ley y devengarán interés a la tasa o tasas (que no excedan el 15%), según lo autorizado por ley y lo determinado por el Consejo Municipal, (vi) a la fecha de adopción de esta Ordenanza, la cantidad total del capital pendiente de las obligaciones de deuda de la Ciudad es de \$436,838 y la cantidad total del interés pendiente sobre las obligaciones de deuda de la Ciudad es de \$11,587 y (vii) la tasa de impuestos ad valorem del servicio de la deuda de la Ciudad a la fecha de adopción de esta Ordenanza es \$0.0780 por cada \$100 de propiedad gravable.

(b) Según las condiciones del mercado a la fecha de esta Ordenanza, la tasa de interés máxima para cualquier serie de los bonos se estima en 4.50%. Dicha tasa de interés máxima estimada se provee a título informativo, pero no es un límite sobre la tasa de interés a la que podrían venderse los bonos o cualquier serie de ellos. Además, el estimado contenido en esta subsección (b) (i) se basa en determinadas suposiciones (incluidas las suposiciones acerca de las condiciones prevalecientes del mercado y económicas al momento o momentos de la emisión de los bonos) y se deriva de las proyecciones obtenidas del asesor financiero del Distrito, (ii) está sujeto a cambios en la medida en que los hechos, las circunstancias y las condiciones reales prevalecientes al momento de la emisión de los bonos difieran de tales suposiciones y proyecciones, (iii) se provee exclusivamente para cumplir los requisitos de la Sección 3.009 del Código Electoral de Texas y sin ningún otro propósito, sin ninguna garantía de que tales proyecciones se manifestarán, y (iv)

no está previsto para dar lugar a un contrato con los votantes o limitar la autoridad de la Ciudad de emitir bonos de acuerdo con la Proposición presentada por esta Ordenanza.

Section 13. <u>Divisibilidad</u>. Si por cualquier motivo, cualquier sección, párrafo, subdivisión, cláusula, frase, palabra o disposición de esta Ordenanza fuese considerado inválido o inconstitucional por el fallo definitivo de un tribunal con jurisdicción competente, no afectará ninguna otra sección, párrafo, subdivisión, cláusula, frase, palabra o disposición de esta Ordenanza, debido a que es la firme intención del Consejo Municipal que cada sección, párrafo, subdivisión, cláusula, frase, pleno vigor y vigencia para este propósito.

Section 14. <u>Fecha de entrada en vigencia</u>. En virtud de las disposiciones de la Sección 1201.028 del Código de Gobierno de Texas, esta Ordenanza entrará en vigencia inmediatamente después de su adopción.

[Sigue la página de firmas.]

#### ACEPTADA Y APROBADA el 17 de agosto de 2022.

/firma/ Jeff Rasco

Jeff Rasco, Alcalde Ciudad de Woodcreek, Texas

ATESTIGUA:

/firma/ Suzanne J. Mac Kenzie Suzanne J. Mac Kenzie, Secretaria de la Ciudad Ciudad de Woodcreek, Texas



#### <u>ANEXO A</u>

### LUGARES DE VOTACIÓN DEL DÍA DE ELECCIÓN (En el horario de 7:00 a.m. a 7:00 p.m.)

	3	Se	tio principal de	votación antici	noviembre de pada: Centro de <i>unty Governme</i> .	gobierno del c	ondado de Haj	vs (	
			Jennifer (	Doinoff, Admin	istradora de ele	colones: (512)	393-7310		
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2		32	Vetación	An tiol pa da	atota atta		28.	24	
			8 am - 6 pm	8 am - 4 pm	Votación 8 am — Elom	Antiolpada 8 am - 6 am	Votación 8 am 6 pm	Anticipada 7 am — 7 pm	
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	tac lón Ici po da	Dia d Elecció		7 una 7 pm	Sa	an Marcos			
		<b>V</b>		ey (Christus Tri			vey Street #A		
		~		ale San Marcos			anch Road 12		
		-	Calvary	Baptist Church		1906 North	Interstate 35 Fr	ontage Road	
		~	Centro	Cultural Hispan	o de San Marcos	a 211 Lee Str	est	-	
			Dunbar	Dunbar Center		801 Martin	801 Martin Luther King Drive		
			First Ba	First Baptist Church San Marcos			325 West McCartyLane		
3	~	~	Confere Sitio pr	Hays County Government Center, Conference Room Sitio principal de votación anticipada		712 South Stagecoech Trail			
2	~	-		LBJ Student Center, Texas State University Promiseland Church			601 University Drive 1650 Lime Kith Road		
		<b>~</b>	Promise						
		<b>~</b>	San Ma	rcos Fire Depart	tment Station #5	100 Carlson Circle			
		~		San Marcos Housing Authority/ C.M. Allen Homes			820 Sturgeon Drive		
		-	San Ma	rcos Public Libr	агу	625 East Ho	625 East Hopkins Street		
		~	SinarPe	entecostal Chur	ch	208 Laredo	Street		
		-	South H	lays Fire Depart	ment Station #12	2 8301 Ranch	Road 12		
		-	Stone B	rook Seniors Co	mmunity	300 South S	stagecoach Trai	l	
	ación cipada	Dia d El ecci				<u>Buda</u>			
1	<ul> <li>Image: A second s</li></ul>		Buda C	ity Hall — Multip	ourpose Room	405 East Lo	op Street, Build	ing 100	
		~	Hays H	tls Baptist Chur	ch	1401 North	FM 1626		
			McCorr	nick Middle Sch	ool	5700 Dacy	Lane		
		~	Souther	n Hills Church d	of Christ	3740 FM 96	7		
	~	~	Sunfield	Station		2610 Main \$	Street		
		~		Campus, Buda E Room, historic	lementary Schoo	ol 300 North S	an Marco's Stre-	et	

Votación Inticipada	Dia de Elección		<u>Kvle</u>
*	*	Arnold Transportation Building — HCISD Admin	21009 Interstate 35 Frontage Road
	× .	Austin Community College — Heys Campus	1200 Kohlers Crossing
<b>*</b>	×	Kyle City Hall	100 West Center Street
×	×	Live Oak Academy High School	4820 Jack C. Hays Trait
×		Main Office, HCISD Transportation	2385 High Road, Uhland
	×	Precinct 2 Office, Hays County	5458 FM 27 70
	×	Simon Middle School	3839 East FM 150
	<b>~</b>	To bias Elementary School	1005 East FM 150
		Wallace Middle School	1500 West Center Street
¥	*	Yarrington — Hays County Transportation Department	2171 Yarrington Road
Vetación Inticl <u>peda</u>	Dia de Elección	Win	mberley
	× .	Cypress Creek Church	211 Stillwater Road
×	× .	Texan Academy at Scudder — Gym	400 Green Acres Drive
	<b>*</b>	VFW Post #6441	401 Jacobs Well Road
¥	*	Wimberley Community Center — Blanco Room	14068 Rench Road 12
fotación nticipada	Dia de Elección	Dripping S	<u>prings y Austin</u>
	×	Belterra Centre	151 Trinity Hills Drive, Austin
	<b>~</b>	Dripping Springs Ranch Park	1042 Event Center Drive
	~	Henly Station #3, North Hays County Fire Rescue	7520 Creek Road
<b>v</b>	•	Patriots' Hall of Dripping Springs	231 Patriots' Hall Boulevard (3400 East US 290)
<b>~</b>	× .	Precinct 4 Office, Hays County	195 Roger Hanks Parkway

## <u>ANEXO B</u>

## LUGARES Y HORARIOS DE VOTACIÓN ANTICIPADA

T				8 d e	le votación d noviembre d pada: Centro de unty Governme	<u>e 2022</u> • gobierno del c		1987	
			Jennifer (	Doinoff, Admin	istradora de ele	cciones: (512)	393-7310		
Oct.	Don	ognin	Lunes	Manes	Morcales	lueves	Vomes	Si àtan-dio	
0		23	Votación 8 am — 6 pm	Antiolpada 8 am 6 pm	Votación 8 am - 6 pm	Anticipada 8 am - 6 pm	Votación 8 am — 6 pm	Anticipada 7 am — 7 pm	
Nov.	Vatack 12 pm	6.0m	Anticipada 7 am - 7 pm	Voteolón 7 am 7 pm	Anticipada 7 am — 7 am	Votación 7 am - 7 pm	Anticipada 7 am 7 om		
(Ext			2	★ 8 Dia de elección 7 am = 7 pm	3	10	11	125	
Vota Antici	nôia	Dia d Biogra		2 Mill - 2 Mill	Sa	an Marcos			
	- por dal	El loc d		ey (Christus Tri		12	Av Street #A		
				ele San Marcos			anch Road 12		
			Calvary	Baptist Church				ontage Rood	
				Centro Cultural Hispano de San Marcos			1906 North Interstate 35 Frontage Road 211 Lee Street		
				Dunbar Center			801 Martin Luther King Drive		
			First Ba	First Baptist Church San Marcos Hays County Government Center, Conference Room Sitio principal de votación enticipada LBJ Student Center, Texas State University Promiseland Church San Marcos Fire Department Station #5 San Marcos Housing Authority / C.M. Alten Homes			325 West McCartyLane 712 South Stagecoach Trail 601 University Drive 1650 Lime Kiln Road 100 Carlson Circle		
•	•	~	Confere						
•		<b>~</b>							
		~	Promise						
		<b>~</b>							
		~					820 Sturgeon Drive		
		~	San Mar	cos Public Libri	ary	625 East Ho	pkins Street		
		~	Sinai Pe	ntecostal Chure	ch	208 Laredo	Street		
		~	SouthH	ays Fire Departr	ment Station #12	8301 Rench	Road 12		
		~	Stone Br	Stone Brook Seniors Community			300 South Stagecoach Trail		
Votac Antioi		Dia d El ecci							
•	•	~	Buda Cir	ly Hall — Multip	urpose Room	405 East Lo	op Street, Build	ing 100	
		~	Hays Hit	Is Baptist Churc	ch	1401 North	FM 1626		
		~	McCorm	ick Middle Scho	DOI	5700 Dacy L	.800		
		~	Souther	h Hills Church o	fChrist	3740 FM 96	7		
~	•	~	Sunfield	Station		2610 Main S	treet		
		~		ampus, Buda El Room, historic s	ementary Schoo school site)	300 North S	an Marcos Stree	et	

Voteción Anticipada	Diade Stockin		Kyle		
×		Arnold Transportation Building HCISD Admin	21009 Interstate 35 Frontage Road		
	×	Austin Community College — Heys Campus	1200 Kohlers Crossing		
¥	× .	Kyle City Hall	100 West Center Street		
¥	¥	Live Oak Academy High School	4820 Jack C. Hays Trail		
×	<b>*</b>	Main Office, HCISD Transportation	2385 High Road, Uhland		
	¥	Precinct 2 Office, Hays County	5458 FM 2770		
	× .	Simon Middle School	3839 East FM 150		
	× .	Tobias Elementary School	1005 East FM 150		
	× .	Wallace Middle School	1500 West Center Street		
¥	•	Yarrington — Hays County Transportation Department	2171 Yarrington Road		
Votación Anticipada	Diade Elección	Wimberley			
	*	Cypress Creek Church	211 Stillwater Road		
¥	~	Texan Academy at Scudder— Gym	400 Green Acres Drive		
	✓	VFW Post#6441	401 Jacobs Well Road		
¥	•	Wimberley Community Center-	14068 Ranch Road 12		
Votación Anticípada	Diade Receión	Dripping Springs y Austin			
	<b>~</b>	Belterra Centre	151 Trinity Hills Drive, Austin		
	× .	Dripping Springs Ranch Park	1042 Event Center Drive		
	•	Henly Station #3, North Hays County Fire Rescue	7520 Creek Road		
<b>v</b>	~	Patriots' Hall of Dripping Springs	231 Patriots' Hall Boulevard (3400 East US 230)		
×	<ul> <li>Image: A second s</li></ul>	Precinct 4 Office, Hays County	195 Roger Hanks Parlsvay		

#### <u>ANEXO C</u>

## DOCUMENTO DE INFORMACIÓN PARA LOS VOTANTES

## **CIUDAD DE WOODCREEK, TEXAS - PROPOSICIÓN A**

[] A FAVOR	)	La emisión de bonos por la cantidad de \$3,495,000 y la
	)	imposición de impuestos suficientes para pagar el capital y
	)	el interés de los bonos para mejoras en las calles, y todos los
[ ] EN CONTRA	)	asuntos relacionados o necesarios para ello.

1.	Capital de las obligaciones de deuda que se han de autorizar	\$ 3,495,000
2.	Interés estimado de las obligaciones de deuda que se han de autorizar	\$1,743,591
3.		\$ 5,238,591
4.	Capital de todas las obligaciones de deuda pendientes de la Ciudad*	\$436,838
5.		\$11,587
6.	Estimado de la combinación de capital e interés requerida para pagar en su totalidad y oportunamente todas las obligaciones de deuda pendientes de la Ciudad*	\$448,425
7.	Aumento anual, máximo y estimado en la cantidad de impuestos que se gravarían sobre una residencia principal en la Ciudad con una tasación fiscal de \$100,000 para pagar las obligaciones de deuda a autorizar, si se aprueban, según las suposiciones realizadas por el órgano de gobierno de la Ciudad	\$20.00
	Otra información que la Ciudad considere relevante o necesaria para explicar la información precedente a fecha de adopción de la Ordenanza de Elección da Bonos de la Ciudad	Consultar las suposiciones importantes expuestas más adelante.

\*A la fecha de adopción de la Ordenanza de Elección de Bonos de la Ciudad.

## Suposiciones importantes para las declaraciones anteriores, incluso la declaración 7:

(1) Amortización supuesta de las obligaciones de deuda de la Ciudad, incluidas las obligaciones de deuda pendientes y las obligaciones de deuda propuestas:

Mandato	Capital	Interés	Total del servicio de la deuda	Total del servicio de la deuda +
		Interes	propuesto	Deuda existente
20 años	\$3,495,000	\$1,743,591	\$5,238,591	\$5,687,016

(2) Cambios supuestos en tasaciones futuras estimadas dentro de la Ciudad: 0%.

(3) Tasa de interés supuesta sobre las obligaciones de deuda a emitir: 4.50%.

(4) Supone que la Ciudad no otorgará ninguna exención opcional para el impuesto a residencia principal o cualquier otro impuesto predial.

(5) Supone que la residencia principal no cumplirá con los requisitos para exenciones idiosincráticas, lo que incluye, entre otras, la exención estatal obligatoria para residencia principal para veteranos incapacitados y sus familias, cónyuges sobrevivientes de miembros de las fuerzas armadas fallecidos en combate y cónyuges sobrevivientes de personal de emergencia fallecido o con heridas de muerte en el desempeño de sus funciones.

(6) Supone que la ley aplicable no cambiará para disponer exenciones obligatorias al impuesto predial o congelaciones de impuestos prediales que no están disponibles bajo la ley actual.

(7) Supone que no se obtendrá un seguro de bonos municipales para las obligaciones de deuda propuestas.

(8) Como lo exige la Sección 1251.052 del Código de Gobierno de Texas, este Documento de información para los votantes se ha preparado para la proposición expuesta en este Documento de información para los votantes (la "Proposición"), que se somete a los votantes en virtud de una Ordenanza para convocar a una elección de bonos a celebrarse dentro de la Ciudad de Woodcreek, Texas; disponer la celebración y el aviso de la Elección; y contener otras disposiciones relacionadas con esto (la "Ordenanza de la Elección de Bonos").

Los estimados contenidos en este Documento de Información para los Votantes (i) se basan en determinadas suposiciones (incluidas las suposiciones importantes expuestas antes y suposiciones acerca de las condiciones prevalecientes del mercado y económicas al momento o momentos de emisión de los bonos) y se derivan de las proyecciones obtenidas del asesor financiero del Distrito, (ii) están sujetos a cambios en la medida en que los hechos, las circunstancias y las condiciones reales prevalecientes al momento de emisión de los bonos difieran de tales suposiciones y proyecciones, (iii) se proveen exclusivamente para cumplir con los requisitos de la Sección 1251.052 del Código de Gobierno de Texas y sin ningún otro propósito, sin ninguna garantía de que tales proyecciones se manifestarán y (iv) no están previstos para dar lugar (y expresamente no dan lugar) a un contrato con los votantes o limitar la autoridad de la Ciudad de emitir bonos de acuerdo con la Proposición presentada por la Ordenanza de Elección de Bonos de la Ciudad.

#### Council Meeting Date: Regular City Council Meeting October 12, 2022

#### Agenda Item Cover Sheet

#### Agenda Item Subject/Title:

Discuss and Take Appropriate Action on naming Becky Denton as an alternate member of the Parks and Recreation Board.

#### **Agenda Item Summary:**

Ms. Denton is a Master Naturalist and lover of parks program. They live across the street from Augusta Park, and tend to it frequently. She also helped with the design of the Brookmeadow planter at the Augusta Drive entrance. She will be an excellent addition to the Board.

#### **Financial Impact:**

Nameplate needed, but not much additional expense.

#### **Recommendations:**

Add Ms. Denton to the Parks and Recreation Board as an alternate.

#### **Supporting Documents Included**:

none

Submitted by: Mayor Jeff Rasco

#### Council Meeting Date: Octobrt 12, 2022

#### **Agenda Item Cover Sheet**

#### Agenda Item Subject/Title:

Direct staff, in coordination with the Ordinance Review Committee, to prepare a Request for Proposals (RFP) seeking a contract for part-time services from a qualified Compliance Officer.

#### **Agenda Item Summary:**

Council and the Ordinance Review Committee have, in the last few months, developed a number of Ordinances for the benefit of our citizens and the City. It is important that there be a consistent effort to inform our citizens on these new Ordinances as well as the overall Code of Ordinances.

Considering the size of our City, as well as our residents' commitment to the City and its character, a full-time Compliance Officer is not necessary.

Recommend that the RFP seek the services of a qualified Compliance Officer on a part-time basis for an hourly rate not to exceed \$20.00, with the total value of the contract not to exceed \$8,000 per year, including mileage reimbursement.

#### **Financial Impact:**

Not to exceed \$8,000 for fisal year 2022-23. Fundsa are available in the annual budget.

#### **Recommendations:**

Council to approve development of the RFP for a part-time Compliance Officer. . :

Submitted by: Mayor Pro Tem Aurora LeBrun

#### Council Meeting Date: Octobrt 12, 2022

#### **Agenda Item Cover Sheet**

#### Agenda Item Subject/Title:

Request that the City of Woodcreek's Tree Board, in coordination with City staff and the Board's Council Liaison, develop a draft Request for Proposals (RFP) for the services of a part-time Arborist. Once completed, the draft to be presented to City Council for review and aproval.

#### **Agenda Item Summary:**

One of the major assets of the City of Woodcreek is its natural beauty. Trees enhance both public and private property throughout the City, but there are challenges, such as oak wilt and other diseases. The City has enacted a thorough Tree Ordinance aimed at protecting the City's trees and preventing disease and the loss of trees. An Arborist is needed to achieve the goals of the Ordinance, including protecting trees in the Extra Territorial Jurisdiction (ETJ) as part of future development in the ETJ./.

Recommend the drafting of the Ordinance be assigned to the City's Tree Board. The Board should consider the average hourly salary of \$20.00 for approximately 416 hours per year which would average 8 hours week, and maximum expenditure of \$9,500, which would include mileage. It may not be necessary for the Arborist to work the maximum hours.

#### **Financial Impact:**

Not to exceed \$9,500 for fiscal year 2022-23.

#### **Recommendations:**

Council to approve referring the drafting of an RFP for a part-time Arborist to the City's Tree Board.

Submitted by: Mayor Pro Tem Aurora LeBrun

#### Council Meeting Date: Octobrt 12, 2022

#### **Agenda Item Cover Sheet**

#### Agenda Item Subject/Title:

Recommend that, upon the hiring of a City Manager, Council direct staff to review contracs and agreements for professional or technical services that have been in effect for three (3) years or more. Recommend the review begin with the contract for Legal Services and the contract for Information Technology Services. Recommend development of a Request for Qualifications covering these services.

#### **Agenda Item Summary:**

It is generally accepted business practice to review and renew contracts on a regular schedule. All contracts should have performance reviewed on a regular schedule – usually every 90 calendar days. It is also recommended that contracts for professional service not exceed a term of three (3) years.

After a three (3) year term, it is a generally acceptable business practice to explore the pool of available qualified applicants through a Request for Qualifications (RFQ). This process is particularly helpful for professional and service contracts

A request for qualifications is a document that seeks to identify a qualified pool of applicants. It asks potential contractors to detail their background and experience providing specific goods or services. The request for qualifications would be focused on the potential contractor's skills, experience, and interest to conduct business with the City of Woodcreek.

Once the qualified and interested applicant pool is identified, the City would complete the process by contacting the best qualified candidates identified by the RFQ to request, at a minimum, the following information:

- 1. Detailed cost proposal for fees and other expenses for the defined scope of work.
- 2. Detailed list of personnel assigned to the potential contract include resumes for any personnel not included in the response to the RFQ.
- 3. Acceptance of terms and conditions.

#### **Financial Impact:**

Undetermined for selection process.

#### **Recommendations:**

Direct City staff to:

- 1. Prepara Requests for Qualifications to identify qualified applicant pools for legal services and information technology services.
- 2. Submit the draft Requests for Qualifications to Council for approval prior to distribution. This should include the RFQ and the following attachments
  - a. Strategy to identify and outreach qualified applicant pools
  - b. Procurement Process, to include a calendar.
  - c. Estimated costs including advertising.
  - d. Evaluation Matrix/Criteria suggest "Best Value" Criteria be used.

Submitted by: Mayor Pro Tem Aurora LeBrun

#### Council Meeting Date: Regular City Council Meeting October 12, 2022

#### **Agenda Item Cover Sheet**

#### Agenda Item Subject/Title:

Discuss and Take Appropriate Action on Sharing Costs on Safety Improvements on the Path Between Woodcreek and Mountain Crest at the Northern Intersection of Brookhollow and Augusta Drives, With Woodcreek's Share Not to Exceed \$600.00.

#### **Agenda Item Summary:**

Mountain Crest has the deed to the entire path, which has become quite dangerous due to erosion and useage. Although deeded to the Mountain Crest POA, half of the path is in the city and used by our citizens walking or riding to Mountain Crest where there is less traffic, or simply to see friends. Their resident use the path to walk in Woodcreek, and some golfers use it to play here. Sharing the costs of repairs is neighborly, and also protects the safety of our residents who use the path.

#### **Financial Impact:**

Up to \$600 from Road Maintenance or other appropriate fund

**Recommendations:** Approve the \$600 expenditure

#### **Supporting Documents Included:**

Expense Spreadsheet for Path Repairs

Submitted by: Mayor Jeff Rasco

G	olf Cart Path C	Cost Estimate	es 2022	
Path Length	525			
Path Width	4			
	2100	Total sq/ft		
Depth of materials	3	inch lift/depth		
Estimate	20	yards decompos	ed granite	
	26	ton 1/2 inch deco	omposed granite	
andscape Junction	\$59.95	per yard	ALL VOLUNTEER	
	\$2,000.00	Cost of materials	3	
	\$180.00	truck to drop off	materials	
Rental of skidsteer	\$360.00	rent and delivery	over a weekend	
	\$2,540.00	Max Cost		
Collier Material - source lo	cation Marble Falls		ALL VOLUTNEER	
	\$10.00	per ton		
		tons needed		
	\$260.00	Cost of Materials		
	125	Dump Trailer Re	ntal Per day	
		days needed		
	\$250.00	,		
Rental of skidsteer	\$360.00	rent and delivery	over a weekend	
		Total Cost		
Collier Material - source lo	ocation Marble Falls		Somerset Homes + Volunteers	
	\$10.00	per ton		
		tons needed		
		Cost of Materials	3	
		Dump Trailer Re		
		days needed	,	
	\$250.00	,		
	2	Days of Somerse	et Employees	
		Men	r - <b>/</b>	
		Skidsteer		
		Somerset Home	s Fee	
		Total Cost		
	¢1,110.00			
Asking for Approval of : \$	1200			
		aaat \$1000	oval is if MCCA funds the entire pro	aiaat

#### Council Meeting Date: Regular City Council Meeting October 12, 2022

#### **Agenda Item Cover Sheet**

#### Agenda Item Subject/Title:

Discuss and Take Appropriate Action on a Request from the Parks Board of Spending up to \$400. from the 2022-2023 budget for a Friends of Woodcreek Parks Recognition Award.

#### **Agenda Item Summary:**

The Parks Board discussed the idea of creating a recognition award, specifically awarded from the Parks Board. Possible ideas discussed for this award would be a t-shirt, a sun shade hat, a water bottle or a yard sign, or some combination of the above.

**Financial Impact:** \$400. from the 2022-2023 budget

**Recommendations:** Approve spending \$400. from the 2022-2023 budget for a Parks Board recognition award.

Supporting Documents Included:

n/a

Submitted by: Councilmember Chrys Grummert

#### Council Meeting Date: Regular City Council Meeting October 12, 2022

#### **Agenda Item Cover Sheet**

#### Agenda Item Subject/Title:

Discuss and Take Appropriate Action on Approving the Updated Parks Board Budget for the Spooktacular Event being Held Sunday, October 30th, 2022.

#### **Agenda Item Summary:**

At the September 19th Parks Board meeting a final budget was reviewed, and now that the details are beginning to be locked down they find that their original budget of \$2500. total, will look more like \$3250. in total, though the \$500. for the hay bails may be refunded if they are in good condition and are able to be returned. \$1000. of the above amounts has already been approved out of the previous year's budget. What is being discussed is the remaining amount of \$2250 from the 2022-2023 budget. Council had previously approved \$1500 for the 2022-2023 budget regarding the Spooktacular event. The difference would be \$750. The attached document was their draft working document, which was lowered to the request of \$3250 total.

#### **Financial Impact:**

A possible increase in spending of the Parks Budget for Spooktacular of \$750.

#### **Recommendations:**

Approve the new spending amount for the Spooktacular event being held October 30th, 2022.

#### **Supporting Documents Included:**

2022 Woodcreek Spooktacular Draft Budget.pdf

Submitted by: Councilmember Chrys Grummert

# 2022 Woodcreek Spooktacular Budget

	Actual Amount	Budgeted Amount	Over/under Budget
50 Hay Bales		\$500	
40 Plastic tablecloths to cover hay bales		\$80	
Pumpkins for ring toss and photo shoots		\$45	
Trash cans & pick up		\$150	
Prizes for costume contest		\$200	
Prizes for games		\$250	
Posters/Banners		\$100	
Candy, water, ice		\$300	
1 Constable (\$50/hr, 4 hr minimum)		\$200	
1 Portable toilet		\$200	
2 Inflatable Slides		\$1,100	
Treat Sacks		\$100	
1 Constable vehicle		\$15	
Signs		\$100	
Ant Killer		\$100	
TOTAL	\$0	\$3,440	\$0

# 7000.50 Community Relations

and the second se		- COLORING
7,000.00	6,000.00	

#### Council Meeting Date: Regular City Council Meeting October 12, 2022

#### **Agenda Item Cover Sheet**

#### Agenda Item Subject/Title:

Discuss Increasing the City of Woodcreek Hotel Occupancy Tax Rate Currently Set at Zero Percent.

#### **Agenda Item Summary:**

Currently the City of Woodcreek has their Hotel Occupancy Tax rate set at zero percent. Increasing this percentage rate would bring in additional funds to the city for specific uses, including but not limited to a possible trails project. The HOT, as it is known, is a pass-through tax, collected by the various lodging establishments on behalf of the city. The guests pay the tax, not the lodging establishment.

#### **Financial Impact:**

This is a discussion item

#### **Recommendations:**

Discuss the possibility of increasing the city's current Hotel Occupancy Tax rate from zero percent.

# Supporting Documents Included:

HOT.pdf

Submitted by: Councilmember Chrys Grummert

# HOTEL OCCUPANCY TAX

# Who is responsible for this tax?

Hotel owners, operators or managers must collect *state* hotel occupancy tax from their guests who rent a room or space in a hotel costing \$15 or more each day. The tax applies not only to hotels and motels, but also to bed and breakfasts, condominiums, apartments and houses. *Local* hotel taxes apply to sleeping rooms costing \$2 or more each day.

With the numerous sporting and entertainment events around the state, many homeowners rent their homes or rooms in their house to people attending these events. Persons leasing their houses must collect hotel occupancy tax from their customers in the same way a hotel or motel collects the tax from its guests. Property management companies, online travel companies and other third-party rental companies may also be responsible for collecting the tax.

# Rates

The state hotel occupancy tax rate is 6 percent (.06) of the cost of a room.

Cities and certain counties and special purpose districts are authorized to impose an additional local hotel tax that the local taxing authority collects.

# **Due Date**

Monthly: 20th day of the month following the end of each calendar month (for example, April 20 for March activity). Quarterly (if qualified): 20th day of the month following end of the calendar quarter (for example, April 20 for first quarter activity).

# Discounts

When this tax is filed and paid by the due date, taxpayers may apply a 1 percent discount of the tax due on a monthly or quarterly return.

#### Item 14.

# Local HOT Uses

Under Texas law, local HOT revenue can be used only to directly promote tourism and the convention/hotel industry. This means the proceeds should be spent on projects or events that result in visitors or attendees staying overnight in the community, generating more hotel occupancy tax. The Texas Municipal League describes this as the first part of a two-part test it calls the 🔁 hotel tax "two-step."

Provided the first test of directly promoting tourism and hotel activity is met, the expenditure then must fit into one of the categories authorized by statute. According to the Comptroller's Data Analysis & Transparency Division, these categories include:

- the construction, maintenance and operation of a convention or visitor center;
- facilities and personnel for the registration of convention delegates;
- advertising and promotional programs to attract tourists;
- encouragement and promotion of the arts;
- historical restoration and preservation projects;
- advertising to encourage tourists to visit historic sites and museums;
- signage directing the public to sights and attractions frequently visited by tourists;
- certain transportation systems serving tourists and hotel guests;
- and, for certain cities,
- sporting events for which the majority of participants come from out of town;
- qualifying sports facilities that routinely host regional or national tournaments; and
- coliseums or multiuse facilities.

Hotel Occupancy Tax Statutes

**STATE**: Tax Code Chapter 156

LOCAL HOT TAX: Tax Code Chapter 351 (Municipal);

Tax Code Chapter 352 (County)

LOCAL SPORTS & COMMUNITY VENUE: Local Government Code Chapters 334 and 335

# Wimberley's Hotel Occupancy Tax rate for reference

# 🧟 📥 Sec. 2.10.043 🛛 Tax rate

A tax of seven percent (7%) of the consideration paid for a hotel room located within the corporate and extraterritorial limits of the city is levied on a person who, under a lease, concession, permit, right of access, license, contract, or agreement, pays the consideration for the use or possession or for the right to the use or possession of a hotel room that costs \$2.00 or more each day and is ordinarily used for sleeping. (Ordinance 2021-33, sec. 2, adopted 12/2/21)

# Strategy Two: Increase income outside of ad valorem taxes.

# Action Plan:

- Promote and support local business
- Use Woodcreek as the city designation for online purchases
- Reconsider increasing the Hotel Occupancy Tax from 0 to create additional income for the city.

#### Council Meeting Date: Regular City Council Meeting October 12, 2022

#### **Agenda Item Cover Sheet**

#### Agenda Item Subject/Title:

Report from the Ordinance Review Committee Followed by Discussion and Possible Action on the Woodcreek Code of Ordinances in Relation to Masonry Requirements and the Board of Adjustments.

#### **Agenda Item Summary:**

The Ordinance Review Committee has asked that Council bring the Code of Ordinances into alignment with State Code in regards to the sections concerning the Masonry Requirements and Board of Adjustments. This item is being brought to Council by the Ordinance Review Committee liaison Debra Hines in order to receive direction from the Council on how to proceed with fixing these items.

#### **Financial Impact:**

Fees associated with Municode and the codification process

#### **Recommendations:**

Recommendation is to direct staff to remove the masonry requirements in the code and to fix the Board of Adjustments portion to align with State Code (per Counsel from City Attorney Bud Wymore) and to seek recommendations on how to best achieve these goals and what support staff needs to complete these tasks.

#### **Supporting Documents Included**:

Board of Adjustment Woodcreek Code Masonry requirement example Woodcreek Code

Submitted by: Councilmember Debra Hines

#### § 156.063 CHART 2: RESIDENTIAL ZONING REQUIREMENTS.

	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	TH/C	DU-1	4PLX	MF	RR	PUD	MH-1
% masonry required	55	55	55	55	55	55	55	55	55	see § 156.064 for	55		55
Garage required	2-Car	2-Car	2-Car	No	1-Car	2-Car	2-Car	1-Car	1- Car1	MF-1, MF-2 requirements	2-Car	-	1-Car
Off-street parking required	3	3	3	3	3	3	3				3		
Maximum dwelling units per lot	1	1	1	1	1	1	1	2	4		1	-	1
Maximum dwelling height	30'	30'	30'	30'	30'	30'	30'	30'	30'		30'	-	30'
Maximum impervious cover	30 <sup>2</sup>	30 <sup>2</sup>	30 <sup>2</sup>	1	30 <sup>2</sup>	-	30 <sup>2</sup>						
Minimum setba	cks								•				•
Front	25'	25'	10'	20'	20'	25'	25'	25'	25'		25'		25'
Interior side	7-1/2'	7-1/2'	0'	0'	7-1/2	5'	7-1/2'	7-1/2'	7- 1/2'		7-1/2'	-	7-1/2'
Rear	25'	25'	15'	15'	15'	25'	25'	25'	25'		25'		15'
Street side	10'	10'	5'	5'	10'	10'	15'	15'	15'		10'	-	10'
Minimum squar	e footag	e											
One-story	1,500	1,000	1,000	900	1,000	1,000	1,000 <sup>1</sup>	1,000 <sup>1</sup>	800 <sup>1</sup>		1,500	-	1,000

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Second-	500	500	200				200 <sup>1</sup>	200 <sup>1</sup>	800 <sup>1</sup>		500	-	NA
story													
NOTES TO TABLE:													
<sup>1</sup> per unit													
<sup>2</sup> Maximum impervious cover is capped at 30 percent for construction for which a site development plan was not filed prior to													
October 20, 2006.													

(Ord. 00-65N, 6-1-2005; Ord. 06-103, 10-20-2006; Ord. 06-103A, 1-10-2007; Ord. 10-135, 1-13-2010; Ord. 10-139, 2-10-2010; Ord. 14-194, 6-11-2014; Ord. 19-255, 3-13-2019)

#### § 156.137 BOARD OF ADJUSTMENT.

- (A) *Established*. A Board of Adjustment (hereafter in this section, the "Board") is established in accordance with the provisions of Tex. Local Gov't. Code § 211.008, regarding the zoning of cities and with the powers and duties as provided in said code.
- (B) Rules and regulations. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact, and such minutes shall be immediately filed in the office of the Board and shall be a public record. The Board of Adjustment shall act by resolution in which four members must concur. The Board may adopt rules in accordance and consistent with this chapter as necessary and required. A copy of any such rules shall be furnished to any person requesting same. All rules and regulations shall operate uniformly in all cases and all resolutions and orders shall be in accordance therewith.
- (C) Powers and duties of the Board.
  - (1) Appeals based on error. The Board shall have the power to hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of Tex. Local Gov't. Code Ch. 211 or this chapter.
  - (2) Special exceptions. The Board shall have the power to hear and decide special exceptions to the terms of this chapter when this chapter requires the Board to do so. Such special exception shall be as follows: authorize a variance from the parking and loading requirements in any of the districts whenever the character or use of the building is such as to make unnecessary the full provision of parking or loading facilities, and where the topography or unusual shape of the lot and regulations would impose an unreasonable hardship upon the use of the lot, as contrasted with merely granting an advantage or a convenience.
- (D) Variances. The Board shall have the power to authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary hardship, and so that the spirit of this chapter shall be observed and substantial justice done, including the following:
  - (1) Yard and fence setbacks. Permit a variance in the setback requirements of any district where there are unusual and practical difficulties or unnecessary hardship in the carrying out of these provisions due to an irregular shape of the lot, topography or other conditions; provided that, such variance will not significantly affect any adjoining property or the general welfare; and
  - (2) Structures. Authorize upon appeal, whenever a property owner can show that a strict application of the terms of this chapter relating to the construction or alteration of a building or structure or the use of land will impose unusual and practical difficulties or particular hardship, such variances from the strict application of the terms of this chapter as are in harmony with its general purpose and intent, but only when the Board is satisfied that a granting of such variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance as established by this chapter, and at the same time, the surrounding property will be properly protected; provided that, the Board shall not in any event permit a use on any property that is not permitted within the zoning category for which such property is zoned.
- (E) *Procedures for requesting a variance.* 
  - (1) A request for a variance shall be made in writing and include information to support the request for a variance. Such information may include, but is not limited to, plat plans, site and building plans, contour maps and location of existing flora. The request shall clearly state the unusual conditions or circumstances which, in the applicant's opinion, justifies a variance.

- (2) The request for a variance, and a variance request fee in accordance with the Master Rate Schedule as adopted by resolution of the City of Woodcreek, will be mailed to the City of Woodcreek, 41 Champion Circle, Woodcreek, Texas 78676.
- (3) The City will be responsible for notifying all property owners within 200 feet of the property for which the variance is requested of variance request and the time and location of the Board of Adjustment meeting at which time the request for variance will be acted upon. The notification will include a complete description of requested variance.
- (4) The request for variance will be approved or denied within 45 days from the date the request is received.

#### (F) Appeals.

- (1) Procedure.
  - (a) In the event that any person has been detrimentally aggrieved by a decision of an administrative officer, relative to the enforcement of Tex. Local Gov't. Code Ch. 211 and or this chapter, such person may submit an appeal in accordance with the rules of the Board within ten days of the decision. Additionally, any officer, department, board or bureau of the City may appeal a decision relative to the enforcement of Tex. Local Gov't. Code Ch. 211 and or this chapter.
  - (b) The appellant must file a written appeal certifying the grounds for the appeal, and it shall be filed with the Board and with the administrative officer. The administrative officer shall forthwith transmit to the Board all documents which are pertinent to the appeal.
- (2) Stay of proceedings. Such appeal shall stay all further action relative to the appealed decision by the administrative officer. If the administrative officer deems that continuing the stay would cause imminent peril to life or property, he or she must certify the facts relating to his or her opinion in a written certificate to the Board. In the event that due cause is shown and after notice to the administrative official, the stay may be continued only by a restraining order granted by the Board or by a court of record on application.
- (3) *Hearing of the appeal.* The Board shall set a reasonable time for the hearing of the appeal and shall provide notice to the parties of interest, who may appear at the hearing in person or by representation of an attorney or agent.
- (4) Decision by Board. The Board shall decide appeals within a reasonable time. Any party to the appeal may appear in person or by agent or attorney at any hearing. The Board may, upon the concurring vote of four members, reverse or affirm, in whole or in part, or modify the administrative official's order, requirement or decision, and make the correct order, requirement, decision or determination on the matter appealed from and shall make such order, requirement, decision or determination as, in its opinion, ought to be made, and to that end, shall have all powers of the officer or department from whom the appeal is taken.
- (G) *Changes.* The Board shall have no authority to change any provision of this chapter and its jurisdiction is limited to hardship and borderline cases which may arise from time to time.

(Ord. 00-65N, 6-1-2005; Ord. 14-198, 7-9-2014; Ord. 19-255, 3-13-2019; Ord. 19-256, 3-13-2019)

#### Council Meeting Date: Regular City Council Meeting October 12, 2022

#### **Agenda Item Cover Sheet**

#### Agenda Item Subject/Title:

Discuss and Take Appropriate Action on the City of Woodcreek Social Media Policy (Draft)

#### **Agenda Item Summary:**

The City of Woodcreek has determined it shall create an official social media page on Nextdoor and Facebook. This will occur after the hiring of a City Manager and is subject to the approve and implementation of a Social Media Policy. The document submitted in this agenda is a draft of the City of Woodcreek Social Media Policy.

**Financial Impact:** 

none

**Recommendations:** Recommend that Council review and approve the City of Woodcreek Social Media Policy.

**Supporting Documents Included**:

Social Media Policy

Submitted by: Councilmember Debra Hines

City of Woodcreek

# **Social Media Policy**

#### **Overview**

The City of Woodcreek has an official City presence on two social media sites – Facebook and Nextdoor. These accounts are managed by the City Manager who is designated the administrator, but they may delegate the duties of posting and maintenance of the profiles to other city employees. The Mayor may utilize the posting feature of social media profiles for official City communications.

#### <u>Purpose</u>

The purpose of social media pages used by the City is to share information about city business and events, celebrate the achievements of our community, share about other community events outside of those sponsored directly by the City which could be relevant or beneficial to residents, and provide updates about issues and events that impact our citizens. In times of crises or emergency, the City's social media pages with be used to disseminate critical information to promote the health, welfare, and safety of residents.

#### **Rules of Engagement**

Comments and reactions will be limited to specific posts seeking public input. There shall be no public posting on the City social media profiles by anyone other than the City Manager, Mayor, or other designated City Employee.

The administrators reserve the right to remove posts that violate community guidelines and/or violate the privacy of staff. A comment may be removed if it:

- Threatens physical violence or is obscene, vulgar, or sexually explicit
- o Promotes illegal use of drugs, alcohol, or other controlled substances
- o The materials endorse actions endangering the health or safety of others
- The post contains untrue and potentially harmful statements about a city employee or identifies a specific employee in a defamatory, abusive, or negative way, or violates an employee's privacy
- Violates the law or encourages others to do so or advocates imminent lawlessness or disruptive action and is likely to incite or produce such action
- o Violates the intellectual property rights of another person or entity
- Contains hate speech or similar language that offensively attacks any group, including racist, homophobic, sexist, obscene or sexually explicit remarks
- Violates federal or state law or any Board policies regarding the protection of employee privacy or the confidentiality of employee

- Is for fundraising activities and are from a group not affiliated with the City.
- Advertises or promotes goods or services or is "spam"
- Creates reasonable cause to believe that posting the information will cause material or substantial disruption or interference with City business or the rights of others

#### **Guidelines for City Responses**

#### **Direct Message Communication and Open Comments**

The City's social media platforms exist for the purpose of sharing information with the public, and are not the best venues for individuals to report concerns to or seek information from the City. Questions, requests for information, and reports of concern should be directed to the City via the official City email, phone, or by going to City Hall directly.

The City of Woodcreek is not responsible for user-generated content on posts open for comments. Therefore, the opinions expressed in that content do not necessarily reflect those of the City or its employees.

When a City of Woodcreek employee responds to a comment, in his/her capacity as a City of Woodcreek employee, the employee's name and title should be made available, and the employee shall not share personal information about himself or herself, or other City employees.

The City of Woodcreek employees, Mayor and City Manager may or may not check inbox communications via social media platforms on a regular or timely basis. Communication from residents on these platforms will not be viewed as formal communications with the City nor shall the City be bound by the Public Information Act in regard to the timeline or content of a response to a citizen comment via the direct message feature on social media platforms. ALL communications received in the messenger or in-box feature of a social media platform will receive the same blanket response once it has been viewed:

"This is not an official means of communication for individuals to contact the City of Woodcreek . To contact City Staff please email: <u>Woodcreek@woodcreektx.gov</u> or call: 512.847.9390 or go to City Hall at: 41 Champions Circle, Woodcreek, TX 78676-3327. The City will not respond to the direct content of this communication."

#### **Disclaimer**

The City of Woodcreek Social Media Policy will be updated over time as the use of social media evolves.

This is a policy document meant to guide city staff and government officials. It is not legally binding and does seek to diminish first amendments rights. All parties are encouraged to use their personal social media pages to exercise their personal rights.

#### **General Policy for Use**

- 1. City social media sites should make clear that they are maintained by the City of Woodcreek and that they follow the City's Social Media Policy.
- 2. Wherever possible, City social media sites should link back to the official City of Woodcreek website for forms, documents, online services and other information necessary to conduct business with the City of Woodcreek.
- 3. The City Manager, or their designee, will monitor content on City social media sites to ensure adherence to both the City's Social Media Policy.
- 4. The City reserves the right to restrict or remove any content that is deemed in violation of this Social Media Policy or any applicable law. Any content removed based on these guidelines must be retained by the City Manager for a reasonable period of time, including the time, date and identity of the poster, when available.
- 5. These guidelines must be displayed to users or made available by hyperlink.
- 6. The City will approach the use of social media tools as consistently as possible and shall refrain from using the platforms for political or personal gain.
- 7. The City of Woodcreek's website at https://www.woodcreektx.gov/ will remain the City's primary and predominant internet presence.
- 8. All City social media sites shall adhere to applicable federal, state and local laws, regulations and policies.
- 9. City social media sites are subject to The Public Information Act (Chapter 522 of the Texas Government Code). Any content maintained in a social media format that is related to City business, including a list of subscribers, posted communication, and communication submitted for posting, may be a public record subject to public disclosure.
- 10. Employees representing the City government via City social media sites must conduct themselves at all times as a representative of the City and in accordance with all City policies.
- 11. Comments on topics or issues not within the jurisdictional purview of the City of Woodcreek may be removed.
- 12. The City does not endorse any links or advertisements that may show up on this Facebook page.

#### Comment Policy

By posting or commenting on the City of Woodcreek's Facebook or Nextdoor (when allowed), you agree to the terms of use of the City of Woodcreek's social media comment policy as provided herein.

1. As a public entity the City must abide by certain standards to serve all its constituents in a civil and unbiased manner.

- The City of Woodcreek's social media pages are intended to be "family friendly," so please keep your comments clean by following the rules of engagement outlined above in this document.
- 3. The intended purpose behind establishing City of Woodcreek social media sites is to disseminate information from the City, about the City, to its citizens. It is not intended to be a citizen complaint channel or to serve in replacement of official channels of communication to receive information from citizens. Citizens shall not expect the City to respond to comments or direct messages via social media platforms in a specific time frame or in accordance with the Public Information Request Act guidelines. Those types of communication MUST be via email: <u>Woodcreek@woodcreektx.gov</u> or call: 512.847.9390 or go to City Hall at: 41 Champions Circle, Woodcreek, TX 78676-3327
- 4. A comment posted by a member of the public on any City of Woodcreek social media site is the opinion of the commentator or poster only, and publication of a comment does not imply endorsement of, or agreement by, the City of Fullerton, nor do such comments necessarily reflect the opinions or policies of the City of Fullerton.
- 5. The City of Woodcreek reserves the right to deny access to City of Woodcreek social media sites for any individual, who violates the City of Woodcreek's Social Media Policy, at any time and without prior notice.
- 6. Comments posted to this page will be monitored and inappropriate content as defined above will be removed as soon as possible and without prior notice.
- 7. All comments posted to any City of Woodcreek social media sites are bound by the terms and conditions of those respective platforms.
- 8. By posting or commenting on the City of Woodcreek social media platforms you agree to our terms of use. You participate by your own choice, taking personal responsibility for your comments, your username and any information you provide therein.
- 9. The City of Woodcreek reserves the right to report any violation of Facebook or Nextdoor's Statement of Rights and Responsibilities and/or Community Standards to those entities. The City of Woodcreek is not responsible for the actions taken by Facebook or Nextdoor in these should the report lead to a loss of the social media account or some other penalty
- 10. To report an inappropriate comment, please call the City Hall at 512.847.9390 and/or report the comment directly to Facebook or Nextdoor using that feature on the platform.

#### If you are experiencing an emergency please dial 911 and DO NOT RELY on the City of Woodcreek's social media pages to seek or receive immediate assistance.

In the event of a public emergency, the City of Woodcreek will make every effort to update social media pages with relevant and important information to help protect citizens and

promote safety. Do NOT rely on these sources alone for news and/or other information. They are NOT meant to replace National and Statewide Emergency Communication efforts.

#### **LEGAL RESOURCES AND GUIDELINES**

If a municipality decides it would like to allow commenting on its Facebook page, the next consideration is how much commenting it wants to allow. If the municipality only wants to open up public comments on specific posts or for a specific period of time, it is creating a "designated" or "limited" public forum. In a "designated public forum" situation, the municipality would open up commenting on specific posts and limited to certain topics. <u>See Good News Club v. Milford Central School, 533 U.S. 98 (2001)</u> (allowing a university to restrict use of its meeting rooms to events pertaining to education and community welfare as long as the restrictions were content-neutral). In a "limited public form" situation, the municipality would open up comments for a specific period of time on any topic. If a municipality allows public commenting on all topics and at all times, the municipality has created a "traditional public forum" akin to the courthouse steps.

If a municipality allows public commenting in any form, the municipality must decide how to moderate the comments and determine when to delete or hide comments. In a limited forum, the deletion of a comment "must not discriminate against speech based on viewpoint, and must be reasonable in light of the forum's purpose." <u>Good News Club v. Milford Central School</u>, 533 U.S. 98 (2001). In a designated forum or traditional forum, there must be a narrowly drawn "compelling state interest" to restrict free speech. <u>Perry Educ. Ass'n v. Perry Educators' Ass'n</u>, 460 U.S. 37 (1983). Therefore, the municipality must only delete or hide comments that violate such "compelling interests." Examples include the protection of the public welfare, threats, offensive, racist or derogatory words. Gitlow v. New York, 268 U.S. 652 (1925); Virginia v. Black, 538 U.S. 343 (2003); Denver Area Educ. Telecommunications Consortium, Inc. v. F.C.C., 518 U.S. 727 (1996)).

SOURCE: <u>https://www.gklegal.com/blog/should-municipalities-allow-public-commenting-on-their-facebook-pages/</u>

ADDITIONAL LINK TO LEGAL RESOURCES:

https://www.tml.org/DocumentCenter/View/426/When-Can-My-City-Delete-a-Facebook-Comment-and-Other-Social-Media-Issues-PDF

#### Council Meeting Date: Regular City Council Meeting October 12, 2022

#### **Agenda Item Cover Sheet**

#### Agenda Item Subject/Title:

Discuss and Take Appropriate Action on the 2022 City of Woodcreek Comprehensive Plan Document and Consider Adopting the 2022 Woodcreek Comprehensive Plan by the Passage of the Ordinance Amending the City of Woodcreek Code of Ordinances at TITLE XV ("LAND USAGE"), CHAPTER 150 ("GENERAL PROVISIONS") at COMPREHENSIVE PLAN section 150.45 (ADOPTION).

#### **Agenda Item Summary:**

The completed comprehensive plan becomes the city's blueprint for future development. It serves as a policy guide for city council decisions concerning land use, utility extensions, road improvements, and other development issues.

The Comprehensive Plan Workgroup has finished the document and it has gone before Planning and Zoning for review. The plan is ready for Council to review, approve, and adopt by ordinance.

## Financial Impact:

Fees Associated with Codification

#### **Recommendations:**

Recommend that the City Council adopt the Comprehensive Plan and pass the Ordinance to do so.

#### **Supporting Documents Included**:

Local Government Code on Comp Plans 2022 Comp Plan Doc 2022 Comp Plan Ordinance COMPREHENSIVE PLAN (current ordinance referencing the 2020 Vision Master Plan

Submitted by: Councilmember Debra Hines

Item 17.

#### LOCAL GOVERNMENT CODE

# TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES

SUBTITLE A. MUNICIPAL REGULATORY AUTHORITY

#### CHAPTER 213. MUNICIPAL COMPREHENSIVE PLANS

Sec. 213.001. PURPOSE. The powers granted under this chapter are for the purpose of promoting sound development of municipalities and promoting public health, safety, and welfare.

Added by Acts 1997, 75th Leg., ch. 459, Sec. 1, eff. Sept. 1, 1997. Renumbered from Sec. 219.001 by Acts 2001, 77th Leg., ch. 1420, Sec. 12.002(2), eff. Sept. 1, 2001.

Sec. 213.002. COMPREHENSIVE PLAN. (a) The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A municipality may define the content and design of a comprehensive plan.

(b) A comprehensive plan may:

(1) include but is not limited to provisions on land use, transportation, and public facilities;

(2) consist of a single plan or a coordinated set of plans organized by subject and geographic area; and

(3) be used to coordinate and guide the establishment of development regulations.

(c) A municipality may define, in its charter or by ordinance, the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.

(d) Land use assumptions adopted in a manner that complies with Subchapter C, Chapter 395, may be incorporated in a comprehensive plan.

Added by Acts 1997, 75th Leg., ch. 459, Sec. 1, eff. Sept. 1, 1997. Renumbered from Sec. 219.002 by Acts 2001, 77th Leg., ch. 1420, Sec. 12.002(2), eff. Sept. 1, 2001.

Sec. 213.003. ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN. (a) A comprehensive plan may be adopted or amended by ordinance following: https://statutes.capitol.texas.gov/Docs/LG/htm/LG.213.htm

LOCAL GOVERNMENT CODE CHAPTER 213. MUNICIPAL COMPREHENSIVE PLANS

(1) a hearing at which the public is given the opportunity t Item 17. give testimony and present written evidence; and

(2) review by the municipality's planning commission or department, if one exists.

(b) A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a comprehensive plan.

Added by Acts 1997, 75th Leg., ch. 459, Sec. 1, eff. Sept. 1, 1997. Amended by Acts 1999, 76th Leg., ch. 62, Sec. 13.07, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 1420, Sec. 12.002(2), eff. Sept. 1, 2001.

Sec. 213.004. EFFECT ON OTHER MUNICIPAL PLANS. This chapter does not limit the ability of a municipality to prepare other plans, policies, or strategies as required.

Added by Acts 1997, 75th Leg., ch. 459, Sec. 1, eff. Sept. 1, 1997. Renumbered from Sec. 219.004 by Acts 2001, 77th Leg., ch. 1420, Sec. 12.002(2), eff. Sept. 1, 2001.

Sec. 213.005. NOTATION ON MAP OF COMPREHENSIVE PLAN. A map of a comprehensive plan illustrating future land use shall contain the following clearly visible statement: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Added by Acts 1997, 75th Leg., ch. 459, Sec. 1, eff. Sept. 1, 1997. Renumbered from Sec. 219.005 by Acts 2001, 77th Leg., ch. 1420, Sec. 12.002(2), eff. Sept. 1, 2001.

## COMPREHENSIVE PLAN

#### § 150.45 ADOPTION.

A copy of the Comprehensive Plan known as "2020 Vision: Master Plan for the City of Woodcreek" is attached to the ordinance codified herein and made part of this section as if set out in full.

(Ord. 99-58, 8-25-1999)

Item 17.

ORDINANCE NO.

#### **CITY OF WOODCREEK, TEXAS**

#### AMENDMENT TO TITLE IX GENERAL REGULATIONS OF THE CODE OF ORDINANCES

#### AN ORDINANCE AMENDING THE CITY OF WOODCREEK CODE OF ORDINANCES AT TITLE XV ("LAND USAGE"), AMENDING CHAPTER 150 ("GENERAL PROVISIONS") PROVIDING FOR ENACTMENT, REPEALER, SEVERABILITY, CODIFICATION, AND EFFECTIVE DATE, AND FINDING PROPER NOTICE AND MEETING.

**WHEREAS,** pursuant to Texas Local Government Code Section 51.001, the City has general authority to create an ordinance that is for good government and order of the City; and

WHEREAS, pursuant to Texas Local Government Code Chapter 213, the City has the general authority to adopt a Comprehensive Plan to guide the long-range development of a city in order to promote sound development and protect the health, safety and welfare of the public; and

**WHEREAS,** pursuant to Texas Local Government Code Chapter 213, the City has the general authority to define the content and design of the Comprehensive Plan; and

WHEREAS, the City Council finds that the City has a duty to establish development regulations and guidelines in the form of a Comprehensive Plan to guide future governing bodies on decisions about zoning, land use, and funding of capitol improvement projects; and

**WHEREAS,** the City Council finds that the process to complete the Comprehensive Plan involved extensive public involvement and opportunities for engagement and feedback; and

**WHEREAS,** the City Council finds that the Comprehensive Plan has gone for review before the Planning and Zoning Commission as required by Local Government Code Chapter 213 and a Public Hearing has been held prior to the adoption of the Comprehensive Plan; and

**WHEREAS,** the City Councils finds the creation of this ordinance to adopt the Comprehensive Plan aligns with the best interests of its citizens and is for good government and order of the City.

#### NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Woodcreek:

#### **1. FINDINGS OF FACT**

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

#### 2. ENACTMENT

The Code of Ordinances of the City of Woodcreek is amended at Title XV ("Land Usage") to amend Chapter 150 ("General Provisions") so as to read in accordance with Attachment A attached hereto and incorporated into this Ordinance for all intents and purposes.

#### **3. REPEALER**

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

#### 4. 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.

#### **5. CODIFICATION**

The City Secretary is hereby authorized and directed to record and publish the language of Title VX, Chapter 150, as written by this Ordinance, in the City's Code of Ordinances.

#### 6. EFFECTIVE DATE

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

#### 7. 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. 27 PASSED & APPROVED this, the \_\_\_\_ day of October 2022, by a vote of \_\_\_\_\_(ayes) to \_\_\_\_\_(nays) and \_\_\_\_\_\_ (abstentions) of the City Council of Woodcreek, Texas.

Jeff Rasco, Mayor

Suzanne Mac Kenzie, City Secretary

#### Attachment "A"

#### City of Woodcreek

#### CODE OF ORDINANCES

#### TITLE VX: LAND USUAGE

#### CHAPTER 150: COMPREHENSIVE PLAN

#### § 150.45 ADOPTION

A copy of the Comprehensive Plan known as "2022 WOODCREEK COMPREHENSIVE PLAN" is attached to the ordinance codified herein and made part of this section as if set out in full.



# City Of Woodcreek Comprehensive Plan

2022

Vision Statement

Background

Nestled amid the unique Texas Hill Country, the City of Woodcreek is a growing, family-oriented community tucked around an 18-hole golf course, with an inherent dedication to celebrating natural beauty and the culture of the surrounding area. Citizens seek to preserve the peaceful, rural feel of this community through sustainable land management, responsible planning, quality infrastructure management, and thoughtful development practices. Residents chose Woodcreek as home for its safety, convenient location, recreational opportunities, and high quality of life. Intentional communication and community spirit will preserve Woodcreek's enduring charm.

A comprehensive plan is a policy document that establishes a community's aspirations and lays out a road map to achieve those goals. The core philosophy of the Woodcreek Comprehensive Plan, as directed by the citizen survey, will be to preserve the character of Woodcreek and its quality of life for residents. The tenets driving the plan are to promote a sense of community; to preserve and protect our natural beauty and wealth of resources; and to ensure that the rural character of Woodcreek carries on even as the Wimberley Valley experiences unprecedented growth.



Image 1: Woodcreek Golf Course

- I. Introduction
- II. Acknowledgements
- III. Plan Creation
- IV. Overview of Woodcreek

#### V. Current Conditions

- a. Demographics
- b. Environmental Analysis
- c. Natural Systems
- d. Physical Systems
- e. Fiscal
- f. Land Use

#### VI. Citizen Survey Focus Areas

- a. Overview
- b. Key Areas of Focus

#### VII. Vision for Woodcreek

- a. Natural Systems
- b. Physical Systems
- c. Fiscal
- d. Land Use

#### VIII. Implementation

- IX. Woodcreek and the Wimberley Valley
- X. Summary of Key Action Items
- XI. Glossary
- XII. Appendix: Image Credits

The City of Woodcreek Comprehensive Plan serves as a vision for the future of the city. As a policy guide, it directs long-term planning across the city and its Extra Territorial Jurisdiction (ETJ). This plan builds upon past vision plans and utilizes existing plans, like the Parks & Recreation Master Plan, to form a complete picture for the Woodcreek community. Development, sustainability, preservation of its character, infrastructure maintenance, protecting natural resources, supporting local business, and all other aspects ensure a community will flourish.

The Comprehensive Plan creates a framework for allocation of city resources to achieve community goals and plan for improvements, as well as basis for future land use and development in the ETJ. The Plan integrates the wants and needs of the community's stakeholders. Its workgroup consists of a representative from each of the three commercial enterprises located within the city limits, a diverse group of citizens, two elected Councilmembers, and a member each from the Planning & Zoning Commission and Parks & Recreation Board, all with the assistance of a City Planner from K. Friese. The plan is driven by citizen input through surveys and focus groups. Periodic updates will ensure that the Plan stays relevant and reflective of changing needs over time.

Chapter 213 – Texas Local Government Code

<u>Chapter 213 of the Texas Local Government Code</u> provides the basis for comprehensive planning in Texas. This chapter reads in part:

Sec. 213.002. COMPREHENSIVE PLAN

(a) The governing body of a municipality may adopt a comprehensive plan for the longrange development of the municipality. A municipality may define the content and design of a comprehensive plan.

(b) A comprehensive plan may:

(1) include but is not limited to provisions on land use,

transportation, and public facilities;

(2) consist of a single plan or a coordinated set of plans organized by subject and geographic area; and

(3) be used to coordinate and guide the establishment of development regulations.

(c) A municipality may define, in its charter or by ordinance, the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.
(d) Land use assumptions adopted in a manner that complies with Subchapter C, Chapter 395 may be incorporated in a comprehensive plan.

A primary way that a municipality regulates the development of land within its jurisdiction is through a zoning ordinance. Here again, the comprehensive plan serves as the basis upon which all zoning decisions are made. Chapter 211 of the Local Government Code requires that all zoning decisions be consistent with a municipal comprehensive plan. That chapter reads in part:

Chapter 211 – Texas Local Government Code

Sec. 211.004. COMPLIANCE WITH COMPREHENSIVE PLAN

(a) Zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to:

- (1) lessen congestion in the streets;
- (2) safety from fire, panic, and other dangers;
- (3) promote health and the general welfare;
- (4) provide adequate light and air;
- (5) prevent the overcrowding of land;
- (6) avoid undue concentration of population; or
- (7) facilitate the adequate provision of
- transportation, water, sewers, schools, parks, and
- other public requirements.

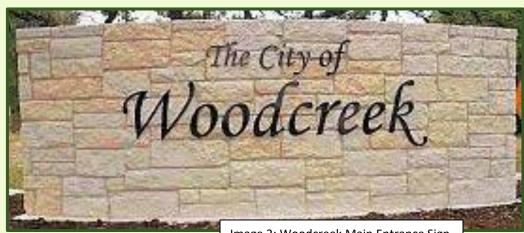


Image 2: Woodcreek Main Entrance Sign

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We would like to acknowledge the many individuals who gave a significant amount of their time and energy to drafting this Comprehensive Plan for the City of Woodcreek.

The following lists of people from the City of Woodcreek have been directly or indirectly involved in the completion of this plan, and they are listed below to acknowledge and thank them for their time spent in service to the community.

#### Comprehensive Plan

#### Current:

Aurora LeBrun, Co-Chair Debra Hines, Co-Chair Justin Camp Jason Donaldson Lydia Johns Jerry Moore Tomas Palm Greg Posey Pat Rawlings Danny Ross Bill Tarwater

Previous: Amanda Erwin, Chair Diane Stewart Pat Rawlings

## City Administration

#### Current:

Suzanne Mac Kenzie, City Secretary Maureen Mele, Administrative Assistant Bud Wymore, City Attorney

#### Previous:

Brenton Lewis, City Manager Linda Land, City Secretary Joe Tijerina, City Inspector

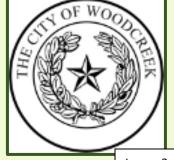


Image 3: City Seal

Item 17.

# City Council

#### Current:

Jeff Rasco, Mayor Aurora LeBrun, Mayor Pro-Tem Chrys Grummert, Councilmember Debra Hines, Councilmember Joe Kotarba, Councilmember Brent Pulley, Councilmember

#### Previous:

Gloria Whitehead, Mayor Judy Brizendine, Councilmember Bob Hamrick, Councilmember

#### Planning and Zoning

#### Current:

Andy Davenport, Chairperson Lydia Johns, Vice-Chair Tomas Palm, Commissioner Chris Sonnier, Commissioner Tamara Robertson, Commissioner Carson Bledsoe, Alt. Commissioner Josh Erwin, Alt. Commissioner

#### Previous:

Joe Kotarba, Chair Larry Alford, Commissioner Jack Bose, Commissioner Kathy Maldonado, Commissioner Rogers Holt, Alt. Commissioner

A special thank you to our city staff, past and present, who provided answers to questions and vital information as this plan came together, in addition to, setting up each meeting, tracking minutes, posting communications for public engagement and the distribution of the citizen surveys. This endeavor would not have been possible without the direct support of the City of Woodcreek staff.

# Acknowledgements

#### Planning and Development Consultant - Pegasus

#### Civil Engineering Firm - K. Friese

- Brandon Melland
- Selina Angel
- Adrian Frias
- Carolyn LaFollette

Important acknowledgement goes out to the K. Friese staff members who assisted in:

- o Collecting and compiling survey results,
- Analyzing the survey results,
- Producing reports,
- Advising in the creation of the Comprehensive Plan document,
- Hosting the Future Land Use workshop,
- Developing all the visuals for that event,
- Providing charts and maps for inclusion in the Comprehensive Plan.

#### Parks and Recreation

#### Platinum Panel

#### Ordinance Review

#### Current: Pat Rawlings, Chair Karen Poe, Vice-Chair Cody Abney Ruth Ann Gilbert Elizabeth Maurer

Linnea Bailey, Chair Cody Abney, Vice-Chair Joe Green Ed Fleming Jill Bloom Current: Emma Davenport, Chair Donna Hector, Vice-Chair Randy Renter Karen Duncan Steve Passalacqua

#### Previous:

Carroll Wilson, Chair Peg Wolfe, Vice-Chair

#### Previous: Jane Little

#### Tree Board

Current: Cindy Jones, Chair Monica Rasco, Vice-Chair Jacob McElroy Iris Ramos Dorothy Tasian Nan Simpson, Alternate Terri Burney-Bisett, Alternate



City of Woodcreek

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The City of Woodcreek Comprehensive Plan is the result of an extensive process involving:

- analysis of existing conditions,
- engaging the public for input,
- o drafting recommendations for future goals.

Meetings were open to the public, advanced notice was published, and in most cases, meetings were recorded and posted on the city website.

# Phases in Process

- 1. Formation of the Comprehensive Plan Workgroup and the creation of the Comprehensive Plan Survey of Summer 2021 involved gathering a diverse group of citizens and stakeholders together as the official advising body to work on the Comprehensive Plan. This group would see the plan to its finish and was initially responsible for producing the first citizen survey that would serve as the foundational source of information for the first iteration of the City of Woodcreek's Comprehensive Plan.
- 2. Review of Survey results and the creation of an outline utilizing focus groups marked the start of the writing of the Comprehensive Plan. The city of Woodcreek hired K. Friese to collect, process and analyze the citizen survey results. From their report, and with on-going counsel from K. Friese staff, the Comprehensive Plan Workgroup identified key focus groups from which the plan could derive its basic outline: Natural Systems, Physical Systems, Fiscal Systems and Land Use. During this time the introductory portions of the plan were written and edited.
- 3. Focus group meetings, discussions, and the Future Land Use Workshop served to further fill out the plan establishing existing conditions and identifying future goals as expressed in citizen input. The Future Land Use Workshop was an interactive event with significant attendance. It served as an educational event and involved gathering more citizen input through additional survey questions and boards for stakeholders to provide feedback for their vision of Woodcreek's future. Providing multiple opportunities for citizen engagement, the bi-weekly meetings of the Comprehensive Plan Workgroup have proceeded through each focus group individually filling out large portions of the existing conditions and vision sections of this document.



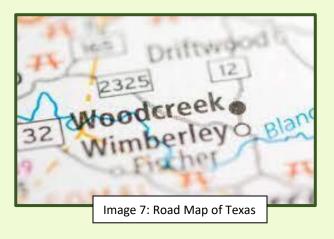
4. Final drafting of the plan and review by the Planning and Zoning Commission and City Council is the last step in the process. Once approved by the City Council, the Comprehensive Plan becomes a document to guide policy and planning. It is backed by City ordinance and can directly influence the expenditure of funds and future development agreements. Planning and Zoning will be directly responsible for future updates of the plan and for ensuring stated goals are carried out.



The City of Woodcreek, located in Hays County, was incorporated into a municipality in 1984 and became a General Law Type A city in 1989. It originally began as a golfing resort community with many vacation homes and has grown to be a thriving and diverse community of long-term residents. With its narrow streets lined by ancient oaks, park-like setting, larger-than-average lot sizes, varied fauna, and views of Cypress Creek, Woodcreek feels more like a quaint, rural neighborhood than a city.

#### Woodcreek

- Consists of approximately 696 acres of land
- More than 900 residences
- 1,750 residents
- Nestles in the Cypress Creek
   Watershed of the Blanco River
   Basin
- Sister city to Wimberley, relying on basic consumer, recreational and education needs
- City limits bordered by Cypress Creek to the west and south, Ranch Road 12 to the east and Mountain



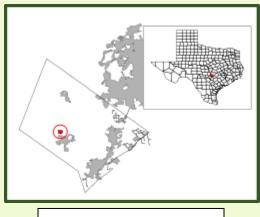


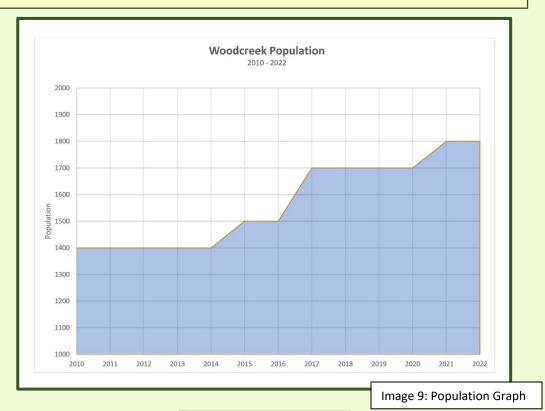
Image 8: Hays County Cut Out

The City of Woodcreek has just three nonresidential entities: Double J Ranch Golf Club (formerly Quicksand Golf Course), Camp Young Judaea, and Hill Country Spirits. Woodcreek is known for its championship 18-hole golf course dating back to the 1970s. Quicksand winds throughout the entire city and serves as a beautiful scenic backdrop to the residents' daily lives, making this an idyllic spot for retirement and raising children alike.

Overview of Woodcreek

### Growth

The City of Woodcreek has seen a steady growth rate of about one percent annually for the past decade, with a 21% increase between 2010 and 2020. The city saw a dramatic increase in population in 2017 due to the Woodcreek Apartments complex.



### Statistics

- The median income matches the average for the County and is nine percent higher than the State average.
- The median age has hovered in the low to mid 60s for most of the City's history but has been shifting in recent years to include more young families.
- Houses and property have typically remained affordable in Woodcreek. However, Hays County's status as the fastest growing county in the nation with a population of 100,000 or more has caused Woodcreek property values to increase significantly over the last five years.

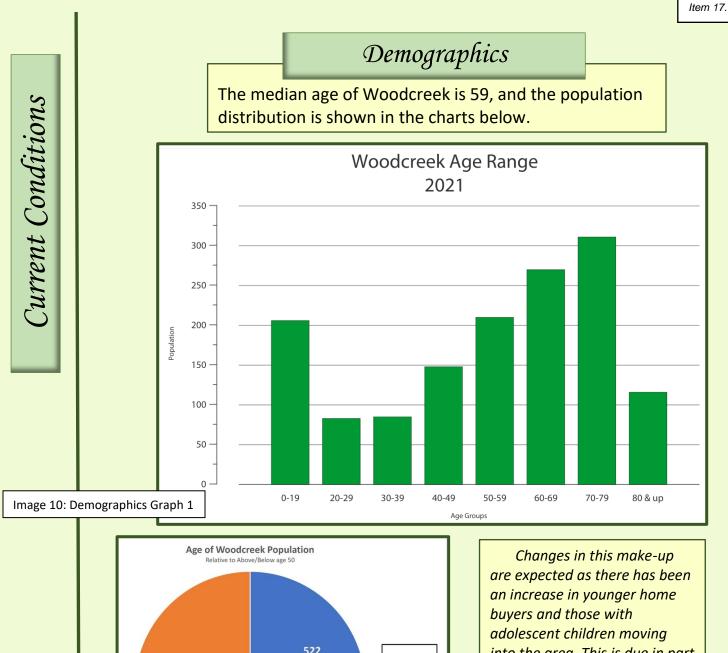


Image 11: Demographics Graph 2

Changes in this make-up are expected as there has been an increase in younger home buyers and those with adolescent children moving into the area. This is due in part to the new Blue Hole Primary School opening in the ETJ but can also be tied to the relative worth and low cost of the homes in this area. Woodcreek is one of the last affordable neighborhoods in the area.

The 2020 Census results have not been released yet, but demographics reported in the Comprehensive Plan Survey match trends in previous census data. The survey results were only indicative of about half the population of Woodcreek but given the large sample size are still considered significant for gathering resident preferences. The 2020 census data will shine greater light on current population trends in Woodcreek and the plan shall be updated once those are released.

### Housing and Extra Territorial Jurisdiction

- The housing market within the city limits has seen an increase in home values since 2020 as a more mobile workforce has migrated into rural communities.
- The rising housing costs in the closest major cities have caused home buyers seeking proximity to Austin to look in a much broader radius into the surrounding hill country and places like Woodcreek.
- Around 70 homes are long-term rentals in Woodcreek.
- Much of the land within Woodcreek City limits is built out and remains residential.
- There are less than 120 lots available for new construction.
- The ETJ remains widely undeveloped and will be the site of any significant future growth for the city.
- Woodcreek hosts a diverse housing market with everything from apartments and townhomes to duplexes and single-family residences, both on small

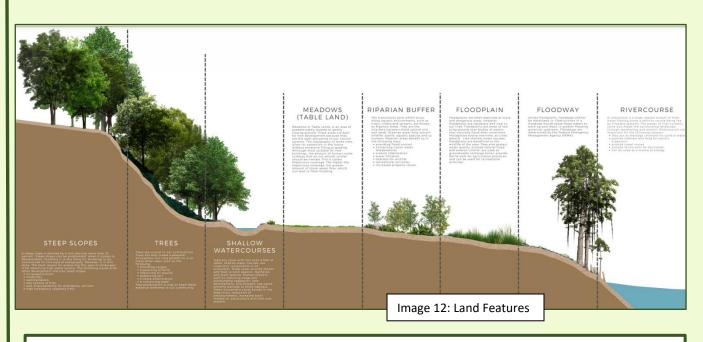
### Commercial Enterprises

*There are only three major non-residential enterprises within the city.* 

- Double J Ranch Golf Club (formerly Quicksand Golf Course) and Hill Country Spirits bring in significant sales tax income for the city.
- The third major business is Camp Young Judaea, a nonprofit children's summer camp, and is the second largest private landowner in Woodcreek behind the golf course.
- There are a handful of other small, home-based, businesses operating throughout the community.

# Environmental Analysis

Woodcreek has several environment features determined to be of critical value for the protection of water quality such as flood plains, a nearby fault line, riparian corridors, karst features, groundwater management zones, cave like rock features, seeps, and natural springs. These features, when protected and managed, help to lessen the impact of floods and drought.



Steep Slopes

A steep slope is defined by a site slanting more than 25 percent. Steep slopes can be problematic when it comes to development, therefore it is less likely for buildings to be constructed on this type of typography. However, it is still done. The main reason for preserving this type of landscape is for obtaining high water quality. The following issues arise when development disturbs steep slopes:

- Increased erosion
- Landslides
- Sedimentation
- Less control of fires
- Lack of accessibility for emergency vehicles
- High emergency response time

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- Providing oxygen
- Supporting wildlife •
- Improving air quality
- Preserving soil

Current Conditions

- Climate amelioration
- Conserving water

Tree Preservation is vital to keep these essential elements in our community.

### Shallow Watercourses

Typically, areas with less than 6 feet of water. Shallow water courses are important components to an ecosystem. These areas provide shelter and food to both aquatic, feathered, and plant species. Human impacts such as removing snags and overhanging vegetation, new development, and drought can cause extreme damage to these habitats. These disruptions cause breaks in the food chain, reduction of photosynthesis, increased toxin release on aquaculture activities and erosion.

### Meadows (Table Land)

Meadows or Table Lands, is an area of predominately leveled or gently sloping ground. These areas are best for new development because they are the least disruptive to our natural systems. The topography of these sites allow for expansion in the future without excessive filling or grading. Although most suitable for new buildings, the amount of human-made surfaces that do not absorb rainfall should be limited. This is called impervious coverage. The higher the impervious coverage, the greater amount of storm water flow, which can lead to flash flooding.

# **Riparian Buffer**

The transitional zones which occur along aquatic environments, such as rivers, creeks, and streams are known as Riparian Areas. They are the interface between dried upland and wetlands. Riparian areas benefit us in the following ways:

- Providing flood control
- Containing cooler water temperatures •
- **Erosion stabilization**
- Water filtration
- Habitats for wildlife
- **Recreational activities**
- Increased property values

#### Floodplain

Floodplains are often depicted as scary and dangerous areas. However, floodplains are necessary and vital to our lives Floodplains are areas of low-lying ground near bodies of waters that naturally flood after rainstorms. Floodplains evolve over time, as cities densify. Like shallow water courses, floodplains are beneficial to the wildlife of the area. They also protect water quality, provide natural flood and erosion control, are used as groundwater recharge zones, provide fertile soils for agricultural practices, and can be used for recreational activities.

### Floodway

Unlike floodplains, floodways cannot be developed in. Obstructions in a floodway would cause flood waters to back up and result in greater flooding potential upstream. Floodways are determined by the Federal Emergency Management Agency (FEMA).

#### Rivercourse

A rivercourse is a large natural stream of fresh water flowing along a definite course being fed by tributary systems. The power of river currents carve and shape the surrounding landscape through weathering and erosion. Rivercourses are important for the following reasons:

- They act as drainage channels for surface water
- Provide habitats and food for earth's organisms
- Provide travel routes
- Provide fertile soils for farmlands
- Can be used as a source of energy



#### Influences on the local environment:

- Increased population in the area has put a strain on the local watershed.
- Human development changes the natural landscape, increases impervious coverage, and magnifies resource consumption by residents and businesses.
- Protecting groundwater recharge in the local watershed in which Woodcreek is located will work to preserve water quality and availability for future residents.
- Additionally, it will ensure the character of the valley endures for generations to come.

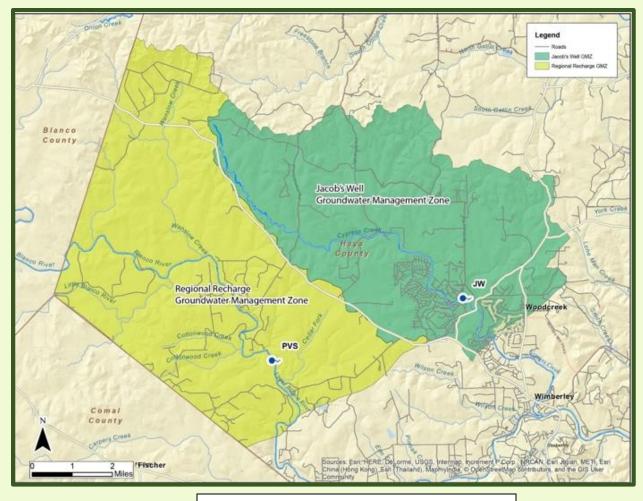


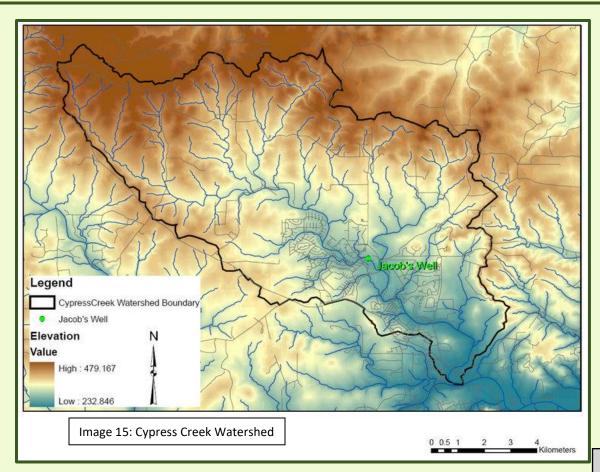
Image 14: Regional Groundwater Management Zones

Woodcreek lies within the Wimberley Valley which follows the course of the Blanco River and Cypress Creek. This area is in the Blanco River basin where the land and all water tributaries (streams and creeks) slowly drain any rainfall into the Blanco River, acting like a giant sink basin.

On a larger scale, Woodcreek sits on top of the Trinity aquifer – the sole source of our water supply - which is a network of underground limestone water channels. Karst features (i.e. sinkholes, fissures and caves) on the surface level allow direct access for rain and runoff into the aquifer.

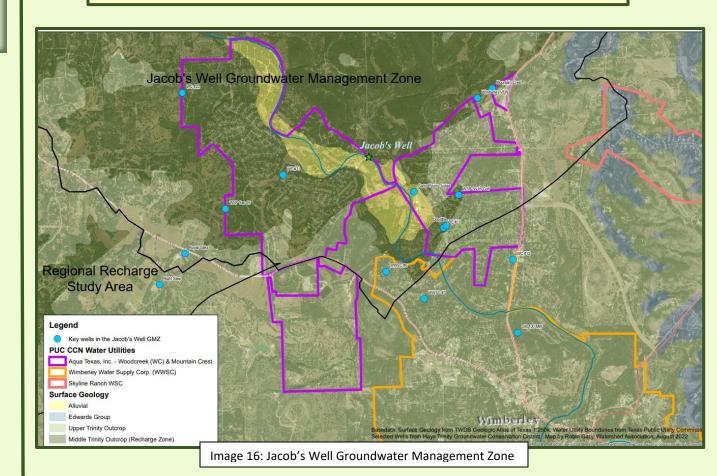
Woodcreek sits inside the Cypress Creek Watershed (black outline in map below). All surface water in the Woodcreek area flows downward towards the creek, and any surface pollutants from our community can quickly impact surface and groundwater quality. Woodcreek has allied with the City of Wimberley and the Meadows Center at Texas State University to improve and preserve the water quality and quantity of Cypress Creek and the Trinity aquifer.

Cypress Creek and portions of the Blanco River are part of only 22 remaining segments of waterways in the State of Texas that are still considered pristine and without toxic levels of phosphorous.

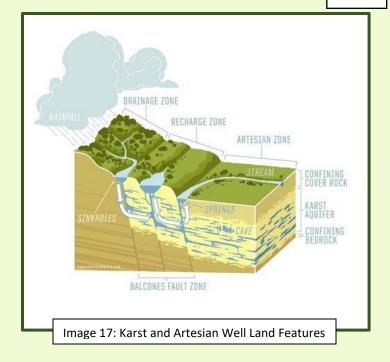


Part of Woodcreek, specifically the northwest part of the city limits, a large segment of Brookmeadow, and much of the northwest portion of the ETJ are in the Jacob's Well Groundwater Management Zone (yellow and green map below). This is a sensitive area where aquifer pumping is reduced during periods of drought to help maintain spring flow.

This zone serves as a catchment that feeds water into Cypress creek. Some of the outer limits of the ETJ intersect the Jacob's Well recharge zone (sinkholes and caves) where water is percolating down into the aquifer that feeds the spring.



Jacob's Well is a karst spring located in the Cypress Creek watershed about one mile northwest of Woodcreek. The spring is situated on a fault which delivers artesian flow (water under pressure) to the creek and provides a unique habitat for aquatic species. The spring is a great indicator of the health of the Trinity aquifer, our drinking water supply.



Efforts to protect this natural resource area are paramount to the Woodcreek community. Maintaining spring flow from Jacob's Well into Cypress Creek and the Blanco River is essential for our local economy and for the health of our regional ecosystems.

Pumping of nearby wells drawing from the same aquifer can influence the flow from Jacob's Well. While it traditionally flows year-round, the combination of periodic drought and increased groundwater pumping have led to periods of low-to-no flow at Jacob's well.

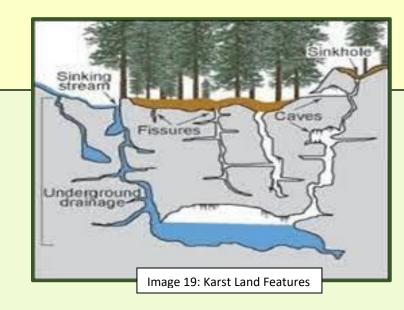


Image 18: Jacob's Well

Current Conditions

The karst features of Woodcreek and the greater Wimberley valley provide it with a unique character and charming landscape. In addition, it provides the community a cherished groundwater resource.

Conversely, karst geology also makes the groundwater more susceptible to contamination and damage through over consumption and excessive development, so conservation is essential.





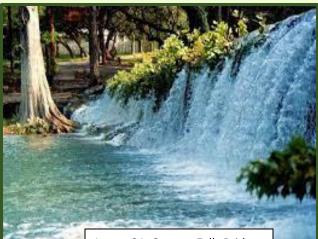


Image 21: Cypress Falls Bridge

Woodcreek does not have much in the way of drainage infrastructure and so during heavy rains, water travels in surface level sheet flows through our community primarily down our streets, and directly into Cypress Creek.

Hog Creek flows towards a dam located at Woodcreek Drive creating a stormwater retention pond. This not only creates significant pollution hazards if unmanaged, but it also contributes to erosion as well. Studies show that traditional "gray infrastructure" or concrete like culverts do not do well with limestone karst features.

The city has, in alliance with the Cypress Creek Protection Plan, been implementing nature-based infrastructure such as rain gardens to slow and collect water allowing it to soak into the ground rather than rapidly washing away into the stream and out of the area.

These efforts will help restore and protect groundwater levels and help to reduce surface water pollutants during periods of flooding and heavy rains.



In 2018, the Cypress Creek Project team installed the above 5,000 gallon polyethylene cistern at the Woodcreek Golf Course. The cistern is collecting water off of a 2,700 square foot roof, which allows for the harvesting potential to be approximately 45,000 gallons annually. The rainwater harvested from this cistern is being used to clean golf carts at the facility.



Work continued at the Woodcreek Golf Course in the summer of 2019, with the installation of this rain garden. Rain gardens are installed downslope of hills to capture stormwater. The bottoms are often planted with native plants to further treat the water before it recharges the aquifer.

Image 24: Rain Garden on Golf Course at Installation

#### PRESERVING THE NATURAL BEAUTY AND WATER QUALITY OF CYPRESS CREEK FOR GENERATIONS TO COME



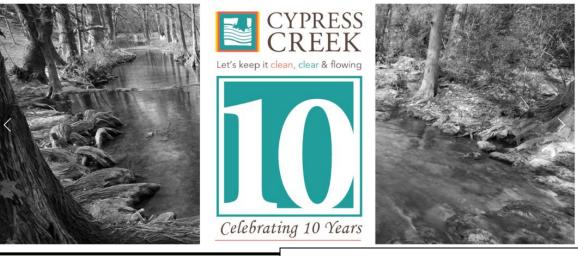


Image 25: Cypress Creek Watershed Protection Project

Some areas of Woodcreek's ETJ are at risk of "groundwater under influence" because the source of drinking water or groundwater travels close to the land surface. This presents the possibility of surface water mingling with the groundwater and this risks microbial contamination as the surface water has not gone through the natural filtrations of the limestone. This means greater filtration and sanitation efforts for the water systems in those areas.

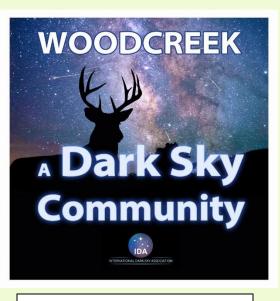


Image 26: Dark Skies Community Sign

#### International Dark Skies

We are a designated International Dark Skies Community with ordinances backing this effort and reinforcing the commitment to reduce light pollution to protect the clear night skies for which rural communities are so well known and loved. Ashe Junipers (colloquially called "Cedars" in this area) serve as habitat for the Golden Cheek Warbler bird which is Native to Central Texas and an endangered species.

Substantial amounts of these trees can be found in the Woodcreek ETJ and undeveloped areas within the city limits.

These trees not only serve to provide habitat for this beloved bird species, but they also diversify our tree canopies, and contribute to soil production as they drop significant amounts of debris on the ground.



Oak Wilt

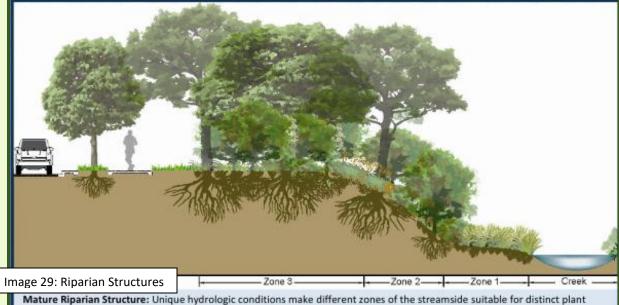
Oak Wilt is a fungal disease that impacts specific species of oak trees, many of which can be found within Woodcreek and serve as representation of the namesake of the community.

There is no known cure for oak wilt. Efforts can be made to prevent and protect trees, but once infected all further efforts turn to containment and extending the life of the tree until a replacement canopy can mature.

Woodcreek does currently have documented Oak Wilt in various areas of the community and so strong ordinances and education efforts remain a priority for leadership here as trees are a great asset for the community.



Much of Woodcreek is part of a riparian corridor that serves Item 17. protect Cypress Creek. The plants in this land belt running adjacent to the creek protect the water quality and prevent erosion and flooding damage to homes nearby by providing a water break and buffer.



Mature Riparian Structure: Unique hydrologic conditions make different zones of the streamside suitable for distinct plant types. The soil in Zone 1 is always wet and frequently underwater. Zone 2 is underwater during most storm events but dries out afterwards. Zone 3 is a transitional area receiving its moisture from rainfall and large storm events.

# Air Quality

Air quality remains good in Woodcreek and the Wimberley Valley currently. Protecting this from over-development, excessive traffic, and industrial production will need to be a focus for the community as the Wimberley Valley grows.

# Light Pollution

Light pollution is a growing concern as more concentrated and commercial development grows in the valley. Preserving unadulterated night skies by limiting outdoor lighting benefits wildlife and brings a greater quality of life for human residents. Outdoor lighting at night should be avoided or specific fixtures that reduce glare, light trespass, and sky glow should be utilized where lighting is desired or needed.

## Noise Pollution

Noise pollution from major roads like Ranch Road 12 will only increase, and the community can take steps to address this by raising fence lines alongside the road and planting vegetation as a noise break.

Additionally, the material used for the reconstruction of streets within the city limits will need to be carefully considered as many residents are reporting the concrete of Brookhollow to be louder than the previous asphalt street, thereby producina a load hum as cars travel down the road.

## Natural Systems

These are open systems whose elements and boundaries exist outside of human control. There are four main natural systems: land, water, life, and air. Humans rely on the natural systems to survive and must work to protect them.

# Land: Parks and Greenspaces

There are a handful of parks and greenspaces in Woodcreek with only a few amenities for citizens to use. The Parks Board is seeking grants to improve existing parklands. The city does have a current Parks Master Plan and there is an existing budget for park maintenance and improvements. Protections exist for trees located on all public land.

### Augusta Park

Augusta Park is at the north corner of where Augusta Lane and Augusta Drive meet. It features a rain garden, bocci ball court, and a couple of cement picnic tables.



### Veteran's Memorial Plaza

Veteran's Memorial Plaza is located at the intersection of Woodcreek Drive and RR12 on the north side of Woodcreek Drive just behind the main entrance sign. This park features a small memorial to Veterans and a stone table with benches.



### Creekside Park

A new park named Creekside is the center for discussions about a playscape and nature walk on Brookhollow alongside Hog Creek.

### Champions Circle Park

1 Champions Circle across from Veteran's Memorial Plaza on the southside of Woodcreek Drive and RR12 intersection remains undeveloped but is zoned for a public park.

#### The Triangle

The Triangle, is often thought of as a park by the community but is designated a right-of-way greenspace. It features a single bench, some landscaping and an unused flagpole.

#### Greenspaces

There are several other greenspaces throughout the community. These include street trees, the Brookmeadow planter, the Par View cul-de-sac median, a median on Woodcreek Drive near The Triangle, a small lot located alongside La Rocca Lane, a wooded area next to City Hall. There are protections in place for trees located in these areas and some have varying levels of landscaping or maintenance that is performed.



Image 32: Brookmeadow Sign Median

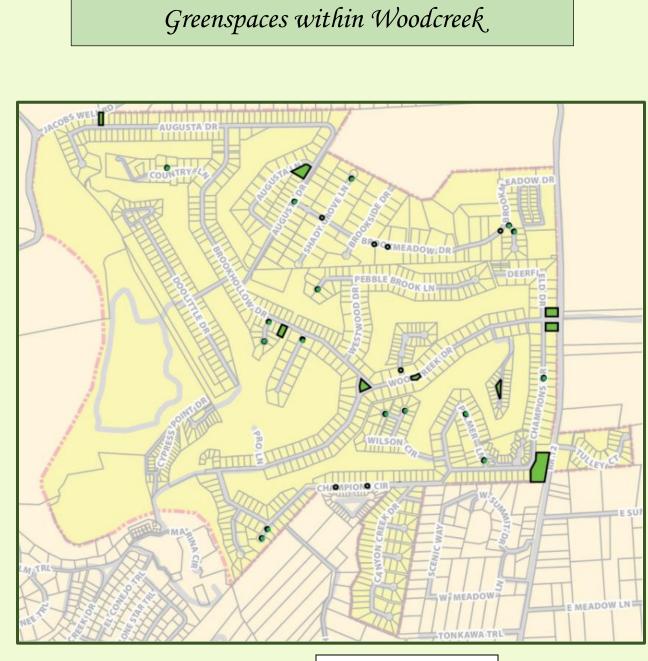
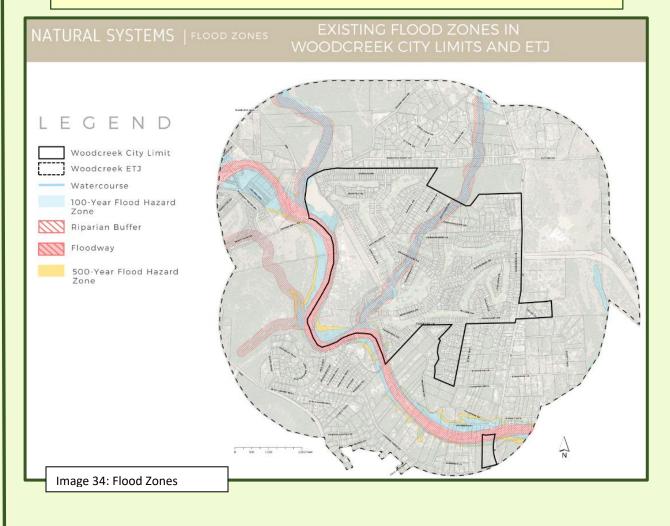


Image 33: Greenspaces Map

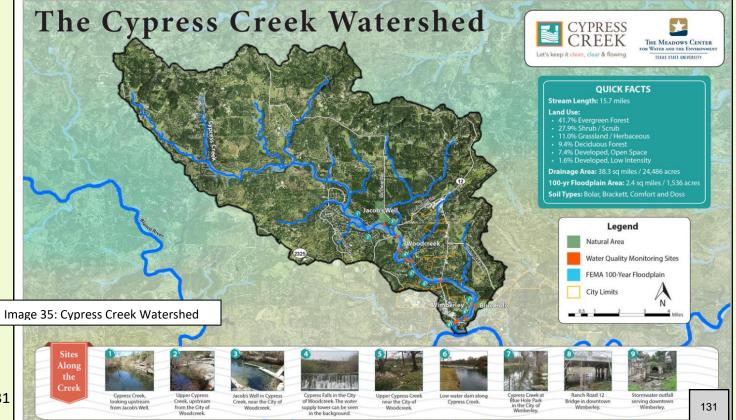
### Water: Drinking, Regulation, Quality Management

- Woodcreek is a groundwater dependent community. While some rainwater catchment systems exist, the community is linked to a public water utility system serviced by Aqua Texas. They control drinking water quality, drought curtailment enforcement, and oversee the treatment of effluent then used for watering the Quicksand Golf Course grounds. Some private septic systems still exist.
- Hays Trinity Groundwater Management is the state regulatory body responsible for permits and water management in this area. Woodcreek relies on the Middle Trinity Aquifer for meeting community potable water needs.
- There are two natural waterways within Woodcreek city limits and its ETJ. These are Cypress Creek and Hog Creek. There are several ponds on the golf course grounds and a large retention pond located at the dam on Woodcreek Drive east of Cypress Point.



## Water: Drinking, Regulation, Quality Management

- Environmental protection efforts have increased in the past 30 years resulting in the creation of efforts like the Cypress Creek Watershed Protection plan which seeks to preserve Cypress Creek as a pristine stream, implement waterwise conservation systems, and help to educate residents on water issues.
  - The Meadows Center based in San Marcos has been in partnership with this effort along with the Wimberley Valley Watershed Association, who was instrumental in the effort to preserve Jacob's Well, the headwaters of Cypress Creek.
  - Woodcreek has engaged in water conservation efforts through the creation of the Water Quality ordinance and by setting strict impervious coverage guidelines.
  - There are no rainwater collection incentives offered by 0 the city at this time, but rainwater collection is allowed and there are some guidelines that exist in the City's code.
- Rain gardens can be used to trap rainwater and help it soak into the ground. Augusta Park and Quicksand Golf Course both have these features. Rain gardens can be utilized to control drainage as a method of natural based infrastructure.
- Sizeable portions of Woodcreek and its ETJ fall in the Middle Trinity Aquifer recharge zone and the Jacob's Well Management zone. Limiting impervious coverage in these areas is essential for the preservation of the aquifer and maintaining its ability to recharge and provide potable water for this community.



# Life: Plants and Animals

- A Tree Board has been created as an official government body and a city tree inventory is in the process of being completed. The city has substantial amounts of Heritage and Protected Trees. Ordinances passed in 2022 seek to protect those trees.
- Oak Wilt has been documented within the City's jurisdiction for over 30 years.
  - Texas A&M Forestry Services keeps a record of documented Oak Wilt cases and provides testing services.
  - Oak Wilt is a collective problem as it spreads easily across property lines.
  - The loss of trees can reduce property values by up to 20%.
  - Some preventative treatments exist, but there is no cure for the disease.
  - Once infected, trees will experience a "failure to thrive" and in most cases will die.
  - Early identification and removal or containment are the best options for stopping the spread of this infectious disease.
- Golden Cheek Warblers are an endangered species that breed in Central Texas. Protection of their habitats, such as dense ashe juniper stands and some types of oaks, has become increasingly important for the protection of this species.
- Overpopulation of deer brings concerns of disease and large predators moving through the area.



Image 36: Deer Family

## Air: Visibility, Quality, and Pollution

- Light pollution at night threatens both wildlife migratory patterns and quality of life for residents of Woodcreek. Efforts to reduce outdoor lighting at night have been a focus for the valley-wide community. Residents can assist by turning lights off or buying fixtures that comply with recommendations for outdoor lighting that minimize glare, light trespass, and skyglow.
  - International "Lights Out" for migratory bird protection seeks to reduce light pollution in the skies that can disorient birds while flying at night. Central Texas sees about 1/3 of the national migratory birds move through the area twice a year.
  - International Dark Skies Initiative is a commitment from the community to reduce outdoor lighting at night to promote visibility of the night sky.
- As the area grows in population, it brings more traffic on the county roads around Woodcreek. Efforts to reduce noise pollution are increasing in popularity.
- Currently, Woodcreek and the Wimberley Valley typically have good air quality with very little pollution. Occasional fires can change this and there have been periods of dust from the Saharan Desert causing the particulate matter to increase.
- There are no large-scale industrial or manufacturing plants in the area that typically bring noise pollution and air quality concerns.





# Physical Systems

Physical Systems, often called infrastructure, are the basic physical and organizational structures and facilities needed for the operation of a society.

# **Public Facilities**

The City of Woodcreek does not own the utilities that serve its citizens. These services are provided by private entities through franchise agreements granting the service provider the right to offer, sell, or distribute services specifically identified in the agreement. Fees collected through these franchise agreements create supplemental income for the city.

- Electricity Pedernales Cooperative
- Water and Sewer AQUA Texas
- Cable/Internet Spectrum
- Telephone Spectrum and Frontier
- Trash and Recycling Waste Connections



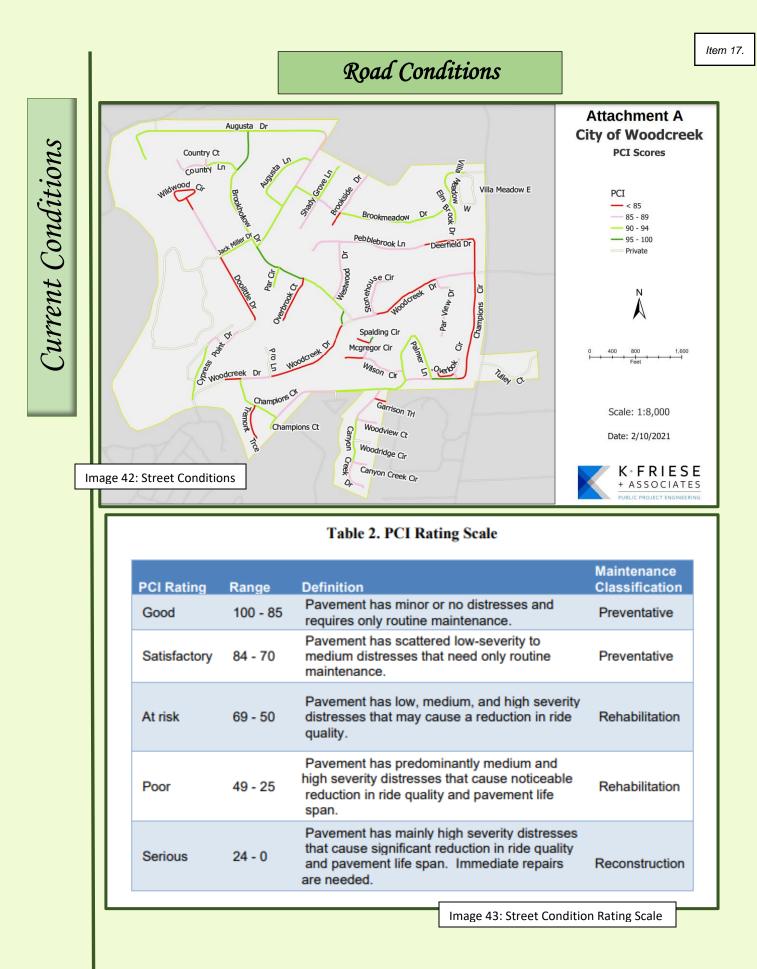
### Infrastructure

### Roads:

- There are thirty-four roads with a total of 10.95 miles in the City of Woodcreek.
- Road conditions throughout the City have been described as poor or in need of repair.
- Extensive engineering and pavement assessments have been completed.
- Road conditions have consistently been rated as a top priority concern for citizens.
- Some traffic calming in the form of speed monitoring signage exists, but there is no widespread traffic calming infrastructure or design plan in place.



Image 41: Citizen Survey Graph 1



### Infrastructure

#### Drainage:

- There is no official drainage infrastructure that is consistently implemented in the city.
- Most areas rely on the street surfaces to convey excess water which contributes to the further erosion and degradation of these structures.

## Infrastructure

- Trails, Pedestrian and Other Alternative Forms of Mobility:
  - There are no public walking trails in the City of Woodcreek, nor are there bike lines or any alternative transportation options available.
  - Currently, Hays County has outlined a system of trail improvements for the Wimberley Valley. Some of this plan may include connectivity for Woodcreek to existing and future trails.
  - There is a portion of the Winters Mill and Blue Hole Walking Trail located in Woodcreek's ETJ.
  - Addressing pedestrian safety and mobility has been listed as a high priority for citizens.



Image 44: Blue Hole Walking Trail

## Infrastructure

### • City Hall:

- The City of Woodcreek owns the land and constructed the building that currently houses the daily operations of the city and hosts most City meetings.
- There have been some on-going discussions about expansion to accommodate a larger meeting space in the future.

 Image 45: Woodcreek City Hall

# Infrastructure

#### Water Hydrants and Flush Valves:

- The system of water hydrant flush valves is owned and maintained by AQUA Texas.
- These hydrants will not be directly used in the event of a fire as there is not enough pressure in the system and some of the lines are too small to conduct sufficient water.
- These valves can and are used to fill water tank trucks for the local fire department.
- The system is also utilized to flush water to maintain water quality as needed. AQUA is responsible for performing regular checks and maintenance on this system.

### Fiscal

#### Ad Valorem Dependency:

- Woodcreek is heavily dependent on ad valorem tax income.
- Only an estimated 14% of the City's total income comes from sales tax and other retail taxes.
- About 33% of the City's total income is derived from franchise agreements

#### Land Availability Concerns:

- Within the city limits there is little land left for development of any kind.
- There is little to no commercial zoning inside the city limits.
- Annexation into the city limits must be on a voluntary basis or can be a part of a development agreement for future construction projects in the ETJ.
- Aquifer availability and groundwater management zones can limit future development possibilities.

#### **Financial Stability:**

- The City's income is stable as ad valorem income is not as susceptible to market fluctuations as other forms of income such as sales tax.
- The City maintains healthy reserves, utilizes investment accounts to generate passive income, and has strong financial policies to protect from overspending.
- The City maintains a strong credit rating and has only one debt service account for a tax note issued in 2017 for the repair of Brookhollow. There are only two more years of payments left on this note.

#### **Project Funding Realities:**

- Funding current projects on projected future growth is not a viable or sustainable financial policy. Thus, planning for future growth in property values, increases in the territory of the city limits, or the construction of new homes and businesses cannot be relied upon to fund desired projects.
- The City must look to grants and other sources of funding like a General Bond or additional tax notes to fund infrastructure and other desired projects.

# Land Use

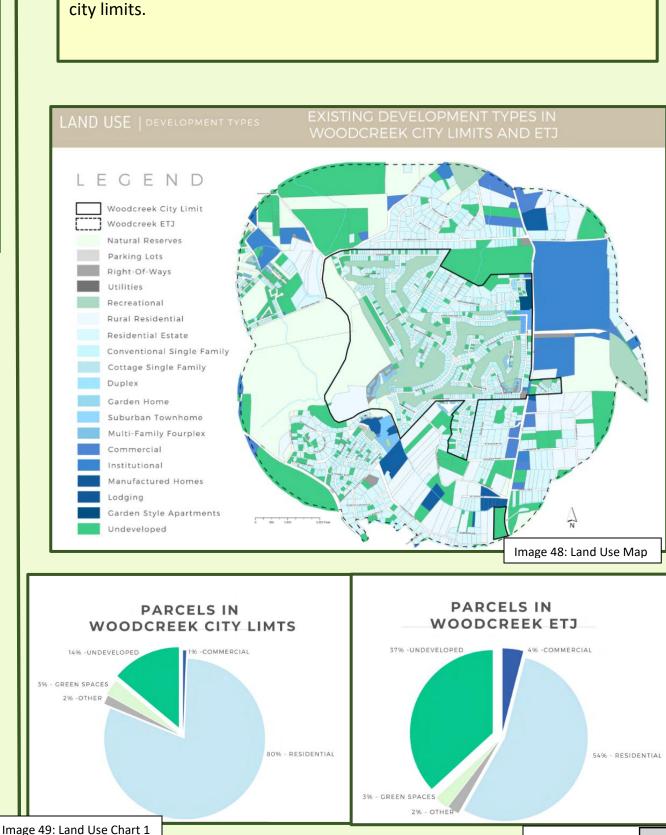
The City of Woodcreek is a collection of residential neighborhoods forming one large subdivision. There is no town center or central district. There is one small retail area within the City Limits at the north entrance to Brookmeadow.

Woodcreek boasts a diversity in housing choices with high-density options like apartments, duplexes, town homes, condominiums, and a pending fourplex planned development district to a wide variety of lowdensity single-family options with a significant range in lot sizes from 6,500 square feet to multiple acres. Most of these housing options being that of single-family residential lots with an average size of around or just above a quarter of an acre.





Current Conditions



Vast portions of the city are zoned recreational for Quicksand Golf

Course and Camp Young Judaea. The city has a handful of pocket parks and right-of-way greenspaces scattered throughout the neighborhoods. There is

one small nature preserve tucked in the upper northwest corner within the

Image 50: Land Use 141

# Extra Territorial Jurisdiction

- The ETJ is largely undeveloped
  - Blue Hole Primary School and the First Baptist Church are the largest non-residential landholders in that area.
  - Woodcreek has one Planned Development District outside the contiguous city lines, The Enclave, which is located on the Eastside of Ranch Road 12 opposite City Hall.
  - There is a conservation district South of the city across Cypress Creek resting on the southern bank of the creek closer to Wimberley.
  - There are many residential homes in Woodcreek's ETJ, including the Mountain Crest and Eagle Rock POAs.
  - There are also several commercial short-term lodging operations,
    - The Lodge at Cypress Falls
    - Cypress Creek Cottages
    - o Messina Inn
    - Cypress Creek Vacation Homes
  - There are two bars
    - o Casa Vindemia
    - o The Tavern
  - A restaurant, The Falls, located in the wedding venue complex of Cypress Falls alongside The Lodge.
  - There are a handful of office spaces and other retail enterprises in the ETJ located along Ranch Road 12.
  - The ETJ envelops portions of three major throughfares for the Wimberley Valley
    - o Ranch Road 12
    - Winter's Mill Parkway
    - FM 2325.
  - The road, Woodcreek Drive, which cuts through the heart of Woodcreek, crosses Cypress Creek and links Ranch Road 12 to FM 2325 sees significant through traffic from residents of the greater valley area, specifically those traveling between Blue Hole Primary and Jacob's Well Elementary for school pick-ups and drop off.

# Citizen Survey

A total of 911 surveys were distributed, one per household within the city limits. Of those, 411 were returned.

- A majority of the participants were property owners and residents, with less than 25% being renters.
- The responses were equally distributed throughout the four geographical zones designated in the survey.
- A slight majority, 54%, of the responses came from houses with two residents.
- 29% percent came from houses with a single resident.
- The remaining 17% from homes with three or more.
- Age demographics in this survey showed a slight majority, 64%, were 65 and older. This holds steady with previous census data of the area.
- A large majority of respondents, 84%, do not have children under the age of 18 living in their homes.

The five aspects of Woodcreek that participants valued most were (in order):

- o natural beauty
- peace and quiet
- o location
- o safety
- rural setting.

It was found that 42% of participants have lived or worked in Woodcreek for over ten years, with 22% in the five-to-ten-year range, another 22% in the two-to-five-year range, and 14% for less than two years.

While less than half of the surveys were returned, the sample size and response was significant and represents many of the residents since the total number of individuals living within the households that responded represents about one half of the total population at a conservative estimate of 798 citizens based on the household occupancy question.

Citizen Survey Focus Areas

# Most Pressing Issues

### **Roadway Improvements**

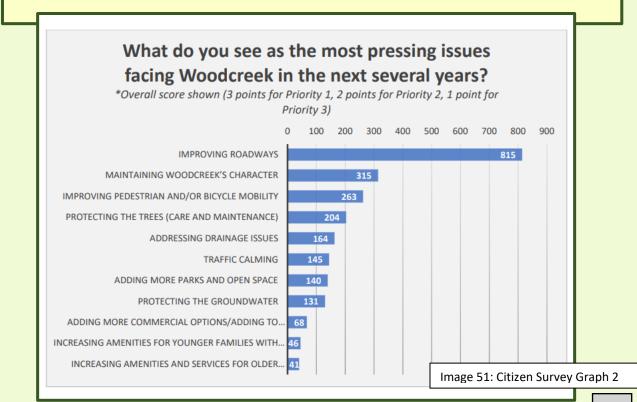
Roadway improvements received the most support of any topic in the survey and have been identified as a key priority for immediate planning in the city. A Platinum Panel with representation from city residents has been formed and is addressing this issue. The Panel will develop a master transportation plan and is working on funding options that include addressing all forms of mobility for the city. A follow-up survey on funding options was conducted and helped identify citizen preferences for funding road improvements.

### **Pedestrian Safety and Mobility**

Pedestrian Safety and Mobility were ranked as high priorities; falling among the top four issues identified by respondents. Specifically, residents listed pedestrian safety along roadways as a major concern and area for improvement.

### **Tree Preservation**

Tree Preservation also landed in the top four pressing issues facing Woodcreek residents. Protection for heritage trees, preventing oak wilt, tree planting, and education are areas the city will focus on to address tree preservation.



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# Future Development Goals

- Limited to no commercial development was a theme throughout the survey results. Residents would like Woodcreek to remain rural and noted that many needed commercial services are already provided in Wimberley.
- Needing more restaurants, a coffee shop, and/or food trucks were popular responses regarding what type of development would be desirable. These have the benefit of building community and boosting sales tax income.
- Maintaining Woodcreek's character was in the top four pressing issues and was mentioned in open comments as something residents supported.
  - When considering why residents chose Woodcreek to live, it becomes apparent that the quiet, peaceful, and rural setting are large factors in their decision.
  - This general concept was a common thread running through most responses.
  - Aside from road improvements, if there was one thing that united respondents it would be the desire to protect Woodcreek's charm as a residential community with significant natural features.
  - Respondents were against growth and commercial development.
- Parks and greenspaces received neutral to dissatisfied ratings indicating residents could be interested in additional parks, park improvements, and additional community amenities. The top-rated choices for new amenities were a community pool and playground.



Image 52: Double J Ranch Golf Club

Citizen Survey Focus Areas

# Addressing Mobility

- Traffic calming received significant support, falling among the top three desired improvements in mobility for the city.
- Improving trails and connections to Wimberley was frequently mentioned. This may be in support of or as a response to the larger Wimberley trails projects being proposed. It should be noted that citizens supported this concept of interlocking trails connecting Woodcreek with the rest of the Valley.
- Implementing walking space (sidewalks or trails) along roadways was mentioned as a pressing issue and as a top priority for improving mobility in the City. Citizens cited walking on the golf course, which is technically not permitted, as an alternative or that they are simply walking in the road. These open comments point to a community that has a significant population of residents who appreciate taking walks and other similar activities. The city would do well to address providing safe spaces for the residents to support this preference.



# Natural Systems

## **GOAL:** Preserve Woodcreek's natural, rural setting

## Strategy One: Protect what exists.

### Action Plan:

- Enforce protective regulations for trees
- Community education programs
  - Rainwater collection
  - o Oak Wilt
  - Drought tolerant landscaping
  - Reducing chemicals used in landscaping
- Incentivize rainwater collection
- Protect impervious coverage limits and create strong regulations for areas of the Middle Trinity recharge zone and Jacob's Well Management Zone
- Create green building incentives
- Promote the protection of natural habitats and local ecosystems
- Participate in an annual Arbor Day Event and encourage tree planting events
- Invest in public land via tree care, planting, watering, and other efforts to beautify and improve public spaces



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# Strategy Two: Increase and improve parks and greenspaces.

### Action Plan:

- Update the Park's Master Plan
- Pursue the purchase of more parkland with the plan of one acre of parkland or greenspace per 80 people and no more than a 10-minute walk to greenspace
- Negotiate parkland designations in future development to include a 15% minimum acre of suitable parkland or greenspace per acre of land to be developed or a cash in-lieu payment system.
- Revise and review the plating and subdivision codes to promote greenspace allocation in design
- Pursue grants and other funding to improve park amenities, with a playscape being the citizen's top priority
- Consider and plan on how to achieve the citizens' goal of a community pool
- Consider the placement of a dog park in an existing park as this was listed as moderately desirable in the citizen survey.

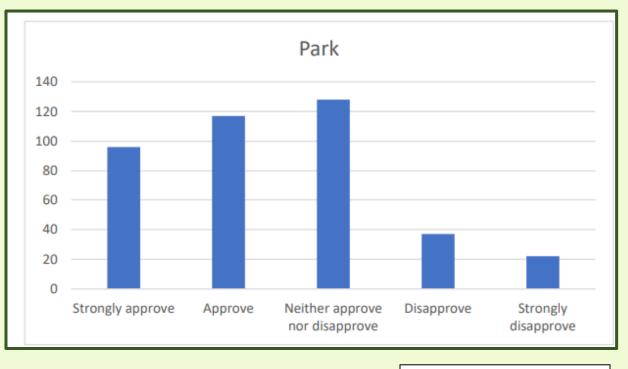
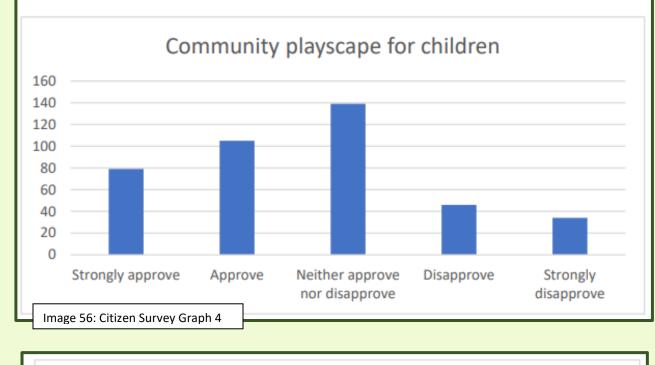
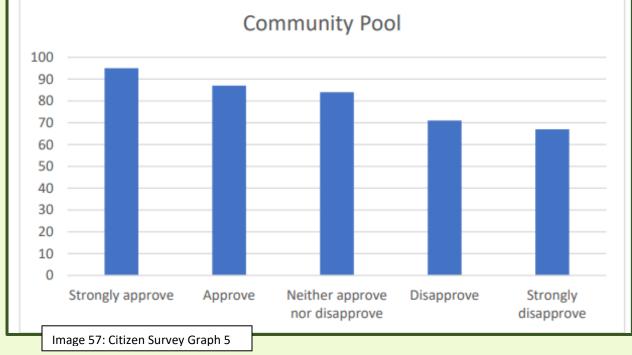
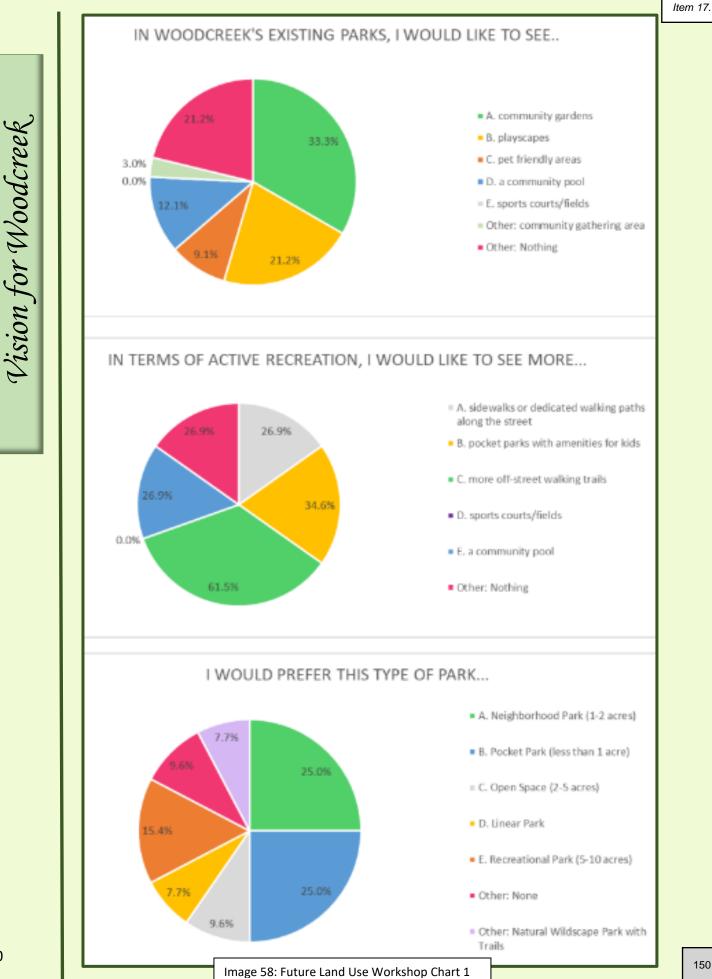


Image 55: Citizen Survey Graph 3

Item 17.







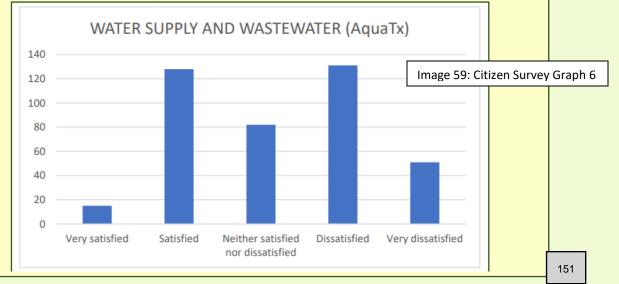
# Physical Systems

# **GOAL:** Improve existing structures with a focus on roads and mobility.

# Strategy One: Re-negotiate franchise agreements to seek to lower rates and improve customer service.

## Action Plan:

- *Electricity* Residents expressed general satisfaction with the rates and customer service provided by Pedernales. As account holders, resident involvement directly with voting board members onto the co-op board and staying active in rate change discussions is the best way for PEC customers to influence this service provider. The City can and should seek advantageous improvements in the franchise agreement each time it comes up for re-negotiation.
- Water and Sewer AQUA Texas received low satisfaction ratings from citizens who completed the survey. Poor customer service, frequent outages, line breaks, and water quality were all cited as issues needing improvement. Residents would like to address rising rate increases, improving sewage treatment and the smell related to the effluent used to water the golf course. Little to no enforcement of the drought curtailment guidelines exists which can result in poor water management practices from residents due to lack of awareness and/or no consequences for non-compliance. This public utility should be seen as the highest priority for action based on citizen responses and water availability concerns due to population increases and drought.



## Strategy One: Re-negotiate franchise agreements to seek to lower rates and improve customer service.

### **Action Plan:**

- **Cable/Internet** Spectrum received general satisfaction ratings, but many citizens noted slow service, rising costs, and frequent connectivity issues. The City's cable lines are aged, and an update is needed. Negotiations of the franchise agreement in the future should take this into consideration.
- Telephone Fewer residents are using landlines than ever. This service is dated and produces little revenue for the city.
- Trash and Recycling Waste Connections received a satisfactory rating in the survey results. However, open comments highlighted issues with pick-up regularity, rising costs, desires for bulk pick-up on the street and increases in recycling services.

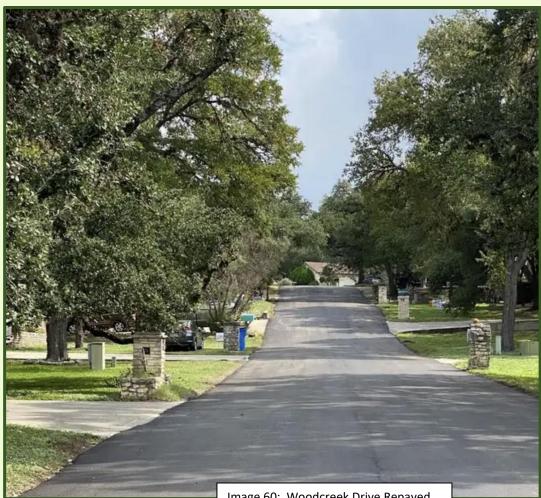
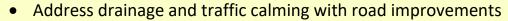


Image 60: Woodcreek Drive Repaved

## Strategy Two: Repair all roads in the City of Woodcreek and create a long-term maintenance plan.

### Action Plan:

- Develop a Master Transportation Plan and Policy that addresses a regular maintenance schedule as part of the duty of the Platinum Panel.
- Finish the creation of a Capital Improvements Plan by the Platinum Panel which looks at capital needs as a whole and assesses fiscal capacity. The City should manage reserves and operating budgets to plan for and create the capacity for debt, while simultaneously funding some immediate projects. This plan should create a timeframe to achieve goals while balancing needs with fiscal responsibility. This plan would compile engineering studies, work through the priorities for roads to be improved, and seek final budget requests.
- Pursue grants and alternative funding



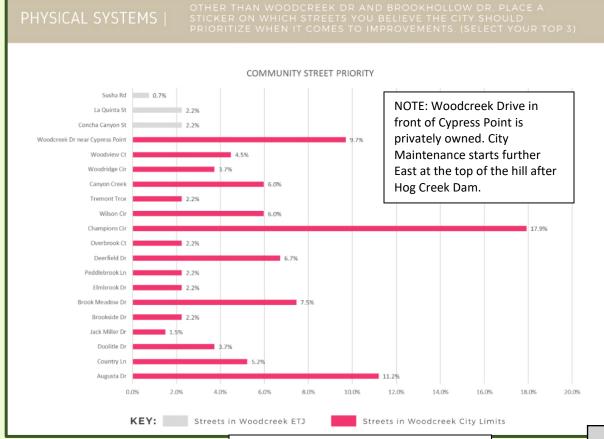
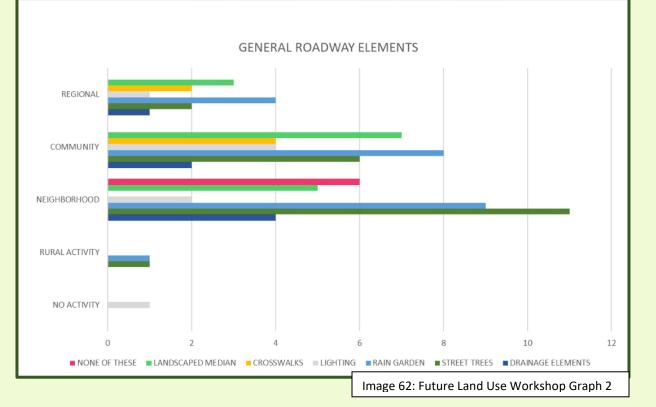
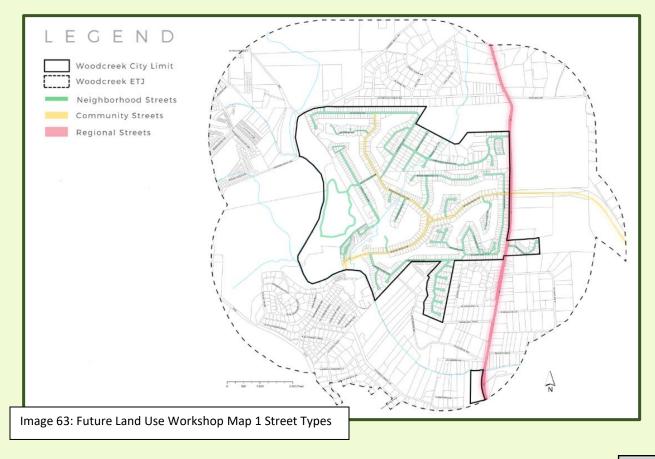


Image 61: Future Land Use Workshop Graph

## PHYSICAL SYSTEMS

NOW KNOWING WHAT TYPICALLY EXISTS ON THE DIFFERENT TYPES OF STREETS. PLACE A STICKER UNDER YOUR DESIRED STREET ELEMENT(S) FOR EACH TYPE OF STREET.





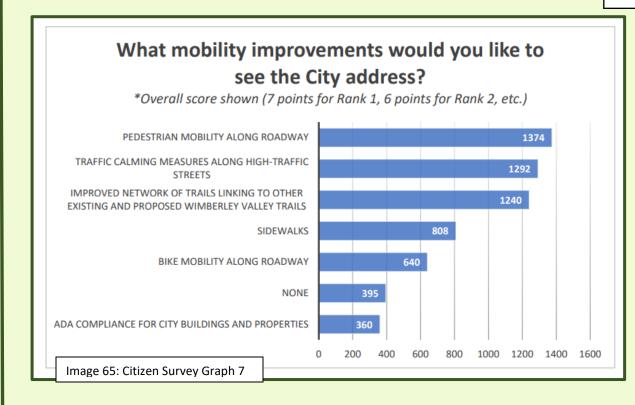


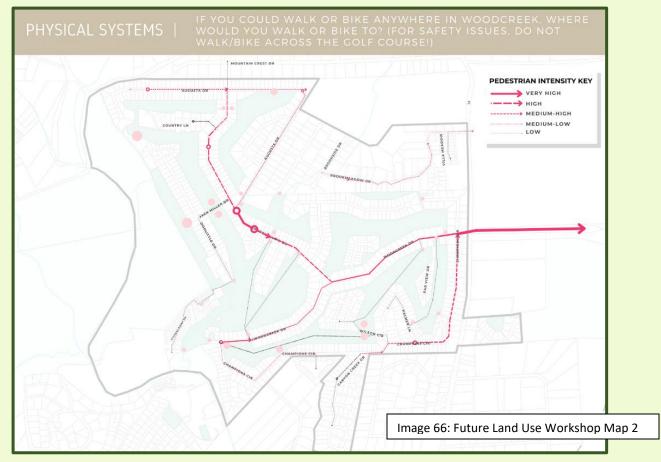


# Strategy Three: Create walking trails to address pedestrian safety.

## **Action Plan:**

- Seek alternative funding through grants
- Work with the County on existing trails projects
- Obtain engineering studies to work on the placement of trails within the community
- Utilize citizen feedback to create a plan and prioritize routes for mobility improvements
- Create a timeline for execution of the plan and funding





### PHYSICAL SYSTEMS

F YOU COULD WALK OR BIKE ANYWHERE IN WOODCREEK. WHER NOULD YOU WALK OR BIKE TO? (FOR SAFETY ISSUES. DO NOT NALK/BIKE ACROSS THE GOLF COURSE!)

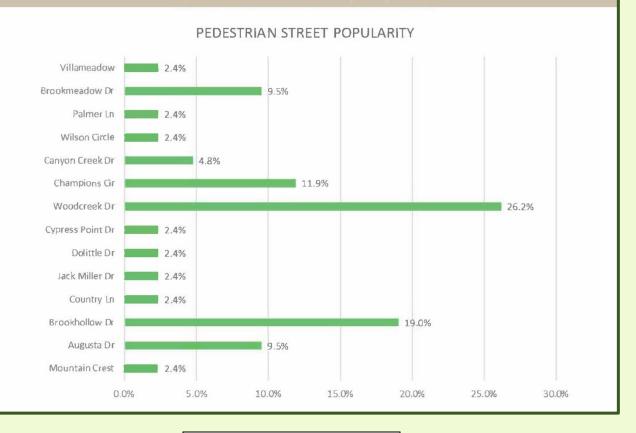
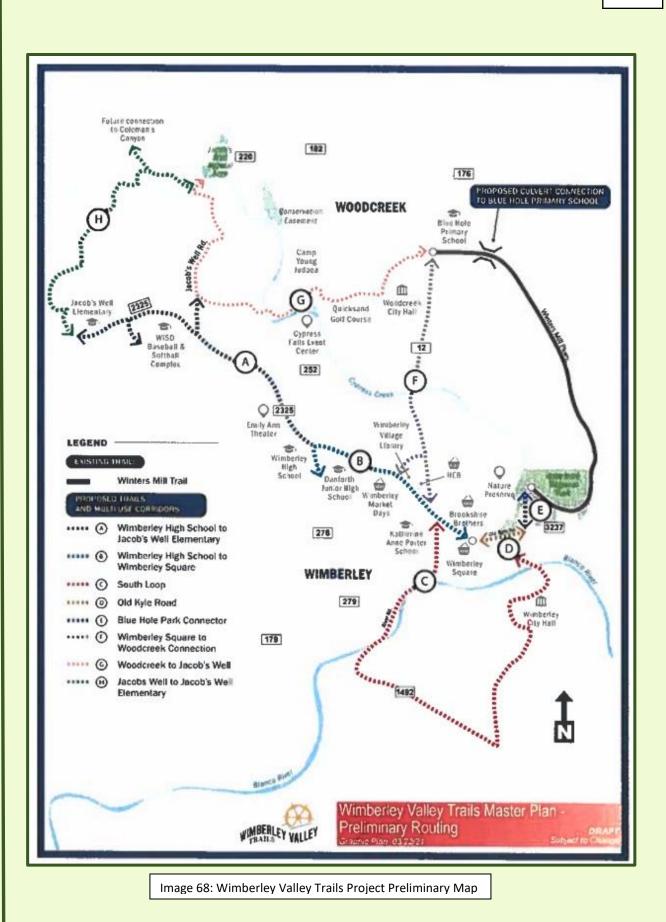


Image 67: Future Land Use Graph 4





**GOAL:** Reduce the burden on taxpayers and over reliance on increasing ad valorem taxes to fund City projects.

# Strategy One: Maintain suitable reserves and manage the annual budget to reduce excess spending.

### Action Plan:

Vision for Woodcreek

- Decrease annual spending in the "Maintenance and Operation" portion of the budget to provide funds from ad valorem income for desired projects rather than drawing from reserves.
- Do not spend over \$500,000 of the Net Reserves and maintain no less than two months operating expenses set aside from the Committed Funds Balance in the General Fund.
- Utilize existing reserves, no more than half of the general fund reserves in any single year, to fund small projects rather than seeking more debt whenever possible.

# Strategy Two: Increase income outside of ad valorem taxes.

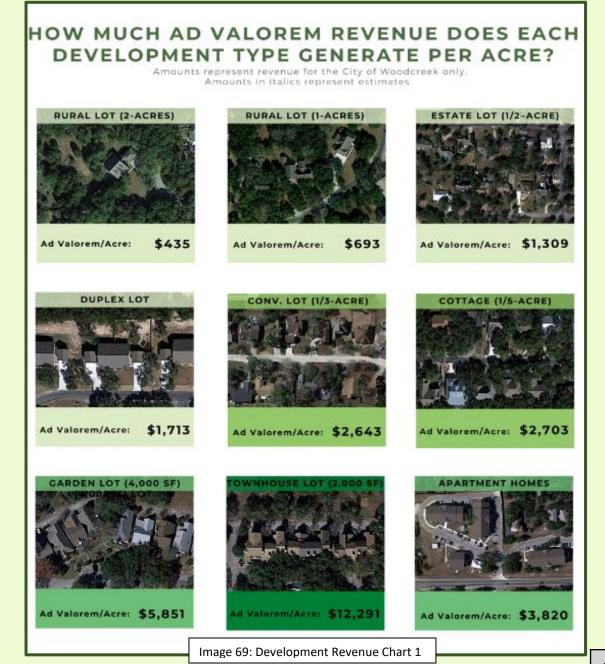
### Action Plan:

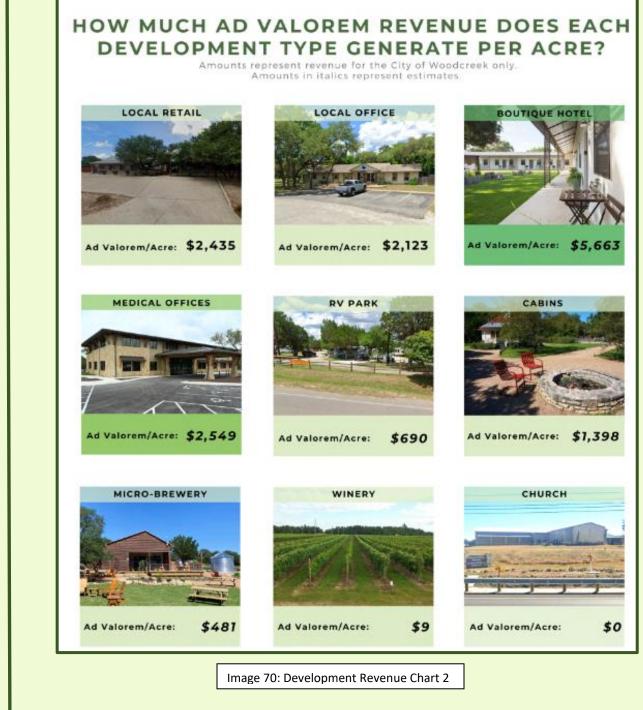
- Promote and support local business
- Use Woodcreek as the city designation for online purchases
- Reconsider increasing the Hotel Occupancy Tax from 0 to create additional income for the city.

# Strategy Three: Seek advantageous development and franchise agreements.

### **Action Plan:**

- Pursue advantageous annexation agreements for any new development in the ETJ seeking businesses and residencies that represent smart growth and economic muscle.
- Consider the creation of an Economic Development Plan and Committee to oversee these action items and create a policy to ensure the City can sustain itself.

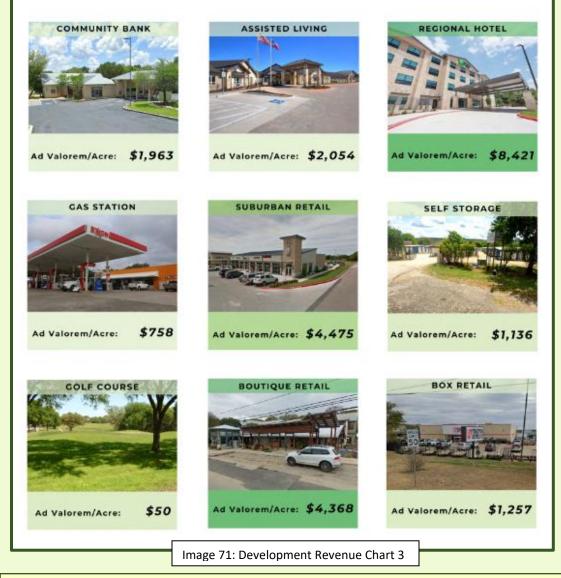






## HOW MUCH AD VALOREM REVENUE DOES EACH DEVELOPMENT TYPE GENERATE PER ACRE?

Amounts represent revenue for the City of Woodcreek on Amounts in Italics represent estimates



## Strategy Four: Pursue alternative and outside funding.

#### Action Plan:

- Seek grants to fund desired projects rather than debt or the use of reserves.
- Encourage the Parks Board to pursue the formation of a citizenbased non-profit organization 501(c)(3) to raise funds for parks projects and walking trails.

# Land Use

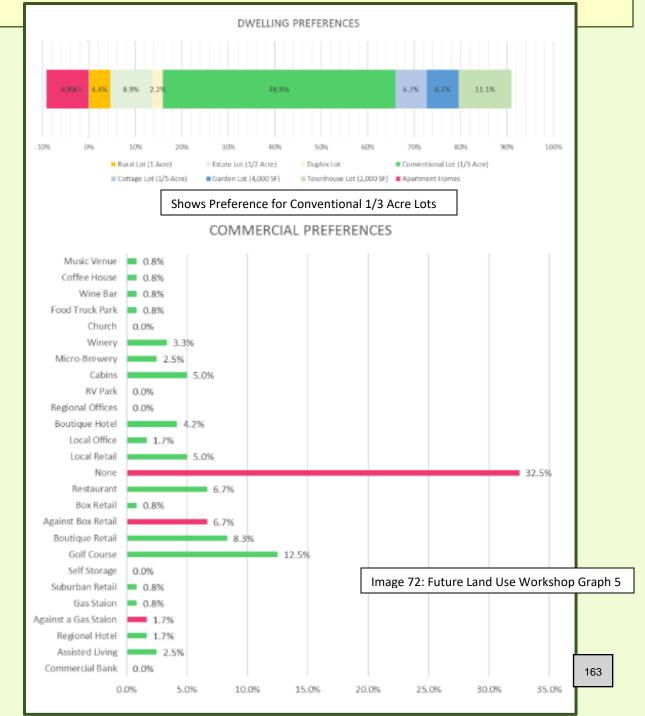
Item 17.

**GOAL:** Maintain Woodcreek's character and promote sustainable resource management.

# *Strategy One: Preserve the rural and residential character of the community.*

## Action Plan:

- Review and update building and development ordinances.
- Update the subdivision and platting requirements to make them stricter and create more division of steps in the process including an environmental study.



## Strategy Two: Protect the watershed.

### **Action Plan:**

- Limit impervious coverage
- Encourage sustainable building practice
- Promote water-wise landscaping practices
- Create protections in the Jacob's Well and Middle Trinity aquifer zones to limit development and minimize impervious coverage
- Utilize steep slopes and water quality management code to regulate development in the ETJ with the goal of managing impervious coverage and maintaining natural landscapes that work to reduce erosion and lessen the impacts of flooding.
- Encourage developers to utilize conservation style development in the ETJ and uphold parkland and greenspace regulations
- Enforce Heritage and Protected Tree preservation efforts

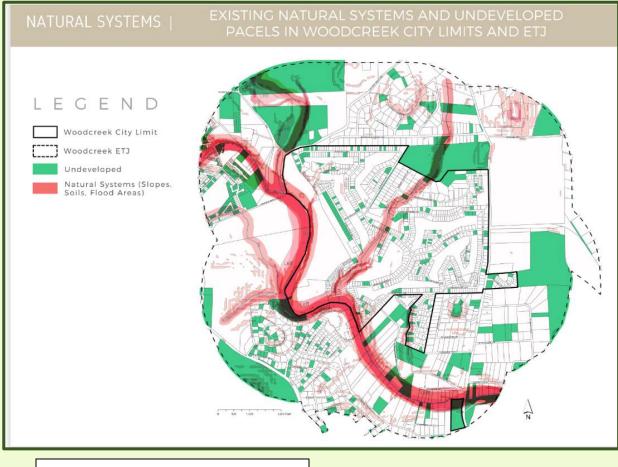


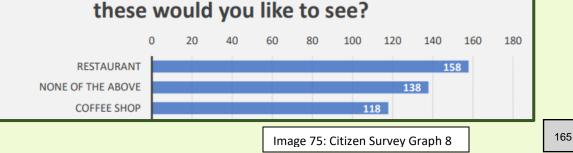
Image 73: Future Land Use Workshop Map 3

# *Strategy Three:* Seek to encourage development that aligns with resident preferences.

### **Action Plan:**

- Look for commercial opportunities that align with resident interests
- Do not duplicate the resources available in Wimberley
- Enforce minimal impact for resources such as water and encourage builders to utilize "one water" design principles
- Seek business that brings economic muscle: things that bring new money into the community rather than recirculating existing money or ones that take it away





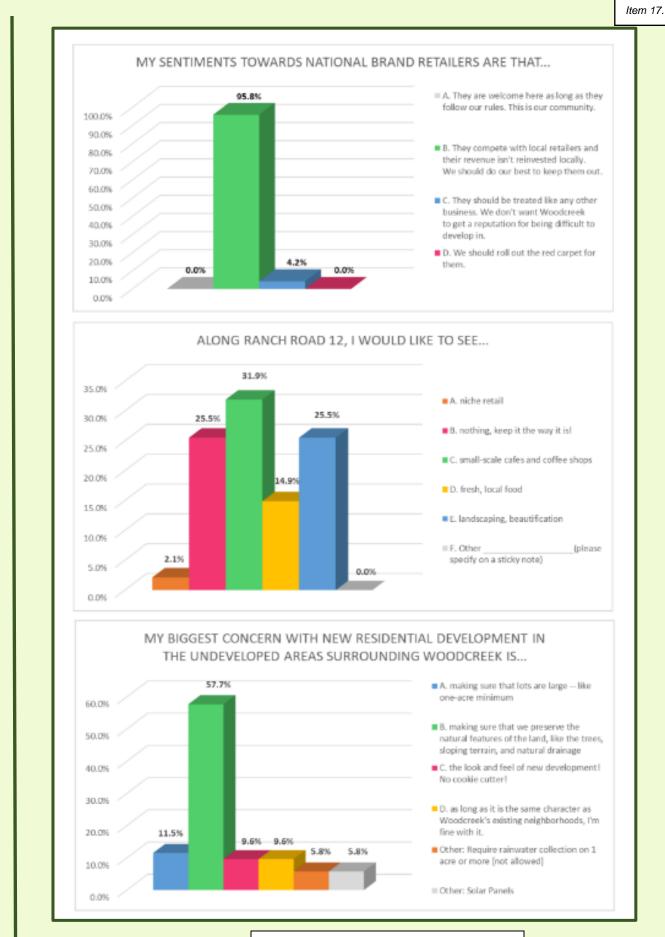


Image 76: Future Land Use Workshop Graph 7

CLASSIFICATION AND TERMINOLOGY					
POSSIBLE	ACTIVITY	PRIMARY STREET FRONTAGE CLASS (Street Classification that the Majority of the Lot/Tract Abuts)			
		RURAL	NEIGHBORHOOD	COMMMUNITY	REGIONAL
NWP, GB, P-I	Floodplains				
	Nature Preserves				
	Parks (unimproved)				
	Rivers				
	Wetlands				
	Wildlife Habitats				
RR, P-I, R, CR	Agriculture				
	RV Park				
	Rural SF (>1 Ac.)				
	Outdoor Venue/Camp				
	Retreat - (Lodges/Cabins)				
SF 1-6	Estate (1/2 Ac.) Conventional (1/3 Ac.)				
	Bungalow (1/5 Ac.)				
	Garden (1/10 Ac.) Townhome				
??	Manufactured Home				
DU-1	Twin House (duplex/semi-detached)				
NO	Neighborhood Office (>2,500 sf)				
NC	Neighborhood Commercial (>2,500 sf)				
MF 1	Apartment				
G	Private School				
4PLX	Big-House (quad-plex)				
MF 2	Apartment				
G	Church				
G	Government				
R, PI, GB	City Park				
G, U	Utility Services				
MH 1	Manufactured Home Park				
NC	Service & Repair (non-vehicular)				
NC	Community Retail**/Restaurant***				
NO	Medical/Professional Offices				
NO	Medical Clinic				
CR, R	Outdoor Entertainment & Recreation				
CRR12	Gas Station				
CRR12, G	University				
TH/C, DU 1, 4PLX, MF 1, MF 2	Assisted-Living				
CRR12	Vertical Mixed Use				

LAND USE TYPES:

Vision for Woodcreek

SCALE/

LU CLASS

NATURAL

(no activity)

RURAL

NEIGHBORHOOD

COMMUNITY

REGIONAL

CR CRR12

CRR12, HCC

NO CRR12

CRR12

CRR12

Indoor Entertainment & Recreation

Service & Repair (vehicular)

Hotel Bank

Grocery/Market

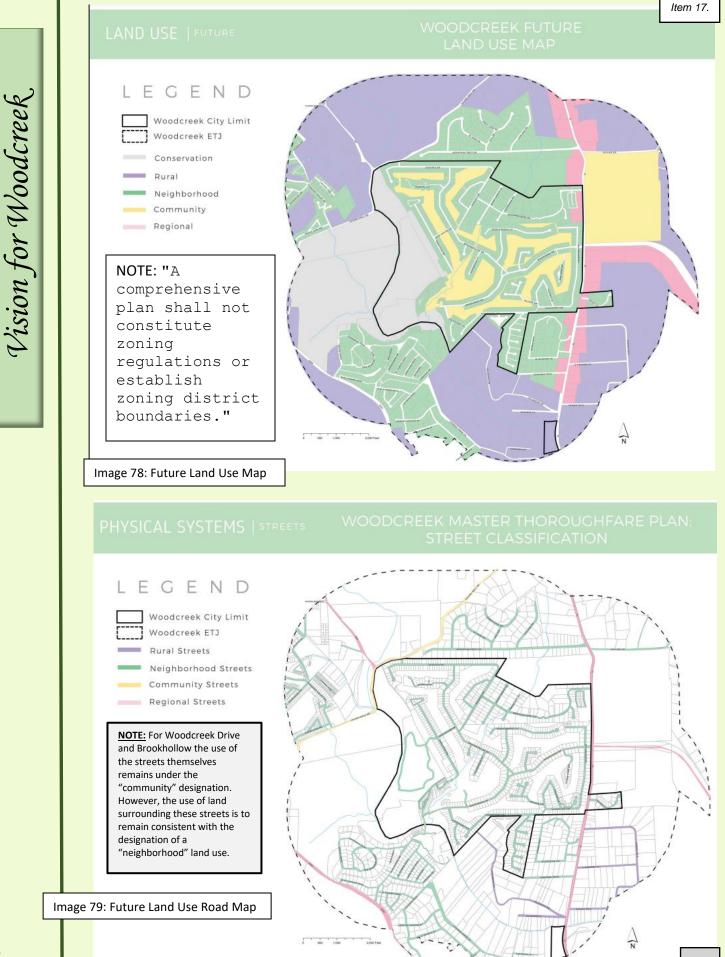
Large Format Retail

Strip Center

Images 77: Future Land Types

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Item 17.



# Plan Roots

- Public engagement
- Reflects the priorities of Woodcreek residents
- Outlines expectations for action from city officials and staff to address these priorities
- Important for leaders to recognize that by implementing this plan, they will be serving their community and putting resources into projects identified as most needed by residents.

Continual Review

- Important to recognize that this plan is intended to be reviewed and revised on a regular basis.
- Woodcreek and the greater Wimberley Valley are growing rapidly.
- Growth will lead to unforeseen challenges and opportunities that require a response.
- Plan provides direction and clear guidelines for how to navigate this anticipated development.
- New unanticipated issues will arise and city leadership will need to turn to this plan for reference and guidance as they navigate each situation.
- Plan serves as a set of benchmarks for city leadership to aid in their planning and decision making.

Implementation of the Comprehensive Plan

# Framework for Decision Making

- Based on extensive public engagement
- A direct reflection of the residents
  - their demographics
  - o their wish lists
  - their demands
  - o their needs
  - their priorities
- Key to successful implementation is to keep the plan in front of decision makers
- Decision makers must recognize it as a resource to guide their decisions, basing them on the priorities identified in the plan.
- When adjustments need to be made, or new priorities arise, they can be incorporated into the plan.
- The plan is a resource that serves to promote action and responsiveness from city leadership and ensures that the community collective vision for the City of Woodcreek is upheld.

# Planning for the Future

- The Comprehensive Plan shall need to be updated every four to six years.
- This will allow the community to address changes in demographics and any future needs that may arise.
- This document is not meant to be static or sit on a shelf. It is to be referenced often and updated at regular, planned intervals.
- By doing this, our community leaders are setting Woodcreek up with a foundation for success and ensuring the community thrives as a desirable place to live, work and play; a place where the local government listens to and works for its citizens.

## Implementation of Comprehensive Plan

**Phase 1:** Finalize the Comprehensive Plan, present to the Planning and Zoning Commission for their review, and finally present to City Council for their review and approval.

**Phase 2:** Implement the strategies outlined under each focus group goal and fund identified projects.

**Phase 3:** Review of the Comprehensive Plan every two years by the Planning and Zoning Commission to assess the achievement of or progress towards each goal, effectiveness of strategies utilized, and to conduct an update of the citizen survey as needed. Survey updates should happen every 4 to 6 years.

**Phase 4:** Identify and reassess goals that are not being achieved or lag and adjust strategies and action plans accordingly. Additionally, on survey years, identify new goals outlined in the surveys and update the plan to address changes in the needs of the community as well as demographics.

Phase 5: Repeat Phases 3 and 4 every two years.

The City of Woodcreek is part of the Wimberley Valley, sharing this area surrounding the Blanco River and Cypress Creek with Wimberley and large unincorporated areas. As a predominantly residential City, Woodcreek depends on others in the Valley for public and private services: schools, medical, law enforcement, fire protection, library, entertainment, groceries, and other retail. Woodcreek residents share the challenges of growth and the impact of this growth on natural resources, primarily water supply, with all residents of the Valley. Traffic issues, overcrowding, expansions of schools, new recreational spaces, and other shared issues will be best addressed through Valley-wide efforts.

Protecting the Valley and its cherished beauty requires cooperation and information sharing among Woodcreek and Wimberley along with Hays County. When planning the future of Woodcreek, we must explore opportunities for sharing resources and services across entities. Promoting and supporting connection and community through projects like the Hays County Trails or those pending with Parks and Open Space Advisory Commission (POSAC) is important for the Woodcreek community and that of the whole Valley. The city must recognize the importance of planning as the decisions of Woodcreek impact the entire Valley. The City shall work to create liaisons with the County and Wimberley to promote this endeavor.

# Key Action Items

- Preserve the rural setting of Woodcreek by protecting trees and investing in parkland and greenspace.
- Repair roads and create a regular maintenance plan.
- Address pedestrian safety and create walking trails.
- Reduce the burden on taxpayers through an overreliance on increasing ad valorem income to fund projects.
- Improve and strengthen development regulations in order to reduce impact on the aquifer and maintain Woodcreek's character.

# Glossary

- Ad Valorem: Property taxes generated through a city's tax rate that are used for the maintenance and operation of a city in addition to debt service or they can be held in reserves.
- Annexation: the act of bring an area of land or collection of properties under the jurisdiction of a governing body. In this case, it refers to bringing land into the city limits for the purposes of taxation and to apply the City's code of ordinances. See Chapter 43 of the State of Texas Local Government Code for regulations.
- **Community Streets:** may have some commercial business mixed with residential lots, have higher volumes of traffic and may be used by non-residents to move through the area without stopping.
- **Economic development**: creation of wealth from which a community benefits and can include programs or policies that improve the economic well-being, quality of life, and financial stability of a community.
- Economic muscle: refers to the monetary benefits an organization brings to the community. Typically, a business that sells goods or services to non-community members and the funds remain the community has more "economic muscle" than those that send funds outside the community or only bring in business from the community itself.
- **ETJ:** Extraterritorial Jurisdiction is the area directly outside the City limits for which the City can enforce limited regulations. Property owners in this area can seek annexation into the City. This size of the ETJ is dependent upon the size of the City. Woodcreek's ETJ extends one half mile in all directions from the city limit boundaries.
- **Neighborhood Streets:** small, rural streets that only have residential lots and very low traffic
- **Regional Streets:** Connect the community with other communities and regions.
- **Rights-of-way:** these are typically streets but are any publicly used area of land utilized or meant for transportation which includes that of motor vehicles, pedestrians, bicycles, and other forms.
- **Riparian:** Transitional zones that occur along aquatic environments, such as rivers and creeks, that bridge the upper dried land with lower wetlands directly adjacent to the water.
- Steep slopes: site slanting by more than 25%. Preserving this type of landscape is beneficial to water quality.

Glossary of Terms

# Image Credits

- Cover Image: City of Woodcreek Main Entrance (Credit: Ray Don Tilley)
- Image 1: Woodcreek Golf Course (Credit: Steve Hysinger Wimberley Homes and Land)
- Image 2: Woodcreek Main Entrance Sign (Credit: Hill Country Portal)
- Image 3: City Seal (Credit: City of Woodcreek)
- Image 4: Unofficial Logo (Credit: Hill Country Portal)
- Image 5: Future Land Use Workshop (Credit: Debra Hines)
- Image 6: City of Woodcreek Lot Lines and Zoning Map 2019 (Credit: City of Woodcreek)
- Image 7: Road Map of Texas (Credit: Shutterstock royalty free images 537205852)
- Image 8: Hays County Cut Out (Credit: Wikipedia Commons Free Media Repository)
- Image 9: Population Graph (Credit: Justin Camp and Debra Hines)
- Image 10: Demographics Graph 1 (Credit: Justin Camp and Debra Hines)
- Image 11: Demographics Graph 2 (Credit: Justin Camp and Debra Hines)
- Image 12: Land Features (Credit: K. Friese)
- Image 13: Cypress Falls Swimming Hole (Credit: Wikipedia Commons Free Media Repository)
- Image 14: Regional Groundwater Management Zones (Credit: Wimberley Valley Watershed Association)
- Image 15: Cypress Creek Watershed (Credit: Cypress Creek Watershed Protection Project)
- Image 16: Jacob's Well Groundwater Management Zone (Credit: Wimberley Valley Watershed Association)
- Image 17: Karst and Artesian Well Land Features (Credit: Cypress Creek Watershed Protection Project)
- Image 18: Jacob's Well (Credit: Wimberley Valley Watershed Association)
- Image 19: Karst Land Features (Credit: Environmental Science Institute, The University of Texas)
- Image 20: Night Heron (Credit: Betty MacDonald)
- Image 21: Cypress Falls Bridge (Credit: TourTexas.com)
- Images 22 & 23: Rainwater Collection at Golf Course (Credit: Cypress Creek Watershed Protection Project)
- Image 24: Rain Garden on Golf Course at Installation (Credit: Cypress Creek Watershed Protection Project)
- Image 25: Cypress Creek Watershed Protection Project (Credit: Cypress Creek Watershed Protection Project)
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- Image 31: Veteran's Memorial Plaza (Credit: Ray Don Tilley)
- Image 32: Brookmeadow Sign Median (Credit: Layton Rasco & Features Mayor Jeff Rasco & Councilmember Chrys Grummert)
- Image 33: Greenspaces Map (Credit: Debra Hines)
- Image 34: Flood Zones (Credit: K .Friese)
- Image 35: Cypress Creek Watershed (Credit: Cypress Creek Watershed Protection Project & The Meadows Center)
- Image 36: Deer Family (Credit: Betty MacDonald)
- Image 37: Red Eared Slider (Credit: Betty MacDonald)
- Images 38 & 39: Woodcreek Skies (Credit: Cap Horning)
- Image 40: Blue Heron (Credit: Betty MacDonald)
- Image 41: Citizen Survey Graph 1 (Credit: K. Friese)
- Image 42: Street Conditions (Credit: K. Friese)
- Image 43: Street Condition Rating Scale (Credit: K. Friese)
- Image 44: Blue Hole Walking Trail (Credit: City of Wimberley Parks Page)
- Image 45: City Hall (Credit: Google Earth)
- Image 46: Woodcreek Apartments (Credit: EnjoyWoodcreek.com)
- Image 47 Cypress Point Sign (Credit: Cypress Point POA)
- Image 48: Land Use Map (Credit: K .Friese)
- Image 49: Land Use Chart 1 (Credit: K. Friese)
- Image 50: Land Use Chart 2: (Credit: K. Friese)

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# Image Credits

- Image 51: Citizen Survey Graph 2 (Credit: K. Friese)
- Image 52: Double J Ranch Golf Club (Credit: Golfsmash.com)
- Image 53: Blue Hole Trail (Credit: City of Wimberley Parks Page)
  - Image 54: Citizen Survey Chart 1 (Credit: K. Friese)
  - Image 55: Citizen Survey Graph 3 (Credit: K. Friese)
  - Image 56: Citizen Survey Graph 4 (Credit: K. Friese)
  - Image 57: Citizen Survey Graph 5 (Credit: K. Friese)
- Image 58 Future Land Use Workshop Chart 1 (Credit: K. Friese)
- Image 59: Citizen Survey Graph 6 (Credit: K. Friese)
- Image 60: Woodcreek Drive Repaved (Credit: Debra Hines)
- Image 61: Future Land Use Workshop Graph 1 (Credit: K. Friese)
- Image 62: Future Land Use Workshop Graph 2 (Credit: K. Friese)
- Image 63: Future Land Use Workshop Map 1 Street Types (Credit: K. Friese)
- Image 64: Future Land Use Workshop Citizen Input for Graph 2 & Map 1 (Credit: K. Friese)
- Image 65: Citizen Survey Input Graph 7 (Credit: K. Friese)
- Image 66: Future Land Use Workshop Map 2 (Credit: K. Friese)
- Image 67: Future Land Use Workshop Graph 4 (Credit: K. Friese)
- Image 68: Wimberley Valley Trails Project Preliminary Plan (Credit: WimberleyValleyTrails.com)
- Image 69: Development Revenue Chart 1 (Credit: K. Friese)
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- Image 71: Development Revenue Chart 3 (Credit: K. Friese)
- Image 72: Future Land Use Workshop Graph 5 (Credit: K. Friese)
- Image 73: Future Land Use Workshop Map 3 (Credit: K. Friese)
- Image 74: Future Land Use Workshop Graph 6 (Credit: K. Friese)
- Image 75: Citizen Survey Graph 8 (Credit: K. Friese)
- Image 76: Future Land Use Workshop Graph 7 (Credit: K. Friese)
- Image 77: Future Land Use Types (Credit: K. Friese)
- Image 78: Future Land Use Map (Credit: K. Friese)
- Image 79: Future Land Use Road Map (Credit: K. Friese)

A very special thank you to Lydia Johns for her work in the graphic design and formatting of this document.

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Appendix

#### Council Meeting Date: Regular City Council Meeting October 12, 2022

#### Agenda Item Cover Sheet

#### Agenda Item Subject/Title:

Discuss and Take Appropriate Action on Accepting and Adopting the City of Woodcreek Comprehensive Plan

#### **Agenda Item Summary:**

After nearly two years since the initial start of this project, the Comprehensive Plan Advisory Workgroup has completed the Comprehensive Plan. It has gone before P&Z for review and includes their recommendations. This is the final draft and it is ready for adoption should the Council feel it is appropriate.

#### **Financial Impact:**

none

**Recommendations:** Recommend that Council approve and adopt the City of Woodcreek Comprehensive Plan.

**Supporting Documents Included**: Comprehensive Plan

Submitted by: Councilmember Debra Hines