

THE CITY OF WOODBRANCH VILLAGE
SPECIAL MEETING MINUTES
SEPTEMBER 4, 2018

The City of Woodbranch Village council met in a special meeting beginning at 7:00 p.m., Tuesday, September 4, 2018, in the City Hall Building at 58A Woodbranch Drive, New Caney, Texas, 77357. The special meeting was called to order at 7:00 p.m. by Mayor Vera Craig. Roll Call showed as being present Councilman Scott Essmeier, Councilman TJ Mulhern, Mayor Vera Craig, Councilman Brent Purser and Councilwoman Debbie Lawson. Councilman Mark Kroll and City Attorney Leonard Schneider were not in attendance. City Secretary Charlotte Smith was present to take the minutes of the meeting. Mayor Vera Craig led the meeting with a prayer and followed by the pledge of allegiance to the flag.

SPECIAL MEETING (7:00 P.M.)

#5. CONSENT AGENDA

#5a. Approve Minutes from August 21, 2018 – Special Meeting

Copies of the minutes are on file in the City Secretary's office.

#5b. Approve Minutes from August 23, 2018 – Special Meeting, Public Hearing & Regular Meeting

Copies of the minutes are on file in the City Secretary's office.

The motion to approve items 5a and 5b was made by Councilwoman Debbie Lawson. The motion was seconded by Councilman Scott Essmeier, motion carried.

#6. Consider, Adopt and Set by Order/Resolution the 2018 Ad Valorem Tax Rate for Maintenance and Operations \$.2306/\$100 – Ordinance 274-2018 (Vera Craig, Mayor)

The motion to adopt the ordinance was made by Councilman Scott Essmeier. The motion was seconded by Councilman Brent Purser, motion carried.

#7. Consider, Discuss and Adopt Ordinance 275-2018 – an ordinance amending Ordinance 263-2017 an ordinance making appropriations for the support of the City of Woodbranch Village, Texas for fiscal year beginning October 1, 2017 and ending September 30, 2018; Appropriating money to a debt service fund to pay interest and principal on the City's indebtedness; and adopting the annual budget of the City of Woodbranch Village, Texas for the 2017-2018 fiscal year (Vera Craig, Mayor)

The motion to adopt the ordinance was made by Councilman TJ Mulhern. The motion was seconded by Councilman Brent Purser, motion carried.

#8. Consider and discuss the drainage for the Lilliput Farms development

Engineer Bob Schmidt stated he spoke with resident Michael Barrett to determine the address where the construction of a new driveway, without a culvert, was installed. Mr. Schmidt stated he did not feel that a culvert was needed because the driveway was installed at the drainage divide.

Mr. Schmidt also addressed Mr. Barrett's concern for the lack of maintenance for the drainage. Mr. Barrett sent pictures of his concerns, to Mr. Schmidt, so Mr. Schmidt could contact the Lilliput developers. Mr. Schmidt suggested maybe the clearing of lots, without debris removal, was causing the obstruction of the flow of water, which would be the reason for the standing water on Mr. Barrett's property.

Mr. Schmidt stated he had made notes and will be contacting the Lilliput developers.

Michael Barrett made comments regarding the drainage issue that almost caused the fire station to flood during the last major rain event, but he understood that had since been repaired.

He also expressed his concern for the standing water on his drill site, and his concerns for water to drain at Atrium and the public funds being spent on improving drainage ditches.

The Morgan's stated they had concerns for the development of a cul de sac and for the 2 huge mounds of dirt the developer plans on using for the development.

#9. Consider, discuss and take possible action on the development proposal, submitted by Friendswood Development Company, of 97 lots in Woodway Forest (Vera Craig, Mayor)

Brian Gibson gave a presentation informing Mayor and Council of the location for the proposed development and adjacent facilities. They are proposing the development of property for the construction of 105 home sites, in the \$190k price range. The numbers presented were based on the current tax rate and will have to be adjusted. The ball park increase of revenue to the city would be approximately \$75,000. They are planning on installing a loop water line regardless of existing water line. This would be contingent on the creation of an in-city MUD so the value created would pay for the infrastructure improvements, with the tax rate imposed to only residents in the MUD and rates are comparable to Tavola's tax rate. They are also proposing a sewer system upgrade and would like permission to deal with engineer for feasibility study. They are willing to pay the cost of the study within reason.

#10. Items of Community Interest – (Hear announcements concerning items of community interest from the Mayor, Councilmembers, and City staff for which no cation will be discuss or taken.)

Councilman Brent Purser suggested the appointment of a committee to oversee construction of the new storage building at city hall.

#11. Adjourn

The motion to adjourn the meeting at 7:38 p.m. was made by Councilman Scott Essmeier. The motion was seconded by Councilwoman Debbie Lawson, motion carried.