

THE CITY OF WOODBRANCH VILLAGE

Regular Meeting

August 27, 2026

The City of Woodbranch Village council met in a regular meeting at 6:00 P.M., Thursday, August 27, 2026, in the City Hall Building at 58A Woodbranch Drive, New Caney, Texas, 77357. The regular meeting was called to order at 6:00 PM by Mayor Mike Tyson. Roll call showed as being present Councilman Scottie Garner, Councilwoman Stacey Shipley, Councilwoman Trisha Marie Cranney, City Administrator Charlotte Smith, Mayor Mike Tyson, City Attorney Leonard Schneider, Councilwoman Nancy Mulhern. Councilman James Mulkey was not in attendance. City Secretary Shari McMinn was present to take minutes of the meeting. Councilwoman Mulhern led the meeting with a prayer, followed by the pledge of allegiance to the flag.

REGULAR MEETING (6:00 P.M.)

The regular meeting opened at 6:00 P.M.

#5. Sign In Sheet

The following names were on the sign in sheet:

- Phyles Schobel
- Mike McLeane
- Mel Schobel

Phyles Schobel:

Expressed concern regarding drainage ditches that have not been maintained by some residents and requested information on the status of letters sent concerning ditch mowing. She noted that trees are growing in ditches near her residence and expressed concern about potential flooding during hurricane season. The Mayor advised that additional letters were mailed this week and that the City is continuing to monitor the situation. City Administrator Charlotte Smith stated that additional letters were mailed this week to residents regarding ditch maintenance and advised that the City must allow residents adequate time to respond and address the issues identified in the notices.

Mike McLean:

Expressed concerns regarding drainage issues near Elm Street and N. Linnwood and inquired about the status of the engineering study discussed at a previous City Council meeting. The City Administrator reported that proposals are currently being solicited by engineering and surveying firms and that additional time is needed to compile the bids for City Council consideration. Mr. McLean also requested information regarding culvert width and depth requirements contained in the storm drainage ordinance. City Attorney Leonard Schneider advised that a copy of the ordinance is available through the City Secretary's office and that City staff would be available to answer any questions regarding its provisions.

Mel Schobel:

All his questions were covered.

CONSENT AGENDA

#6. Approve Minutes from the July 23, 2026 – Regular Meeting

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

#7. Approve Minutes from the August 10, 2026 – Workshop & Special Meeting

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

#8. Approve Minutes from the August 25, 2026 – Special Meeting & Public Hearing

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

#9. Approve Financial Statement for General Funds – July 2026

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

#10. Approve Financial Statement for Water and Sewer Fund – July 2026

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

#11. Approve Financial Statement for Debt Service Fund – July 2026

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

#12. Approve Bills General Fund – August 2026

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

#13. Approve Bills Water & Sewer Fund – August 2026

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

#14. Approve Bills Debt Service Fund – August 2026

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

#15. Approve the Road & Ditch and Storm Water Management Report – July 2026

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

#16. Approve the Building Permit Activity Report – July 2026

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

#17. Approve the Nuisance and Abatement Activity Report – July 2026

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

#18. Approve the City Administrator's Activity Report – July 2026

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

#19. Approve the City Engineer's Activity Report – July 2026

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

The motion to approve items 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 was made by Councilman Garner. The motion was seconded by Councilwoman Mulhern, motion carried.

COUNCIL TO CONSIDER, DISCUSS, AMEND, ACTION, AND/OR APPROVE MONTHLY REPORT FROM THE FOLLOWING;

Approve the Police Activity Report – July 2026

The report was given by Chief Hernandez.

Copies of this report are on file in the City Secretary's Office. The motion to approve the Police Activity Report was made by Councilman Garner. The motion was seconded by Councilwoman Cranney, motion carried.

Operator's Report – July 2026

The report was given by Michelle Giacona.

Copies of this report are on file in the City Secretary's office. The motion to approve the operator's report was made by Councilman Garner. The motion was seconded by Councilwoman Mulhern, motion carried.

#20. Possible action, if necessary, to adopt Ordinance 352-2026 – an ordinance adopting and approving the annual budget for the City of Woodbranch Village, Texas for the fiscal year beginning October 1, 2026, and ending September 30, 2027, and making appropriations for each department, project and account thereof, by moving to adopt the budget as presented by record vote. (Mike Tyson, Mayor) If budget is adopted, move to ratify the increase in property tax revenue of \$7,470.00 as shown by the budget

No action was taken on this item.

#21. Consider, Adopt, and Set by Ordinance the 2026 Ad Valorem Tax Rate for Maintenance and Operations, \$.1793/\$100 (Mike Tyson, Mayor)

The motion to adopt and set by ordinance the 2026 Ad Valorem Tax Rate for Maintenance and Operations was made by Councilman Garner. The motion was seconded by Councilwoman Cranney, motion carried. Roll call vote was as follows:

Councilman Garner: Yes

Councilwoman Shipley: Yes

Councilwoman Cranney: Yes

Councilwoman Mulhern: Yes

Councilman Mulkey: Absent

#22. Consider, Adopt, and Set by Ordinance the 2026 Ad Valorem Tax Rate for Debt Service, \$.0540/\$100 (Mike Tyson, Mayor)

The motion to adopt and set by ordinance Ad Valorem Tax Rate for the Debt Service was made by Councilman Garner. The motion was seconded by Councilwoman Cranney, motion carried. Roll call vote was as follows:

Councilman Garner: Yes

Councilwoman Shipley: Yes

Councilwoman Cranney: Yes

Councilwoman Mulhern: Yes

Councilman Mulkey: Absent

#23. Consider and approve Ordinance 353-2026 – an ordinance setting the tax rate for the year 2026 for the City of Woodbranch Village, Texas (Mike Tyson, Mayor)

The motion to approve Ordinance 353-2026 was made by Councilman Garner. The motion was seconded by Councilman Mulkey, motion carried. Roll call vote was as follows:

Councilman Garner: Yes

Councilwoman Shipley: Yes

Councilwoman Cranney: Yes

Councilwoman Mulhern: Yes

Councilman Mulkey: Absent

#24. Mayor's comments on infrastructure, city budget and grant opportunities

Mayor Tyson made no comments.

#25. Item of Community Interest - (Hear announcements of community interest from the Mayor, Councilmembers and City staff for which no action will be discussed or taken.)

City Administrator Smith announced that the Greater EMC Chamber of Commerce is seeking nominations for its Board of Directors. Interested individuals were directed to contact City Secretary Shari McMinn for additional information. Mrs. Smith discussed rescheduling the September City Council meeting from September 24 to September 17. No scheduling conflicts were noted, and the meeting will be held as a Special Meeting on September 17 at 6:00 P.M.

#26. Adjourn

Councilman Garner made the motion to adjourn at 6:33 P.M. The motion was seconded by Councilwoman Cranney, motion carried.