



## CITY COUNCIL MONTHLY MEETING MINUTES

**DATE: January 21, 2021**

**Attendance:** John Gray, Fran Klestinec, Jeff Jakobeit, Sabrina Nelson, Leon Smith, Jessie Solis

**Absent:** Anna Ortiz, Martha Click

**Administrator:** Robert Wilhite

**Attorney:** Don Bird

**Finance Director:** Anna Ortiz

**Secretary:** Martha Click

**Others Present:** David and Leti Bocanegra, Arthur Abernathy, Curtis Davidson, Michael Dorr, Craig Harris, Rossie, Jakobeit, Lucas Solis, Eric Willis, Aron Woloch

**Quorum Established & Call to Order:** 7:00 PM

**Presentation:** None

**Public Comments:** Mrs. Bocanera expressed her concerns about the house referred to as the "Bee House" on FM 1625 across from her residence. She stated that the house and yard were unkept with junk and a used washer and dryer had been left in the yard. She also complained of their trash blowing into their yard. Her other concern was if they have bees on the property they might be of danger to her grandchildren when they play outside. Administrator Wilhite said that he had already ked o them and attorney Bird said that he could send a letter to them noting they were in violation of City's ordinances.

**Minutes of Prior Meeting:** Minutes of the December 16, 2020 meeting were presented. Councilman Jakobeit made a motion to accept the minutes. Motion was seconded by Councilman Smith and passed by 4-0.

### **Discussion on: The Project Creedmoor 216**

Eric Willis and Curtis Davidson from Project Creedmoor 216 presented their request for the City's consent for the creation a MUD. This would allow them to set a tax rate to help pay for it. They have arranged to pay \$7.1 Million to Creedmoor-Maha Water Corp. to get water, but they need the MUD to start. They have applied with TECU for the permit. Mr. Davidson also informed the Council that they had an agreement to provide \$50,000 to the City to pay attorney and engineer expenses to the City. Attorney Bird stated that there is some disagreement of what portion of land is in the City limits and what is in the ETJ. Administrator Wilhite said he would double check the annexation ordinances, but it does not matter concerning the MUD. Attorney Bird explained that he has no problem with the City's consent for them to proceed with the MUD application. They would need the City's permission on any development within the City's limits or ETJ.

Councilman Gray asked if Creedmoor-Maha would have to give them permission or relinquish their rights to get the water from them. Mr. Davidson explained that with the \$7.1 Million, Creedmoor-Maha would build 1050 connects. He also stated that he has spoken with Mr. Gregory of TDS about working with them as the effluent is a valuable commodity. Councilman Gray stated that with this the population of Creedmoor would grow and change the "face" of the City. Councilman Solis asked if they approved the MUD could the City them stop them and Councilman Gray replied that with Elan Musk bring in 5000-6000 workers that will need homes, someone else would come in. He also pointed out the black soil and high PI in this area and Mr. Davidson replied that he had work in similar areas. Councilwoman asked if they would still have to meet the Subdivision Ordinance even if they have the MUD and Attorney Bird replied there was no risk to the City for approving the MUD. Councilman Gray said that the impact on roads and drainage needed to

be considered and Councilwoman Nelson wanted to know the impact on the environment. Attorney Bird suggested that the Council schedule a work session and meet with Dan Heil. Councilman Gray wanted to know if 1250 would be the top number of homes built and the start date. Mr. Davidson replied that the infrastructure would take 18-24 months to complete and it would probably be 2023 before the first homes were ready for move in. Councilman Gray also asked how much would be commercial and was told there would need to be homes to draw in the commercial.

Councilman Solis then made the motion for the City to give consent to apply for the MUD and Councilwoman Nelson seconded the motion. It passed 5-0.

**Discussion on: Replat of Lot 19, Flintrock Prairie**

Administrator Wilhite explained that Vincent Molina had requested that his ten-acre property of on 6229 Turnersville Rd. wanted to replat his property into two 2.5-acre plots. He had already met the criteria. Mr. Harris asked about utilities and Administrator Wilhite explained that they were already there and that he has access to his property the adjacent property owners would have to give him permission to use roads on their property for other access. Councilman Gray made the motion to approve the Replat and Councilman Solis seconded the motion. It passed 5-0.

**Attorney Comments:** None

**Executive Session:** None

**Council Member Comments:** Councilman Jakobeit what could be done about the Homeless situation coming into Creedmoor. He said they are walking of Wright Rd. and FM327. Officer Woloch explained that unless the property owner calls them and makes an official complaint, they would not be able to do anything. Councilman Gray advised not to let them stay on your property or it could have adverse effects for the property owner. Officer Woloch said that they know what they can and cannot do but the property owner must complain to have them removed.

**Financials:** On attached printed sheets. Call Mrs. Ortiz if there are any questions. Administrator Wilhite that Mrs. Ortiz is doing an excellent job and that the 2020 Audit is almost complete.

**Administrator Comments:** Administrator Wilhite reported that five bridges in the park had been finished and that they were now leveling some areas and finishing the clean out of the creek to the end of the property. They will start adding milling to the trail and the playscape cover is almost finished. Work on the addition of the community Center will start next week and he had bids on the fence.

He said that the City's New Year fireworks were wonderful, and he thanked everyone who donated and attended.

Administrator Wilhite explained that he and his family as well as councilman Jakobeit had had Covid-19 and he recommended that if anyone suspects they have it to get treated immediately. He said that the Community Center is being considered as a possible Covid-19 vaccine site.

Administrator Wilhite invited everyone to come visit the park to see the work that has been done and that the Trail of Lights was a success and hoped to have it better next year with more businesses involved. Councilwoman asked about having an opening ceremony for the park and Administrator Wilhite responded that possibly Mayfest or Oktoberfest would be a good time.

**CCCFA:** Administrator Wilhite advised that Nancy Wilhite and Leti Bocanegra as president and vice-president had not held meetings due to Covid-19 so were planning to have a conference call. They were wanting to start planning for Mayfest and have things ready even if it ends up having to be cancelled.

**Mayor's Comments:** Mayor Klestinec said she agreed that the Trail of Lights had turned out very well and she invited everyone to come and see the work that had been done on the park. Mr. Harris shared the information from the Creedmoor-Maha Water Corp. concerning their plans for replacing water lines and adding more access lines due to growth in the area.

**Adjourned:** The meeting was adjourned at 8:22pm. Councilwoman Nelson made the motion to adjourn and Councilman Jakobeit seconded the motion. The motion passed: 5-0.

City

**Next Council Meeting:** February 18, 2021

# CITY OF CREEDMOOR

## CITY COUNCIL AGENDA

Notice is hereby given of a meeting of the City Council of Creedmoor to be held on Thursday, January 21, 2020 at 7:00 p.m. at: City Hall-Council Chambers, 12513 FM 1625, Creedmoor, Texas, for the purpose of considering the following agenda items. The City Council reserves the right to meet in closed session on any agenda should the need arise and if applicable pursuant to authorization by Chapter 551, of the Texas Government Code.

### Call to Order

### Roll Call

### Announce a Quorum is Present

### A. PRESENTATIONS: None

### B: PUBLIC COMMENT

- At this time 3-minute comments will be taken from the audience on non-Agenda related topics. To address the Council, please submit a Public Comment form to the City Secretary prior to the start of the meeting.
- Speakers will have one opportunity to speak during this time period and may speak on any matter not listed in the Agenda. Inquiries about matters not listed in the Agenda will either be directed to Staff or placed on a future agenda for Council consideration.

SPEAKERS MUST BE A RESIDENT, PROPERTY OWNER OR BUSINESS OWNER WITHIN THE CITY LIMITS OF THE CITY OF CREEDMOOR

*NO FORMAL ACTION CAN BE TAKEN ON THESE ITEMS AT THIS MEETING.*

### C. ACTION ITEMS

- Citizens wanting to comment on Agenda items should submit a Public Comment form to the City Secretary prior to the meeting being called to order.
- SPEAKERS MUST BE A RESIDENT, PROPERTY OWNER OR BUSINESS OWNER WITHIN THE CITY LIMITS OF THE CITY OF CREEDMOOR
- Individuals wishing to speak on an Agenda item will be allowed to speak when the Agenda item is called and recognized by the chairperson. Comments made during this time must be directly related to the agenda item under discussion and comments shall be limited to three (3) minutes per person
  1. Discussion and possible action on the minutes of 12-17-2020
  2. Discussion and possible action on 216 Project.
  3. Discussion and possible Action Replat of Lot 19, Flintrock Prairie
  4. Comments from City Council Members
  5. Financial report.
  6. Administrator's Comment
  7. Mayor's Comments

E. EXECUTIVE SESSION: The Creedmoor City Council will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development). The City Council may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other items on this agenda

F. RECONVENE into Regular Session and consider action, if any, on items discussed in Executive session.

**G. ANNOUNCEMENTS** *No action or in-depth discussion may occur during this item*

Reports from City officials or City staff regarding items of community interest, including expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognitions of public officials, public employees, or other citizens; reminders about upcoming events organized or sponsored by the City; information regarding social, ceremonial, or community events organized or sponsored by a non-City entity that is scheduled to be attended by City officials or employees; and announcements involving imminent threats to the public health and safety of people in the City that have arisen after the posting of the agenda.

February 18, 2021 Next Council Meeting

**H. ADJOURNMENT**

**CERTIFICATION**

I, the under signed authority do hereby certify that this Notice of Meeting was posted on the Bulletin board, at the City Hall of the City of Creedmoor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Monday, January 18, 2021 at 6:20 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Robert R. Wilhite  
City Administrator

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the day of January 18, 2021 at 5:00 p.m.

Title: Administrator

*In compliance with the Americans with Disabilities Act, the City of Creedmoor will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 4 business days prior to the meetings. Please contact City Hall at (512) 512-243-6700 or FAX (512) 243-6701 for further information. Braille is not available.*

ROBERT R. WILHITE



## City of Creedmoor

## Profit &amp; Loss

December 2020

	<u>Dec 20</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Building Permits</b>	
Mobil Home Permit	500.00
Building Permits - Other	700.00
	<hr/>
<b>Total Building Permits</b>	1,200.00
Cemetery	500.00
Community Center Contract	300.00
Donations	700.00
Municipal Right of Way Fees	3.34
Property Tax Revenue	28,467.08
Sales & Use Tax Revenue	10,234.09
Sign Permit	50.00
Special Permit	250.00
Zoning Request Fee	250.00
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<b>Total Income</b>	41,954.51
<b>Expense</b>	
<b>Community Center</b>	
Security	-315.00
	<hr/>
<b>Total Community Center</b>	-315.00
<b>COVID-19</b>	
Disinfect common areas	2,284.00
	<hr/>
<b>Total COVID-19</b>	2,284.00
<b>LOAN 2020</b>	
5 Bridges for Trail	6,872.80
Concrete	7,627.20
Contract Labor	10,550.00
	<hr/>
<b>Total LOAN 2020</b>	25,050.00
<b>Office Expense</b>	
Auto Expenses	
Fuel	348.63
	<hr/>
<b>Total Auto Expenses</b>	348.63
<b>Capital Outlay</b>	
Computer, Website, IT	582.50
	<hr/>
<b>Total Capital Outlay</b>	582.50
Dues and Subscriptions	407.99
Maintenance	525.00
Postage	55.00
Security -Council	180.00
Supplies	709.97
Office Expense - Other	254.00
	<hr/>
<b>Total Office Expense</b>	3,063.09
<b>Park</b>	
Equipment Rental	85.00
Equipment Repairs	
parts	350.52
	<hr/>
<b>Total Equipment Repairs</b>	350.52

**City of Creedmoor**  
**Profit & Loss**  
December 2020

	<u>Dec 20</u>
Fuel for Tractor	86.27
Maintenance	1,561.00
supplies	381.73
<b>Total Park</b>	<b>2,464.52</b>
<b>Payroll Expenses</b>	<b>18,443.20</b>
Travel & Ent	
Meals	62.20
<b>Total Travel &amp; Ent</b>	<b>62.20</b>
Utilities	
Electric	381.08
Gas and Electric	180.00
Telephone	157.30
Water	192.33
<b>Total Utilities</b>	<b>910.71</b>
<b>Total Expense</b>	<b>51,962.72</b>
<b>Net Ordinary Income</b>	<b>-10,008.21</b>
Other Income/Expense	
Other Income	
Interest Income	195.96
<b>Total Other Income</b>	<b>195.96</b>
<b>Net Other Income</b>	<b>195.96</b>
<b>Net Income</b>	<b>-9,812.25</b>

**City of Creedmoor**  
**Balance Sheet**  
As of December 31, 2020

	Dec 31, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
FLNB - Checking	10,424.52
FLNB Checking Covid 62761	-905.60
Money Market 38844	16,848.00
Money Market 38851	387,727.11
Petty Cash	661.10
<b>Total Checking/Savings</b>	<b>414,755.13</b>
<b>Accounts Receivable</b>	
*Accounts Receivable	12,900.00
Delinquent Property Tax Receiva	2,345.00
Interest Receivable	15,904.00
Property Tax Receivable	4,467.16
Sales & Use Tax Receivable	992.39
<b>Total Accounts Receivable</b>	<b>36,608.55</b>
<b>Total Current Assets</b>	<b>451,363.68</b>
<b>Fixed Assets</b>	
12V Fuel Pump	279.99
16' Trailer	1,650.00
2020 Gator	3,500.00
5000 Hartung Ln	34,976.58
Accumulated Depreciation	-821,640.14
Bad Boy 60 InZT ELite	4,599.00
Bond Loan	
Water Truck	867.16
<b>Total Bond Loan</b>	<b>867.16</b>
Building	743,260.82
Building Improvements	306,948.13
CAT 416E Backhoe	24,000.00
Command Pro	5,950.00
Computer Equipment	1,740.64
Copier	800.00
Cutting Torch	350.00
Dump Trailer	6,550.00
Equipment - Rollers	-350.00
Floor Scrubber	1,000.00
Full-size Pool table and couch	4,000.00
Furniture & Fixtures	11,177.40
Graef Tracts	24,153.88
Ice Maker	5,797.00
Kitchen Equipment	12,025.42
Kubota Tractor w/ Loader	8,000.00
Land	120,793.30
Lincoln Electric Cutwelder	199.00
Message Center	35,680.89
Office Building	44,471.84
Office Furniture	5,070.00
PA System	7,639.00
Parks	641,611.42
Portable Digital Recorder	313.90
Portacool Cyclone	1,499.99
Printer	562.86
Pruner	494.99
Solar Array	23,030.00
SPRAYER	200.00
Utility Vehicle	5,895.00
Walter Long Property	6,848.08
<b>Total Fixed Assets</b>	<b>1,273,946.15</b>

City of Creedmoor  
Balance Sheet  
As of December 31, 2020

	Dec 31, 20
Other Assets	
Micro Bus Loan	18,964.29
Total Other Assets	18,964.29
<b>TOTAL ASSETS</b>	<b>1,744,274.12</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
*Accounts Payable	10,448.50
Total Accounts Payable	10,448.50
Other Current Liabilities	
Accounts Payable	31,015.00
BOND -CERTIFICATE OF OBLIGATION	500,000.00
Community Center Lease	24,628.00
Payroll Liabilities	2,926.23
Total Other Current Liabilities	558,569.23
Total Current Liabilities	569,017.73
Total Liabilities	569,017.73
Equity	
Fund Balance	1,036,850.23
Investments in Gen Fixed Assets	19,509.61
Opening Bal Equity	0.04
Restricted Fund - Small Busines	0.15
Unrestricted Net Assets	207,306.49
Net Income	-88,410.13
Total Equity	1,175,256.39
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,744,274.12</b>

**City of Creedmoor**  
**Profit & Loss**  
 October through December 2020

	Oct - Dec 20
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Building Permits</b>	
Mobil Home Permit	500.00
Building Permits - Other	18,650.00
<b>Total Building Permits</b>	19,150.00
Cemetery	525.00
Community Center Contract	3,790.00
Donations	2,000.00
Electrical Permit	250.00
Like Kind Revenue	1,072.00
Municipal Right of Way Fees	2,988.89
Park User Fees	1,490.00
Property Tax Revenue	30,021.39
Sales & Use Tax Revenue	34,088.14
Sign Permit	206.00
Special Permit	250.00
Zoning Request Fee	250.00
<b>Total Income</b>	96,081.42
<b>Expense</b>	
<b>Community Center</b>	
Cleaning	493.00
Parking	45.00
Repairs and Maintenance	523.98
Security	720.00
<b>Total Community Center</b>	1,781.98
<b>COVID-19</b>	
Contract Labor -Disinfect	1,104.00
Disinfect common areas	4,678.00
Disinfecting supplies	139.48
Webpage update	100.00
<b>Total COVID-19</b>	6,021.48
<b>LOAN 2020</b>	
5 Bridges for Trail	42,750.00
Concrete	11,699.20
Contract Labor	30,100.00
Covered Playground	6,500.00
Equipment	1,011.11
Millings	12,000.00
Misc (Landscaping ect)	3,800.00
Park Storage Building	751.09
Parking Lot	391.79
<b>Total LOAN 2020</b>	109,003.19
<b>Office Expense</b>	
Auto Expenses	
Fuel	713.74
<b>Total Auto Expenses</b>	713.74
<b>Capital Outlay</b>	
Computer, Website, IT	2,905.49
<b>Total Capital Outlay</b>	2,905.49
Dues and Subscriptions	692.64

**City of Creedmoor**  
**Profit & Loss**  
 October through December 2020

	Oct - Dec 20
<b>Insurance</b>	
Auto Liab	63.70
Errors & Omissions	547.82
Law Enforcement	554.68
Liability	238.77
Mobil Equipment	134.26
Property	2,628.36
Warranty	29.97
Workers Comp	1,626.71
	5,824.27
<b>Total Insurance</b>	5,824.27
<b>Maintenance</b>	825.00
<b>Postage</b>	55.00
<b>Security -Council</b>	540.00
<b>Supplies</b>	1,142.19
<b>Training</b>	-499.50
<b>Office Expense - Other</b>	720.39
	12,919.22
<b>Total Office Expense</b>	12,919.22
<b>Park</b>	
Equipment Rental	170.00
Equipment Repairs	
parts	1,654.64
Equipment Repairs - Other	3,247.98
	4,902.62
<b>Total Equipment Repairs</b>	4,902.62
<b>Fuel for Tractor</b>	383.53
<b>Maintenance</b>	1,989.19
<b>Small Tools and equipment</b>	152.88
<b>supplies</b>	381.73
<b>Walking Trail</b>	
Material	148.76
	148.76
<b>Total Walking Trail</b>	148.76
<b>Total Park</b>	8,128.71
<b>Payroll Expenses</b>	48,705.94
<b>Professional Fees</b>	
<b>Engineering</b>	
<b>Inspections</b>	
Electrical	715.00
Mechanical	65.00
Slab Ground UFER	65.00
	845.00
<b>Total Inspections</b>	845.00
<b>Total Engineering</b>	845.00
<b>Legal Fees</b>	4,549.00
	5,394.00
<b>Total Professional Fees</b>	5,394.00
<b>Road Maintenance</b>	
Waste	45.78
	45.78
<b>Total Road Maintenance</b>	45.78
<b>Social Activities</b>	
Thanksgiving Meal	728.94
Trunk-o-Treat	44.31
	773.25
<b>Total Social Activities</b>	773.25

2:40 PM

01/21/21

Cash Basis

**City of Creedmoor**  
**Profit & Loss**  
October through December 2020

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	Oct - Dec 20
Travel & Ent	
Meals	62.20
<b>Total Travel &amp; Ent</b>	<b>62.20</b>
Utilities	
Electric	1,545.08
Gas and Electric	180.00
Telephone	471.36
Water	574.29
<b>Total Utilities</b>	<b>2,770.73</b>
<b>Total Expense</b>	<b>195,606.48</b>
<b>Net Ordinary Income</b>	<b>-99,525.06</b>
Other Income/Expense	
Other Income	
Interest Income	400.49
<b>Total Other Income</b>	<b>400.49</b>
Other Expense	
Gifts	75.76
<b>Total Other Expense</b>	<b>75.76</b>
<b>Net Other Income</b>	<b>324.73</b>
<b>Net Income</b>	<b>-99,200.33</b>