

NOTICE OF REGULAR MEETING  
March 22, 2017  
SHENANDOAH CITY COUNCIL

STATE OF TEXAS

AGENDA

COUNTY OF MONTGOMERY

CITY OF SHENANDOAH

NOTICE IS HEREBY GIVEN that a Meeting of the Shenandoah City Council will be held on Wednesday, March 22, 2017 at 7:00 p.m. at the City of Shenandoah Municipal Complex, 29955 IH-45 North, Shenandoah, Texas for the purpose of considering the following:

1. CALL TO ORDER
2. CALL OF ROLL
3. PLEDGE OF ALLEGIANCE
4. INVOCATION

**CITIZEN'S FORUM**

**CLICK EACH LINK TO JUMP TO THAT ITEM IN THE MINUTES. PRESS CTRL+HOME TO RETURN TO THIS PAGE.**

5. [CITIZENS FORUM](#) (Audio – 1:39)

Citizens are invited to speak for three (3) minutes on matters relating to city government that relate to agenda or non-agenda items. Speakers are asked to stand up and approach the podium to address Council and give their name and address before sharing their comments.

***Responses to inquiries are limited by state law to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision by Council shall be limited to a proposal to place the subject on the agenda of a future meeting.***

**INDIVIDUAL CONSIDERATION**

1. [Introduction of new employees.](#) (Audio – 2:10)

SUMMARY: The City Administrator introduced new employees, including three police officers and the new IT Coordinator.

2. [Presentation of the TPCA Re-recognition to the Police Department.](#) (Audio - 4:55)

SUMMARY: Shenandoah Chief of Police Raymond Shaw accepted the TPCA re-recognition from Conroe Chief Philip Dupuis, indicating that the police department adheres to current best practices for law enforcement.

3. [Presentation of the Texas Comptroller of Public Accounts Transparency Star Award to the Finance Department.](#) (Audio – 11:44)

SUMMARY: The City Administrator gave brief background on the award and said the Shenandoah Finance Department received the highest level award for traditional finances, indicating above and beyond efforts toward transparency.

4. [Discussion, possible presentation by the involved parties, and possible action to adopt the following Resolution for Water Plant and Water Projects](#): (Audio – 18:59)

REIMBURSEMENT RESOLUTION EXPRESSING INTENT TO FINANCE EXPENDITURES TO BE INCURRED.

SUMMARY: The City Administrator discussed options for funding water plant #4. Councilmember McLeod moved to adopt the resolution. Councilmember Houston seconded. The resolution was adopted unanimously.

5. [Public hearing regarding the creation of the MetroPark Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date](#). (Audio – 28:34)

SUMMARY: Mayor Wheeler opened the public hearing to receive citizen input. There were no citizens wishing to speak, and he closed the public hearing.

6. [Discussion, possible presentation by the involved parties, and possible action to adopt the following Resolution](#): (Audio – 29:33)

A RESOLUTION OF THE CITY OF SHENANDOAH, TEXAS AUTHORIZING AND CREATING THE METROPARK PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNEMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

SUMMARY: The City's bond counsel addressed Council and answered questions. Councilmember Houston moved to adopt the resolution. Councilmember Frazier seconded. The resolution was adopted unanimously.

7. [Presentation regarding the proposed amended Phase 1 Site Plan for MetroPark Square, being 69.79 acres of land situated in the William McDermott Survey, Abstract 389, and the Montgomery County School Survey, abstract 305, both in Montgomery County, Texas](#). (Audio – 1:00:25)

SUMMARY: The City Administrator presented the Phase 1 site plan and discussed details.

8. [Public Hearing regarding the proposed amended Phase 1 Site Plan for MetroPark Square, being 69.79 acres of land situated in the William McDermott Survey, Abstract 389, and the Montgomery County School Survey, abstract 305, both in Montgomery County, Texas](#). (Audio – 1:04:48)

SUMMARY: Mayor Wheeler opened the public hearing to receive citizen input. There were no citizens wishing to speak, and he closed the public hearing.

9. [Discussion, possible presentation by the involved parties, and possible action to approve the proposed amended Phase 1 Site Plan for MetroPark Square, being 69.79 acres of land situated in the William McDermott Survey, Abstract 389, and the Montgomery County School Survey, abstract 305, both in Montgomery County, Texas](#). (Audio – 1:05:20)

SUMMARY: Councilmember Frazier moved to approve the Phase 1 site plan. Councilmember Raymaker seconded and the motion carried unanimously.

10. [Discussion, possible presentation by the involved parties, and possible action to approve the annual financial report.](#) (Audio – 14:37)

SUMMARY: Mayor Wheeler took this item out of order. The City's auditor presented the final annual financial report. Councilmember Frazier moved to approve the annual financial report. Councilmember Teague seconded. The annual financial report was approved.

11. [Discussion, possible presentation by the involved parties, and possible action regarding The Woodlands Fire Department annual fire service fees for 2017.](#) (Audio – 1:06:07)

SUMMARY: Councilmember McLeod moved to approve the Woodlands Fire Department annual fire service fees for 2017. Councilmember Houston seconded, the motion carried unanimously.

12. [Discussion, possible presentation by the involved parties, and possible action to approve community signs.](#) (Audio – 1:07:54)

SUMMARY: Staff presented final designs. Councilmember Teague moved to approve the community signs. Councilmember McLeod seconded, the motion carried unanimously.

13. [Discussion, possible presentation by the involved parties, and possible action regarding park reservations.](#) (Audio – 1:14:54)

SUMMARY: Councilmember Houston moved to approve the park reservation process. Councilmember Frazier seconded, the motion carried unanimously. The new system will take effect April 1, 2017.

14. [Discussion regarding the NCAA Swimming & Diving Championships.](#) (Audio – 1:19:56)

SUMMARY: The City Administrator presented highlights from the NCAA Swimming and Diving Championships that were held at the natatorium the previous week.

15. [Update/discussion regarding the spring townhall meeting.](#) (Audio – 1:35:58)

SUMMARY: Council discussed the topics for the spring townhall meeting and the potential for holding quarterly townhall meetings.

16. [Ratify the accounts payable for the month of February 2017.](#) (Audio – 1:41:04)

SUMMARY: Councilmember Frazier moved to ratify the accounts payable for February 2017. Councilmember Houston seconded, the motion carried unanimously.

17. [Approve the minutes of the January 25, 2017 regular meeting, the February 1, 2017 special meeting, the February 8, 2017 regular workshop meeting and the February 22, 2017 regular meeting.](#) (Audio – 1:41:30)

SUMMARY: Councilmember Frazier moved to approve the minutes, with an amendment to the meeting of 2/1/17. Councilmember Houston seconded, the motion carried unanimously.

18. [CITIZENS FORUM](#) (Audio – 1:43:37)

Citizens are invited to speak for three (3) minutes on matters relating to city government that relate to agenda or non-agenda items. Speakers are asked to stand up and approach

the podium to address Council and give their name and address before sharing their comments.

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SUMMARY: There were no citizens wishing to speak.

19. [City Administrator's Report](#) (Audio – 1:43:45)

- Administration – Departmental Activity
- Finance – YTD Financial Report and Activities
- Police – Patrol Division and Special Services Activities
- Public Works – Water/Sewer System, General Maintenance Activities, Swimming Pool Report and Capital Projects Update
- Capital Projects and Infrastructure – Project Updates
- Building Department – Building Permits, Construction Activity
- Convention and Visitors Bureau – Monthly Activity Report
- The Woodlands Fire Department – Monthly Activity Report

SUMMARY: The City Administrator provided updates on a range of ongoing projects and events.

20. [Council's Inquiry](#) (Audio – 1:45:14)

***Pursuant to Texas Government Code Sect. 551.042, the Mayor and Council Members may inquire about a subject not specifically listed on this Agenda. Responses are limited to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place the subject on the agenda of a future meeting.***

SUMMARY: Council inquired and/or expressed opinions about a range of current City issues and activities.

## EXECUTIVE SESSION

***Public notice is given that the City Council may elect to go into Executive Session at any time during the meeting in order to discuss any matters listed on the Agenda when authorized by the provisions of the Open Meeting Act, Chapter 551 of the Texas Government Code, to receive advice from legal counsel, to discuss matters of land acquisition, personnel matters or other lawful matters that are specifically related to items listed on this Agenda. Prior to any such closed session, the Mayor, in open session, will identify the agenda item to be discussed and the Section or Sections of Chapter 551 under which the closed discussion is authorized.***

## ADJOURN

***The Council may vote and/or act upon each of the items listed on this Agenda. One agenda item will be discussed at a time unless logic and practical consideration allow similar topics to be considered together for purposes of convenience and efficiency. The Council may retire into***

***executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.***

City Hall is wheelchair accessible. A sloped entry is available at the entrance with specially marked parking spaces available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 281-298-5522 or Fax 281-367-2225 for information.

I certify that the attached notice of meeting was posted on the bulletin board at City of Shenandoah Municipal Complex, 29955 IH-45 North, Shenandoah, Texas, on the 17 day of March 2017 at: 10:45 o'clock a.m. I further certify that the following news media was notified of this meeting as stated above: The Courier



Kathie Reyer, City Secretary



**MINUTES – City Council Meeting  
March 22, 2017**

1. CALL TO ORDER

Mayor Wheeler: All right. We'll call the order of the Shenandoah city council meeting. Wednesday, March, 22nd.

2. CALL OF ROLL

Mayor Wheeler: Call the roll. Looks like everybody's here. We got some guests. I appreciate you all coming. Good to see everybody.

3. PLEDGE OF ALLEGIANCE

Mayor Wheeler: Please stand with me. We'll do the Pledge of Allegiance. "I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all." "Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

4. INVOCATION

Mayor Wheeler: Mr. Houston, will you lead the invocation?

Councilmember Houston: Yes. I appreciate you guys standing if you wish. Father, it's because of you that we have all the blessings that we have. Blessed to have this incredible country, it's incredible state, incredible county, and city, incredible people, the residents here who just are blessed for all the things that go on. Our police department, our staff, our government and all the things that happened here. We just give that glory to you Father. Later. We lift you up. Thank you for all the things we have. The way you provided for us and in the way, you provided for us that we could be thankful. Assure that you are the God that you say you are, we give You the glory. Amen.

5. CITIZENS FORUM (Audio – 1:39)

Mayor Wheeler: We have a couple folks who signed in, but nobody asked to speak. As you all know by now, we will have a second citizen's forum at the end of the meeting. If you decide you want to, please feel free to turn that into Kathie. We'll move on from there. If you have an agenda packet, by the way, you're going to notice that the agenda items start back over at one. I'm going to go ahead and stick that just so I don't get myself confused. We'll get back down to the second number one agenda item which is the introduction of new employees.

1. Introduction of New Employees (Audio – 2:10)

Mr. Smith: Council, as we've been doing in the past, we'd like to introduce all of our new employees to the City Council. The first officer that we're going to introduce is known as CJ. I have been told just to call him CJ. Don't try to pronounce his name. I'm going to listen. CJ comes to us from the San Jacinto County Sheriff's Office where he worked at Narcotics, Drug Interdiction, undercover operations, Special Response Unit, High-Risk Fugitive Apprehension team member. He's educated from the Angelina College Police Academy. He graduated from Cold Springs High School. He's here with his fiancée tonight.

Welcome aboard, CJ. Next officer is Kelly Kennerly. He's been a police officer for six years. He's been married for 16. He comes from our neighboring community of Oak Ridge. He has his daughter with him, Emma. Is that right? We welcome Kelly to the city. As well, if I can add one thing to Kelly, Council you have heard about an armed robbery that happened last week. We sent out an email. Kelly is actually one of the officers that arrested one of the armed suspects. All right. Good work.

The third officer is Christian Lehman. 18 and a half years of experience. He was with Conroe Police Department for 17 years. He graduated from Phoenix Christian Academy. While at Conroe, he worked with multiple, different parts of their including the SWAT team, bike patrol, and was also a sergeant. We'd like to welcome Officer Lehman, Chris Grizzafi. He may still be in his office. You met him all last time. He's our new IT coordinator. He comes to us from the city of West University and also, had other minuscule experience. He is married and has two grown kids that were actually-- His entire family helped volunteer at the NCAA championship last year. I'm sure that he's around somewhere tonight.

Councilmember Teague: Welcome Kris.

Greg: We're excited to have all three you'll here with us. We welcome you with open arms for sure. All right.

2. Presentation of the TPCA Re-recognition to the Police Department. (Audio - 4:55)

Mayor Wheeler: Let's move on to agenda item number two. Which is a presentation of the TPCA re-recognition to the police department. Council will call on Chief Philip Dupuis from the city of Conroe.

Chief Philip DuPuis: Thank you, Mayor of Council, Greg. Greg's the only one I know here so other than Raymond and Lehman back there. You got a good hand with Lehman. You all need to stop paying so much money. I'll be honest with you. This is my first presentation for the recognition program. I am the Regional Director for the Texas Police Chief's Association. I handle region 14 for the association. I am also a recognized agency and I know that Shenandoah has been recognized since 2009 but they've recently, getting re-recognized. Since this is my first one, the boss man of the recognition program. Took me a long script here. It's only I'm going to talk about 30 minutes to-- I'll try to cut it down. Actually, this is really a great thing that's going on here. I'm going to go ahead and read this real quick for you. My name is Philip Dupuis. I am the Chief of Police at Conroe. I am a current member of the Texas Police Chief's Association.

I'm honored this evening to be representing the Texas Police Chief's Association and the best practices program. The Texas Police Chief's Association is made up of over 1,100 professional police chiefs throughout the state. Who are dedicated to improving the delivery of quality of police services. I'm here this evening to present the Shenandoah Police Department with a certificate of re-recognition, for continuing to maintain their compliance with the Texas law enforcement best practices for law enforcement, for the past four years. Several years ago, the Texas Police Chief's Association developed an accreditation program for Texas law enforcement. Many of you didn't know about the accreditation program for schools, universities, and hospitals. They are all programs of professional excellence and all require proof of compliance with a set of professional standards. Ours is similar. It is a voluntary program where agencies must prove they meet 168 difficult standards.

The standards are based on Texas law, Texas court decisions and contemporary best practices are identified by the Texas Police Chief's Association. These standards address the full range of law enforcement operations, such as the use of force, protection of citizen rights, vehicle pursuits,

property and evidence management, and control and investigative operations, just to name a few. This program has become the new gold standard for professional law enforcement in Texas and agencies across the state are working diligently to meet the requirements. Approximately, nine years ago, the Shenandoah police department was among the first in the state to become a recognized agency and it was not easy to do. The agency had to conduct a complete audit of all its policies, procedures, and operations in order to meet these standards. Since that time, the agency has submitted annual reports that were reviewed to ensure they continued to meet the standards and continue to provide the citizens of Shenandoah, with effective police service. Police chiefs and command officers from other parts of our state spent two days making another on-site assessment of the Shenandoah police department. These assessors interviewed staff, inspected facilities and operations, rode with field officers and ensured compliance with our standards. Their report was then sent to the recognition committee, comprised of nine active police chiefs from around the state, who reviewed the report and voted to award the recognition status. The vote was unanimous.

During this process, the Shenandoah police department has once again proven that it meets or exceeds the best practices for professional law enforcement in Texas. Of the 2,400 law enforcement agencies in Texas, only 135 agencies have achieved recognized status. Only 57 have been re-recognized. This evening we officially recognized the Shenandoah police department for their outstanding performance. What does this mean for your community? The recognition program assures both city management and the citizens of Shenandoah that their police department is operating in a manner that reflects the current best practices in Texas law enforcement. It means your police department is continually striving for professional excellence. It means your police department is one of the very best in the state. Obviously, just behind my agency. The certificate we present this evening is symbolic. While it is clearly the mark of professional excellence, the real value of the program is the process that must be completed to receive the certificate. Once again, this is not the end of the process. The department will continue to submit annual reports and assure continued compliance. In four years we'll be back for another own site inspection, to ensure the agency, is continuing to comply with all the standards. The Shenandoah Police Department is the leader in law enforcement in Texas and you should be very proud of the accomplishment. Chief, if you'd come forward.

To be honest with you, the program manager is these two guys, they are the ones who did all of the work. That's why all the work is done. Like in my agency, I didn't do any of the work. I have program managers and that's who does the work. They have a lot to be proud of. Something that they should proudly display in their lobby. It goes a long way, especially for evidence. That, you know, that you're following the guidelines, do the best practices. It's very difficult to accomplish. You should be proud of your departments.

Chief DuPuis: Thank you very much.

Councilmember Frazier: Thank you for coming.

Mayor Wheeler: I know I speak on-- I know I speak for everyone when I say that we all know that you already know that we have a great police department but sure it's nice to be recognized for it. Thank you, gentlemen, for the-- And ladies, for the outstanding work you all do.

3. Presentation of the Texas Comptroller of Public Accounts Transparency Star Award to the Finance Department. (Audio – 11:44)

Mayor Wheeler: All right, let's move to agenda item three, which is the presentation of Texas Comptroller of Public Accounts transparency star award to the Finance Department.

Mr. Smith: Unfortunately, Glenn Hegar wouldn't come down to present this award. I'll come and give some history and some background and talk about it. When Glenn Hegar took over Texas Comptroller, he changed the recognition program that public agencies could receive awards from the comptrollers' office. It's now called, Recognition for Transparency and there are five different categories you can receive the award in. Traditional finance, contracts and procurement, economic development, public pension and debt obligation. Right now, the city has applied for one and has received one. At this time, there are only 74 recipients in the entire state of Texas that have received the award we have received. There is only two other agencies in the entire Montgomery County area, one being Conroe ISD and the other one being, our neighboring community of Oakridge.

We did receive it for traditional finances, we're in the process of applying for contracts and procurement, economic development and then we'll also be looking at debt obligations. Some of them we may not be eligible to receive because we do not have any of the type of documentation that they want to see, such as economic development. We do not have tax abatement in the city of Shenandoah. We cannot have documentation for that. We are pleased that the finance department has received this award and at this time, we'd like to call Jennifer and Lisa up to receive this award. You want to give this to them?

Mayor Wheeler: Sure.

Ms. Calvert: I'm actually glad the police department went first because I would look like the only department, who didn't do anything. Lisa, actually, did all the work for this. She researched other websites to try and find a good formatting and a good display that is user-friendly. She worked very hard to make sure everything was up there. She had to reformat a lot of our documents. This award really goes to her.

Councilmember Houston: Proud of you, guys.

Councilmember Raymaker: You earned a seat at the table.

4. Discussion, possible presentation by the involved parties, and possible action to approve the annual financial report. (Audio – 14:37)

Mayor Wheeler: Okay. Once again, for those of you that have agenda packets, we're actually going to move up item 10. We have a guest here with us tonight that probably, I don't need to make him sit all the way through the rest of his agenda items, if possible. I'm going to move that up above four. Discussion possible presentation by the involved parties and possible action to approve the annual financial report.

Mr. Smith: Council, Mr. Breedlove is with us again tonight. His presentation is the same as we had during workshops. It's up to council if you'd like him to come up and present the same presentation to you tonight.

Councilmember McLeod: Are there any changes?

Mr. Smith: No, sir.

Councilmember Houston: No changes?

Mr. Smith: Hold on, let me look for a-

Ms. Calvert: There were minor changes, we included that as your supporting documents on the annual financial board. And he can discuss those if you'd like him to.

Mayor Wheeler: Yes. Maybe just a quick paraphrase for the audience who wasn't here at the last meeting.

Louis Breedlove: How are you guys doing again tonight? Louis Breedlove, audit manager for Brooks Cardiel. As you're familiar there were a couple of minor changes as what we went over last time, was a draft. Since that time, we got updated information from a city attorney on some cases. We had to accrue a couple of liabilities related to that, nothing major there. Then the other transaction that was booked would be-- There was due to do from interfund liability that had to be booked at the transfer because it was moved over and that was just recognizing that. Those were the three changes that occurred between the draft you received last time, and what you have in front of you today.

Mayor Wheeler: Would you kindly, just for the audience, a brief, little synopsis of the state of affairs if you will, financially?

Louis Breedlove: Sure. Let's see here. As others, we come in we do a risk-based approach and we make sure that we assess all areas of the city operations. We make sure that controls are in place and that things are up to par, and we dig into areas that we consider high risk. We evaluated all those areas, test those areas, and found no issues. The city's doing actually a great job. The Finance department has been incredible to work with. They've been-- And over this past year, they've submitted some different procedures and changes that have done implementing pooled cash, which is a big feat for them because I know it's-- There's no small task to implement that. Things like that. They've done a great job in implementing. As far as this financial state of the city, I'd like to hit on this couple of these points that I've made to you guys last time. Some financial highlights, total asset exceeded total liabilities of 45 million. The city's governmental fund reported a combined ending fund balance of 14 million, which is an increase of 1.9, from the previous year. Some fund balance is a general fund was 5.9 which is 92% of the annual general fund expenditures. You guys are in excellent shape. You guys have operated well within your budget. I just commend the city for doing a great job.

Mayor Wheeler: Awesome. Thank you. Anybody got anything else?

Louis Breedlove: Absolutely.

Mayor Wheeler: No. All right, thank you. Great.

Breedlove: Great. Thank you, guys.

Mayor Wheeler: Let's move on to item four.

Councilmember Frazier: I will make a motion to include the financial annual report.

Mayor Wheeler: You got a second?

Councilmember Houston: Second

Mayor Wheeler: Any discussion? All in favor? Any opposed? Motion carries 5-0. Were you about to say something there Greg?

Mr. Smith: No, sir.

Mayor Wheeler: Okay. I'm sorry. I got thrown off there. Now, we go back in a pick back at item four.

5. Discussion, possible presentation by the involved parties, and possible action to adopt the following Resolution for Water Plant and Water Projects: (Audio – 18:59)

Mayor Wheeler: Discussion possible presentation by involved parties and possible action to adopt following resolution for the water plant and water projects. Reimbursement resolution expressing intent to finance expenditures be incurred. Do we have any additional presentations?

Mr. Smith: Yes. Council, if I can. During our workshop last time we had a lot of discussion on the water plant. Ron asked a very legitimate question on the use of reserve funds both from water and sewer and general fund to pay for this project. Instead of just moving forward with the project, talked to our financial advisors and our bond council and we can pass a resolution to reimburse the city from the bond proceeds. That gives us more time to evaluate all the options that the council wants to. Previously, it was always discussed that this was going to be a debt service but it doesn't have to be a debt service. To give the council more time to discuss all the options for funding the water-plant, it's my recommendation, that we approve this reimbursement resolution that if we do go out for debt service, we can pay the city back for the expenditures that we make until we receive the debt service. The first payment due to the contractor would not be due before June 1, or July 1. We still have plenty of time to go through this process. To borrow the money, we'll take about 60 days and you have a sample calendar in your agenda pocketbook form. Even if we started this project in June, which is the most aggressive timeline we could, our first payment wouldn't be due to the contractor, until July 1st. Taking a slower approach and looking at all the options, is what the recommendation is at this time. That's why, you see this reimbursement resolution instead, of processing and moving forward with the other discussions that we have, and we can discuss it more the next workshop.

Councilmember Frazier: Is this the process that was in the agenda package? Is that the process for any CO? Say, there's an emergency and you needed the money, you have to go out for CO, that's a process for everything?

Mr. Smith: Yes, that is a standard process to borrow money for municipality and certificate of obligation.

Councilmember Frazier: So if something catastrophic happened, you still have to go out and get money, if there was nothing in reserves?

Mr. Smith: There are other methods of borrowing money, besides the certificate of obligations. The city can go down to a local banking institution, and borrow a short-term loan to cover any emergency needs like you're discussing.

Mayor Wheeler: It's just going to cost some more money.

Mr. Smith: You'll pay a little bit higher interest.

Mayor Wheeler: Higher. Yes.

Mr. Smith: Maybe, a 90-day note until you can go out for a full CO and get better rates. That is why this is on the agenda for potential action.

Councilmember Raymaker: For a little bit of history then, when did we first identify that we're going to need to have the additional water-plant, and what's mentioned here then. When was that identified?

Mr. Smith: It was actually identified, back all the way, dating back 2006. It was always discussed that we would need a second water plant. The plan that you have now, was presented 2 years ago by the formal public works director to do a Jasper well, and then, potentially put a Catahoula well next to it and blend the water. That process we went through over the past 18-24 months looking at all of it and it was determined to strictly do the Jasper well right now. We still have enough credits, with lone stars, so, we did not need to do the Catahoula well, immediately.

Councilmember Raymaker: We could have budgeted for this, longer-term? Three-year horizon, something like that. It just didn't pop up out of anywhere, correct?

Mr. Smith: Since 2006. Eleven years ago. As it was discussed, during the process-- It was always discussed, back in 2010, that we would do debt service when this plant became a reality that we needed to do. That was actually discussed that we set our rates based off of, where we were at and what we needed to operate the plant. As we said in the-- During the two workshops and the PowerPoint presentation, I don't have this number in front of me right now. We've done 3 to 4 million dollars capital projects, under water and sewer, and paid cash since 2010. I can get that exact number from the records that we presented, but an entire list of projects that we have paid cash for was presented since the 2010 rate increase.

Councilmember Teague: Could you pull that chart up because it showed also, what our reserve funds were during that time frame too?

Mr. Smith: Yes, we can.

Councilmember Teague: Okay.

Councilmember Frazier: Also, correct me if I'm wrong, back in 2009, on one of the wells or getting sand in one of the wells. Do you recall how much that was to repair that?

John Bleyl: That was the well on the east side. 2009 sounds correct. That well was basically plugged and the new well was developed. I don't remember the cost but Greg's correct on what he said. We did a water and sewer study for the city, back in '06 and recommended at that time, another well on the west side. Excuse me, the east side. That study was updated in '09, and then more recently, in '14. In each time, we've recommended that an additional well and plant be on the East side.

Councilmember Frazier: Bill Kotlan gave that one too?

John Bleyl: Bill Catlin gave the '09 presentation as correct.

Councilmember Frazier: That's what I thought.

John Bleyl: It was only about 40 minutes. Something like that.

Councilmember McLeod: Thanks. While you're pulling it up, really this just says, let's proceed with the water well without jumping into the bond. That's literally all of it says?

Mr. Smith: Yes, sir. It allows us to pay ourselves back if we determine to take out a CO to pay for it. Kathie, if you'll put it in a presentation mode, I can go from there.

Mr. Smith: Okay. So, here is the projects that we spent money on from 2011 to present. 2.3 million dollars is what we spent, it was budgeted to be 3.469 million. There is the fund balance that we were talking about 2010, we had \$27,000. We did the rate increase, and as you can see, it got all the way up to 3.1 million dollars. In addition, we've already spent about 1.5 to 1.6 million dollars, this year, out of reserve funds, to actually put in the well itself. That is already installed and ready to go on to the next phase, which is the point. The cash reserves for water and sewer is right at \$1,076,000 today.

Mayor Wheeler: I appreciate all that information, that's all good discussion. Really, on the table tonight, is whether or not, we want to pay ourselves back, so, we don't have to make a decision. We don't have to jump into a decision about how we want to borrow the money.

Mr. Smith: If we borrow the money.

Mayor Wheeler: If we borrow the money-- Either way, if we borrow the money or we don't borrow the money if we put a down payment. None of that is on the table tonight. The only thing on the table tonight is that we can pay ourselves back and give ourselves a little time to make that decision. Good discussion, but I don't know that it's entirely relevant to the agenda item. On that note, I'm looking for a motion.

Councilmember McLeod: I make a motion to approve this, reimbursement resolution.

Facilitator: Do we have a second?

Councilmember Houston: Second

Mayor Wheeler: Do we have the discussion? No discussion? Okay. All in favor?

Council Members: Aye.

Mayor Wheeler: Any opposed? Motion carries 5-0 or as Darrell likes to say, unanimously.

6. Public hearing regarding the creation of the MetroPark Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date. (Audio – 28:34)

Mayor Wheeler: All right, let's move on to item 5. Which is a public hearing, regarding the creation of the Metro Park Public Improvement District, in accordance with Chapter 372, in Texas local government code. We will open the public hearing at 7:29. Would anybody like to speak relating to Metro Park Public Improvement District?

Councilmember McLeod: Is this where council speaks too?

Councilmember Frazier: Nothing serious.

Mayor Wheeler: Nothing. You would be number 6. Going once, going twice, going three times, all right. We'll close here.

7. Discussion, possible presentation by the involved parties, and possible action to adopt the following Resolution: (Audio – 29:33)

A RESOLUTION OF THE CITY OF SHENANDOAH, TEXAS AUTHORIZING AND CREATING THE METROPARK PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNEMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

Mayor Wheeler: Moving to item six. Discussion and possible presentation by involved parties and possible action-

Mr. Ferebee: Close the public meeting.

Mayor Wheeler: I thought I did close it.

Councilmember Frazier: You didn't say the time.

Councilmember Teague: You didn't say the time.

Mayor Wheeler: Oh, 7:30.

Mayor Wheeler: Discussion and possible presentation by both parties and possible action to adopt the following resolution. A resolution of City of Shenandoah, Texas, authorizing and creating the Metro Park Public Improvement District in accordance with chapter 372, of the Texas local government code, providing for related matters and providing an effective date. Do we need to start this with any additional presentation Greg?

Mr. Smith: I would probably call our bond attorney up to answer any questions that we have. Clark Lord.

Clark Lord: Good evening Mayor, Council.

Clark Lord: I'm here tonight to answer whatever questions you have about this next step in the phase of the process that we've described in creating this public improvement district, and then, possibly financing the improvements that would be associated with it. The last council meeting, we took action simply to accept the petition from the landowner that was asking the city to create this public improvement district, and asking the city to assess him, that property owner, over time, to help pay for public improvements, that he would pay for and potentially, issue debt to pay back those costs of those public improvements. Tonight, we're simply considering establishing that district, the boundaries of that district, the parameters under which the property owner would pay assessments, and the list of potential public improvements that those assessments could fund.

Councilmember Frazier: Clark I have a redundant question.

Clark Lord: No problem.

Councilmember Frazier: What is the liability to the city?

Clark Lord: Sure, the obligations of the city are if the city creates the public and urban district-- Well, this action tonight, simply creating the public and proven district, doesn't create any obligations at all. Your question is, what happens if we end up entering into a reimbursement agreement with the developer and then, issuing bonds through the city, as an agency, backed by these assessments that

the property owner would be obligated to pay. The city's two obligations that I've described before are to collect those assessments, and if there are not sufficient assessments to pay, the bondholders or other obligors that would lend money to pay the improvements, to foreclose on those properties, to provide sufficient other revenues to pay those bonds. If that weren't enough, the bondholders would simply, that's all the obligations or, that's all the bondholders would have against the city to compel.

Councilmember Frazier: Okay.

Mayor Wheeler: Only because it's a topic of conversation out there in the community, I'm going to ask a question. Can you go into a little bit of, why the number for \$39 million was asked for the PID?

Clark Lord: I haven't heard the direct statements, I have talked to the city manager about that. I understand there were some statements that can maybe, confusion or misinterpretation of what that meant. There were statements made in individual meetings that the maximum amount of any potential bonds would be, 20 million. The number would be above that because in order to issue the bonds should have a cost of financing associated with the interest costs. The number in this resolution isn't increasing or isn't even setting a number of bonds at all. It's not obligating the city to do any bond issuance, but the reason that number is higher is simply because we had only spoken about what would be the potential bond issuance. Well, obviously, to pay back those bonds, you need assessments that exceed a number of the proceeds of those bonds in order to pay them off, the interest and financing costs, and other administrative costs, of the PID to do that.

Mayor Wheeler: Sort of in Layman's terms, this \$39 million is kind of the total of payments. This includes all your interest or fees?

Clark Lord: To be honest with you, it's really a protection for the developer who's asking this of the city to make sure the city couldn't assess more. If you think about it from the perspective of the landowner, asking or petitioning the city to create this district, and assess the property owner, they'd want to make sure that the city can't assess them even more. Or they'd want to set a boundary around what the maximum amount out of assessment could be, and that's what this is.

Mr. Smith: Council I need to give you an update. I thought it was in the packet. Kathie's going to get a copy. They have actually reduced that number from 39 million down to 29 million effective. We got that revised edition, I believe today. Kathie tried to update the packet, we're getting a new copy for you, but that, 39 million dollar figure that is in the resolution, is now 29 million dollars. It has been reduced at the request of-

Clark Lord: To be clear, that number has no relationship the amount of bonds that would be issued for the project. It's a maximum amount of assessment that the property owner would ever be compelled to pay, under an assessment order that the city levied, against that property.

Councilmember Raymaker: Is that like a max value or is that a value over time?

Clark Lord: It's the max dollars over time that will be assessed. The city at some point in time, if it continues to move forward, this would levy an assessment order, levying an assessment on the property sufficient to pay the improvements and any costs of the bonds. And the proprietor saying, "I'm petitioning you to do that but under any circumstances, you're not going to assess me more than this number" and it was 39, now, it's 29 million. Again, that has nothing to do with the amount of bond issuance. At the time, you've levied that order, the city is going to have a whole lot of information from your financial advisor, from the underwriters of the potential bonds, basically,

articulating, and digesting, and analyzing, what that exact number will be. We can't know today, what that exact number will be. We haven't done an appraisal of the property that's going to be built, we haven't analyzed the market, we're not at a time where we would even test the market to find out what the interest rate would be on the bond, it's not a knowable number. I would probably say, the reason why the number was higher rather than lower, and maybe surprisingly higher to some, is that a lot of times the proprietor will guess high, in order to make sure that even though, they want to protect themselves from not being assessed too much, at the same time, they want to be able to finance the public improvements that the city's authorizing them to build. They don't want to be too low either. I assume the property owner now, has agreed that that number can be lower and still be safe for them.

Councilmember Raymaker: This 29 million, then is capped over what period of time?

Clark Lord: Over the period of time that the city would levy the assessment for. Typically, when we levy the assessment there is going to be this ordinance the city will adopt. The city will actually, levy the assessment in one lump sum but allow it to be paid over time. Probably, in that time period would be the life of the bonds, which again, we assume it could be 20 years or like 25, 30 years but we don't know the exact duration of those bonds right now because we haven't gotten to that step.

Councilmember Frazier: This Clark-- This isn't something that's originated by Shenandoah either. This is a state practice and obviously, from what we see in our packet, there are six other cities that were just given as a reference. This is common. Things that are common across the state, right?

Clark Lord: Big financing is used across the state, yes, in a lot of areas of the state. And it's a state statute that authorizes it as an alternative to general obligation tax debt. To shift the burden of certain types of improvements to specific property owners, rather than the general population of a city, in the general tax burden of the city.

Councilmember Frazier: Okay, thanks.

Clark Lord: It is used throughout the state and bonds had been issued, and approved by the Attorney General, many, many times.

Councilmember Houston: Clark, what if the full bond issue is not complete? If you don't have enough for what is requested? What if there is a 29 million dollar bond request, what if those are not also-

Clark Lord: If there are not sufficient assessments? You mean at the time, we issue bonds, we know, "Oops! we needed more-- A higher assessment"?

Councilmember Houston: No, what if you don't get enough purchasers of all those bonds? The bonds don't sell?

Clark Lord: Oh, yes. If they don't sell, they don't sell.

Councilmember Houston: Does that dissolve the PID?

Clark Lord: It doesn't dissolve it but it lowers a number of proceeds there'll be to pay for the public improvements necessary for this project. Then the developer would either have to call it off or, find other money to build those improvements or not building improvements at all.

Councilmember Houston: Okay. Is it still a liability issue to the city?

Clark Houston: No, at some point in the near future, there will be in this process, a developer reimbursement agreement. That sets forth the obligations of the developer to build, which improvements the city wants and authorizes him to build publicly in the parameters of the private improvements that the developer will build, that the city will put some parameters around. That will set forth those terms.

Councilmember McLeod: I've got a couple questions that are directly relevant and maybe went over to you and one over to Greg. Is there a deadline to finance or a deadline to create the bond, after we create a bid?

Clark Lord: I'll speak to the legal issues. I don't know if Greg wants to-- There are other issues behind that question, but from a legal perspective, you can create a public improvement district today. There's no deadline under which you need to levy assessments or, issue the bonds. There are project deadlines that-- Not legal deadlines.

Councilmember McLeod: Not for this project, just in general.

Clark Lord: Yes, in general, no. You could create this PID and it could lay dormant for 50 years and nothing ever happened. It's just it's not even-- In some of our meetings, I refuse to even say the word "The PID". It's not a noun, it's not a thing, what you're doing tonight, is simply designating an area that may be subject to a special financing mechanism, if the city proceeds with this process.

Councilmember McLeod: Okay. Next question following up on that. We go through this process, a number of years later, all the bonds are paid off. Does that then dissolve the PID or what's the process for dissolving the PID? Or, is that just to take care of the financing of that PID and you can reissue another? What's the process? What happens after we've gone through the financing process? What happens to the PID itself?

Clark Lord: Again, this is only getting to the answer, may take a-- May ramble a little bit. Again, it's not a thing. The PID doesn't really exist or dissolve but what does exist, and dissolve, is the assessment associated with the PID and we will at some point in time, up for consideration, will be an order levying an assessment. That will have a defined period, a defined amount that once those assessments are paid its term at that assessment order is terminated. Then the PID, exists sort of, in the twilight zone. It doesn't really do anything. You could never levy an additional assessment because you have a petition that limited what you could assess for. The statute doesn't even provide a mechanism for dissolving it because it doesn't really exist as a thing. I have for other cities, when they reach that point 20-30 years from now, if we're all still here, you could pass a resolution dissolving the PID but it's not necessary to.

Councilmember McLeod: So, how do we handle indemnifying the city? I did a bunch of digging. There was a situation where land was sold without identifying the PID, identifying the assessment that was being levied. There's actually a lawsuit against the city for that, basically saying, the assessments were too high. Even though of course, that was agreed to as part of the financing of the PID. I went through the court and the effectiveness was, they lowered the payments. Everybody kind of worked it out at some point but obviously, that creates a bit of a hassle. I want to make sure that we're covered in a case or situation like that was to arise. Is there a way to identify the city or take care of us and make sure that any information regarding assessments are always going to be passed along to the next landowner?

Clark Lord: Yes. We will in our developer reimbursement agreement provide for multiple protections for the city. Redundant mechanisms that make sure the developer is the one responsible for the payments, that it's recorded and runs with the land for future property owners. That agreement moves along as well and as we have described in some of the meetings. I think because of that case, there have been new protections put into all these documents that will make sure that doesn't happen. That lien structure of where these assessments lie has been clarified under the law, and in our documents reflect that. That it is senior to all of our other liens on the property other than your own property taxes.

Mr. Smith: Clark, I have a follow-up to Mike's question. What happens if the developer decides to owner finance a sale of the piece of property, therefore, it doesn't go through a full title search and he does not disclose that, to the individual, he is buying it from? Understand it's with the land but that only comes up if a title search if he does an owner finance and there's not a title search, does that have any liability on the city in an owner financing situation that doesn't go through a normal process or title company?

Clark Lord: No liability to the city but we will have protections in there and we actually attach a file, a form that gets filed like with a mud tax rate, or any other tax rate, and notice to taxpayers. We even take additional steps to notify local title companies that are on file, in case they miss it. It is a filed recorded document that would occur without a title company involved or, a title examiner from an attorney. There'd be liabilities on a lot of other people, not this, not the city.

Mr. Smith: Okay. I just-

Clark Lord: Yes, they're good questions. They're questions that we've thought about and attempt to deal with in the financing documents.

Mr. Smith: The other question I have, is refinancing. Since this PID is for a-- Since this assessment-- Say the right word. Since the assessment is for a set period of time, does the city have the ability to refinance this debt? Would the developer request refinancing, if interest rates go low and they can save money but not extend the term. Do you have any refinancing qualifications for that debt?

Clark Lord: The refinancing provisions in this bond document, will be similar to other bonds that you issue, there would be a 10-year call. You could do an advanced refunding under the same terms they do other City bonds. You could lower the interest-- If you could get a better interest rate in the future, you could do that with these bonds, yes. You can't extend the term of the bonds without doing a new PID assessment and that would require some work. Yes, you can refinance these bonds.

Councilmember McLeod: Finally, a question maybe more for Greg maybe the developer. One of the major things that we've used PIDs for, is affected specifically for, having developers build public infrastructure that we would not normally ask developers to build. It's not a normal thing. It shouldn't do it. Normally, we ask them to build things, like roads and water utility connections and things like that. If we could address some of the issues, some of the reasons we're issuing a PID in this case. What are some things that the development company here is doing that's above and beyond what a standard developer of an area might, or, a typical Shenandoah developer would build?

Mr. Smith: I can answer a few of those that may not be able to answer all of them. One of the things that we require is they have to extend the roadway to their property. For instance, the first building being built its public knowledge is an AMC movie theater. They would have to build a road suitable for an AMC movie theater for ingress and egress. That ingress and egress could go from the I-45

feeder road to the parking area associated for AMC and then come right back out top 45. The city does not have a requirement to connect to thoroughfares or to roadways. The extra roadways that he's putting in connecting from the I-45 feeder road to David Memorial, is not a standard that we have in our development. You don't have to run the road, the complete length. They would be able to do it in segments. That is one difference.

I believe we are asking them to upgrade the water system to ensure everything has ample water and they're paying the upgraded charges from the developer, south of them, okay? Now, we try to get everybody to run a route loop line; that is our practice. There are some situations where we would not be able to require them to run a loop line. I've not-- Don't know and I could ask John if the water model would support them having a line just off the i-45 and give us ample coverage or, is the water system not standard enough or not robust enough to handle it, without a loop connection? That's a technical question, I would have to ask the engineer. Some other infrastructure that we're getting is the public green plaza area. That is actually-- My understanding is it's going to be public. We do not have a requirement for them to do that. There are some additional requirements that have been negotiated with the developer, for this entire development.

Now, I would like to go back to one question. I forget which council member asked it. On the timing of the PID and the debt. There is one-time constraint that is there and that is, the PID has to be in place in debt, has to be issued, prior to the city accepting any of the infrastructures. The main Metro Park Drive coming off of the I-45 feeder road, to the AMC Movie Theater, that movie theater is scheduled to be done, is until November of this year. Everything has to be in place before that infrastructure can be dedicated to the city. Well, we're not going to take it and dedicate it to the city, unless, it's right. That is really the only time constraint we have, accepting that road before we open it to public. That's November-ish.

Mayor Wheeler: Anybody else?

Mr. Smith: Council at your place as Kathie has just handed out the document that we received today. If you will go to page three of seven, section C. This still says 39 million dollars. It's 29 million dollars. I want to get the document in front of counsel before you pass it, so you actually read the document that is correct.

Mayor Wheeler: Well, as long as we had a little time to kill -- let's bring up David Memorial again. Talk to me about why phase two of David Memorial can't be put into this PID. My understanding was when we talked last time, was that it's because that road provides for other traffic. Is it not necessarily part of that district? That assumption only holds true if phase three comes to light, which we all assume it will and I'm sure it will, hopefully, but we don't know that for a fact. Things happen and even more so quote unquote not if you want to call it phase four, whatever that's really going to be called if the city of Connor ever picks up their portion of it was 242. In the reality of it is, phase two David Memorial is really only for traffic going in and out of this project. Under that pretense, why can't that project be included in this PID?

Clark Lord: My advice to the city on that was this that PID assessment financing is not in a general text. There's a benefit test that goes along with the assessments. In creating this PID tonight, if you vote to approve it, the city's making two findings. One, that the PID is in the interest of the city and number two, that the PID financing provides a special benefit to the property. The test in what types of public improvements that can be paid for through PID assessments and PID bonds, is that there is a special benefit to the property. In the end, it's a factual analysis of, does that thoroughfare provide a special benefit to the property owner or, is there a general benefit to the public?

Mayor Wheeler: Until phase three and phase four are completed, it doesn't? Just the property.

Clark Lord: Right. I did say it is a factual analysis, but that's the legal test. From the facts that I was given, it raised a flag, and I did say it seemed like something that to me, that for certain, is not 100% financeable from the PID, may not be 0% financeable for the PID, but it seemed like a low percentage that I can argue is a special benefit to the property, as opposed to the rest of the area. It was a bit of a gray area but we went through that. It certainly is a major thoroughfare that is benefiting a larger area than this tractive property.

Mayor Wheeler: Only if phase three and phase four were ever completed?

Clark Lord: There are more facts on that-

Mayor Wheeler: Yes, obviously, we hope and assume that they will, but once again, things happen. You know I'm going to bring it up.

Clark Lord: Yes.

Mr. Smith: I've been with you every step of the way when you've brought it up, and since you did ask that specific question, not to get too far off of the subject, the city attorney has approved the interlocal agreement from the county. You will be seeing that at the April meeting for consideration and adoption. The next step to reality is getting closer. I can also tell you that I met with Methodist hospital last week and their commitment to extend it all the way to 242, is still there. So where Mayor, you were absolutely right today. It's not there. The processes of getting it all-

Mayor Wheeler: Sure. Sure.

Mr. Smith: -The way to 242 is still moving forward with each of the two entities that we have no control over.

Councilmember McLeod: That's right. My point.

Mayor Wheeler: Any other questions or comments on the presentation?

Councilmember Raymaker: The assessment, so it caps what we're going to receive correct?

Mr. Smith: Yes.

Councilmember Raymaker: Okay. Have we done any analysis on what maybe we're giving up in terms of tax dollars and by having the PID versus just normal taxes?

Clark Lord: Well, you will still receive normal taxes on this.

Councilmember Raymaker: This will get that? That's up and above?

Clark Lord: Oh, yes. This is what we call an overlaid tax or assessment. It's on top of the taxes that the city applies generally throughout the city. In fact, the lien on the assessments is subordinate just to your ad valorem taxes.

Councilmember Raymaker: Does Montgomery County have a superior lien?

Clark Lord: All of them. Yes, property taxes are superior.

Councilmember Frazier: We're actually gaining an asset with this, right?

Clark Lord: I would say, yes. You're gaining an asset that the property owner is paying for.

Councilmember Frazier: Right, right.

Councilmember McLeod: The developers' agreement is the one that's going to actually outline, they're going to build this as part of this deal...

Clark Lord: Yes, they will specify-

Councilmember McLeod: -Exactly, what's being financed about this.

Clark Lord: Precisely, and that be forthcoming in the next, you'll have a preview of it at your next meeting, and then perhaps, a vote at the one after that.

Councilmember Raymaker: Pending approval of this then, what are the next steps?

Clark Lord: The next steps are if this is approved tonight, we have a PID created, which then allows us to move forward with the process of defining the assessments. How the assessments will occur, defining the developer reimbursement agreement that the specifications of the public improvements, how the city wants them built, when they want them built, where they built, to what standard, and to some extent, the expectations of the private development. I don't think we've gotten into that. I don't know how much we're going to get into that. You can put certain conditions on what you expect from the private investment. It also sets forth the financing of those improvements and any other issues that may be relevant to this development that would come up.

Mr. Smith: Council, one thing to take in consideration and you see the difference in the previous agenda item is bank qualified and bank not qualified debt. If the city borrows over 10 million dollars a year, then you're no longer eligible for bank qualified debt. When you go to non-qualified debt, there can be some additional cost. This developers agreement will indicate that the developer if the city ever takes out debt and that 10 million dollar threshold is per the calendar year. It's January 1, 2017, to December 31, 2017. If the city takes out any debt in this year, and the PID debt makes us go to non-qualified, the developer will have to pay the city for that cost difference. That will be put in the developers' agreement and Mr. Moon has agreed to that. There are several other things, and I had this conversation with Mr. McLeod, we had some conversation about trees, a couple meetings ago and how he can do it.

We have the legal right to put that in the developers agreement, that each phase will have X amount of tree canopy covered. That is totally allowable for us to do. Where we work with him, we can also protect the city from that type of issues. Those will be some of the items that Clark's talking to that we will negotiate over the next 45, 60 days. That bank qualified, non-bank qualified is not just for 2017. If ever the debt is taking out and it puts us over, then he has to pay that for the life of the PID. He originally talked about X amount. Let's say he borrows 11 million dollars and then nine million dollars. Okay? That nine million dollar, if we then go out for three million dollars, that puts us over the 10 million dollars. He'll be responsible for paying that additional cost if the city has any for that other amount. It will be for the life of the assessments and the life of the, as Clark is calling it, the PID.

Clark Lord: This is an issue that comes up regularly in smaller issue cities. We've dealt with this before and have language that has survived these transactions and gone through the bond process.

Mayor Wheeler: Anybody else? Thank you, sir.

Clark Lord: Thank you.

Mayor Wheeler: All right, so I'm looking for a motion. Or listening for one, I should say.

Councilmember Houston: I make a motion that we approve this resolution of the City of Shenandoah do authorize and creating the Metropark Public Improvement District. With accordance with chapter 372, the Texas local government code. Writing for related matters, finding an effective date based on the resolution number R17-007 as last represented--

Mayor Wheeler: Nicely done.

Councilmember Houston: Thank you. I've been practicing.

Councilmember McLeod: Second.

Councilmember Frazier: That was good.

Mayor Wheeler: Any discussion? No? All in favor?

All: Aye.

Mayor Wheeler: Any opposed?

Mayor Wheeler: Motion carried, it's 5-0.

8. Presentation regarding the proposed amended Phase 1 Site Plan for MetroPark Square, being 69.79 acres of land situated in the William McDermott Survey, Abstract 389, and the Montgomery County School Survey, abstract 305, both in Montgomery County, Texas. (Audio – 1:00:25)

Mayor Wheeler: Item number seven. "Presentation regarding the proposed amended phase one site plan for Metro Park Square being 69.79 acres of land, situated in the William McDermott survey," as in the agenda. I'll leave it for all of you to read the rest of that. You are giving this presentation?

Mr. Smith: Yes, so Council Kathie is going to pull up the diagram. This is a site plan modification that is required anytime Mr. Moon does any work. It is a requirement that every time a construction begins, a site plan has to get approved. Kathie, if you will show us the first one you just had, the existing site plan, what you can see is a double lane road, thoroughfare, going right down the back piece of the property as well as Metro Park Drive coming in off of I-45. It dead-ends into a parking garage, then has a left-hand turn and then a right-hand turn.

That is the biggest difference in the plan. As well as you will see, some of the retail and buildings have changed. Kathie, if you can go to what he's requesting now, you now see that Metro Park Drive goes straight through and then you can see an additional relief drive there. It is now breaking the back piece of the property into three lanes and then Metro Park has a stop and then goes through.

This was done for a couple of reasons and then you see some of the building modifications just a little bit. One reason why this change was made was that Metro Park Drive, they want it to be a-- not a lot of turns so you can easily get into places a lot easier. That double jog, they were afraid it was going to cause some problems. The other issue that came up is the potential of the hotels.

One thing that the staff has always had a concern about is the queuing of traffic going into a valet parking, that we're going to block off our roadway. What we now have is now people that are going into the retail and into the main parking garage can exit towards the west or the east and not get caught into any of the hotel queuing traffic because the hotel queuing traffic most likely will be on the northern side of the second piece of green property.

This did go for a public hearing last night, in front of Planning and Zoning, and the Planning and Zoning Commission looked at it and approved it and recommended approval on a 5-0 vote to the City Council. You got that information updated today. That ends my report or presentation.

Mayor Wheeler: The only question I would still ask is I didn't notice the lift station was still in the new amended site planner. Are they still going to put that lift station there?

Mr. Smith: Yes, there will still need to be a lift station.

Mayor Wheeler: And they're going to put it in that same place? It wasn't on the plan. I mean, it's kind of minor but I guess--

Mr. Smith: It's a good question. It was on and now it's not.

Councilmember McLeod: It could cause a backup.

Dan Elkins: Originally, we did plan to have a lift station there. When the Dave Memorial Drive plans came out, we looked at that elevation and determined we could serve the back for this reach of the property without a lift station so we took it off. There is an issue we did find out recently, though, where there was a survey difference in the Dave Memorial Drive, so we're still kind of looking at it and seeing if we still are able to make that work, but we think that we can. For now, we don't think that we need a lift station.

Mr. Smith: It's got to flow downhill so if gravity works, it works better than a lift station.

Dan Elkins: We're going to do everything that we can to try to not have to have a lift station there.

Mayor Wheeler: Okay, get it for the presentation. Thank you, by the way.

9. Public Hearing regarding the proposed amended Phase 1 Site Plan for MetroPark Square, being 69.79 acres of land situated in the William McDermott Survey, Abstract 389, and the Montgomery County School Survey, abstract 305, both in Montgomery County, Texas. (Audio – 1:04:48)

Mayor Wheeler: We'll move on to item eight which is "The public hearing regarding the proposed and minute phase one site plan for Metro Park Square," as stated in the agenda, we'll open that public hearing at 8:05. Would anybody like to speak about the emitted phase one site plan for Metro Park? No? We will close it at 8:05. I don't think we made a full minute.

10. Discussion, possible presentation by the involved parties, and possible action to approve the proposed amended Phase 1 Site Plan for MetroPark Square, being 69.79 acres of land situated in the William McDermott Survey, Abstract 389, and the Montgomery County School Survey, abstract 305, both in Montgomery County, Texas. (Audio – 1:05:20)

Mayor Wheeler: Item nine, "Discussion, possible presentation by the involved parties, and possible action to approve the proposed amended phase one site plan for Metro Park Square," as stated in the agenda packet.

Councilmember Frazier: I'd like a motion to approve the amended phase one site plan for Metro Square Park, as stated--

Mayor Wheeler: MetroPark Square.

Councilmember Frazier: Metro Park Square, as stated in item nine.

Mayor Wheeler: We have a second?

Councilmember Raymaker: Second.

Mayor Wheeler: Any discussion? All in favor?

All: Aye.

Mayor Wheeler: Any opposed? Motion carries five-zero.

11. Discussion, possible presentation by the involved parties, and possible action regarding The Woodlands Fire Department annual fire service fees for 2017. (Audio – 1:06:07)

Mayor Wheeler: We already did agenda item 10 so we'll skip down to item 11, which is discussion, "Possible presentation by the involved parties and possible action regarding the Woodlands Fire Department annual fire services fees for 2017." Do we have an additional presentation, Greg? That new presentation down there throws me off every time because now I don't know whether or not you're going to have anything. Okay, well then, I'm looking for a motion.

Councilmember McLeod: I'll make a motion to approve Woodlands Fire Department annual service fees for 2017.

Mayor Wheeler: Thank you, Mike. Second?

Councilmember Houston: Second.

Mayor Wheeler: Who's that? John? Any discussion? All in favor?

All: Aye.

Mayor Wheeler: Any opposed motion carries 5-0.

12. Discussion, possible presentation by the involved parties, and possible action to approve community signs. (Audio – 1:07:54)

Mayor Wheeler: Item 12 discussion, "Possible presentation by involved parties and possible action to approve community signs." I'm going to bet we have a little bit of presentation here because I see Beck went at the back.

Mr. Smith: Joseph, if I can get you and Kenny to sign and bring it to the front? Council, as we discussed during the workshop, we would have a full-fledged prototype or actual sign and so as discussed during the workshop, we're actually bringing you a full-fledged sign in its final design and the way it'll look. It's actually so full size, it's the actual--

Mayor Wheeler: The one that's going to go there.

Mr. Smith: It's actually-- will probably be installed. The blue tape on the bottom is how much will be in the ground, so the first two feet go in the ground. It's going to be pretty substantial. Kenny, if you'll scoot to the other side so both areas can see it. It's got the directional sign as well as the website, we have the website in two different formats. One is the "www" and then the other one is larger and it just says, "shenandoahtx.us." A lot of people are taking off the "www" because it is so known that it's "www," and when you see it, you see the larger font.

If you'll take out the two signs, you'll see what it will look like without any signs, and so there you see what it'll look like if there is no signs in there. Those are the stickers, those are not the cut, so that is what it'll look like if there are no signs in place. That certainly meets the plans and specifications that we put out. Again, just for reference, the original budget was 20,000, installed with all the signs and the modifications. We are right at \$13,490 so we're \$6,500 under budget.

Councilmember McLeod: And those are the aluminum?

Mr. Smith: Yes, sir.

Councilmember Houston: Powder coated?

Mr. Smith: Yes, sir.

Councilmember McLeod: Did we specify the coating?

Mr. Smith: We did.

Mayor Wheeler: So, I'm looking for a motion then.

Councilmember Raymaker: Wait, so this is this is a directional sign or the informational one?

Mr. Smith: This sign will be the same. If they're not directions, the bottom section will just not be on the side, okay? If it's just without any information of where to go-- and really the main places the directional signs are at or along Wellman road, where we're directing people to the pool in the park. But if it was on Vision Park, or Shenandoah drive, Holly Hill, or Wellman, then it would not have the pool arrow on it. It would just be non-existent.

Councilmember Raymaker: But they'll all be the same height.

Mr. Smith: Yes. They'll all be-- The top of them would be the same. The only thing that will be different is will be cut off at the bottom.

Councilmember Teague: Will the website be all on all of them?

Mr. Smith: Yes, ma'am.

Councilmember Teague: Okay, and do we choose which website-- how we want it done or are you guys choosing that?

Mr. Smith: I would be glad to let the council give us direction.

Councilmember Teague: I like it without the w-w-w.

Councilmember Frazier: Without the www. Like the bigger one?

Mr. Smith: Direction has been received.

Councilmember Teague: I think it looks great. Would you mind refreshing everybody on the reason for replacing the current signs?

Mr. Smith: Do you want to do a motion and second first to follow the proper Robert rules of order?

Councilmember Teague: Sure. Sorry, you're right.

Mayor Wheeler: Anyone want to motion?

Councilmember Teague: I'll make a motion to accept the community signs for a total cost of \$13,490.

Councilmember McLeod: I'll second that.

Mayor Wheeler: Do we have any discussion? No. Now we're good.

Mr. Smith: Okay. The history, I believe about four years ago, there was a lot of discussion about increasing the communication with the residents on when community events were in stuff and items like that. Under the previous public works director, the signs we currently have were developed, designed, and installed. The council approved them. They were poly-- Joseph, help me with it.

Mr. Peart: It's a high density polyethylene.

Mr. Smith: High density polyethylene. We did have one of them destroyed by vandalism of baseball bat, put it into about four pieces. We have another one damaged by a baseball bat, but we were able to reattach the top half of it with some bonding agent and it is still lasted. The other one, the existing ones that we have now, actually have a plastic cover, and so that plastic cover, some of the screws have started to strip out, as well as that plastic has started to discolor in several of the locations. That's some of the reasons why we're looking at them as well. They've expanded and contracted with the weather.

But another major situation has changed when we put those in, our city has completely changed its look. We now have residential areas that have no information and they can't see no information

when they're driving to and from their homes. As the map shows and as discussed, we are eliminating them at every entrance to subdivisions along the Grogan's Mill Subdivision and putting them at Vision Park and Grogan's Mill, so all the residents coming in, either from Vision Park or Grogan's Mill can see them.

In addition, we are adding two on the east side of I-45 which had no information signs, so we are actually improving what we had and updating what was originally recommended by the public works director. As well, if I can have one more part, we did have some complaints from some of the residential areas that had specific entry looks, and we have several that the entrance don't match and each developer can decide what their entry looks like. Getting them out in front of the specific residential areas that may have a different feel is a complaint that we have received and we wanted to try to accommodate those residents but still give the information to those residents.

As well, several of our new subdivisions are private and we did not have the right to put them on their property without easements, so a culmination of all of those reasons is why we are here today, looking at replacing and adding additional signs.

Councilmember Raymaker: What's the height comparison between the existing ones and these ones?

Mr. Smith: I believe it's the same.

Mr. Peart: It's the same.

Mayor Wheeler: Okay. All in favor?

All: Aye.

Mayor Wheeler: Any opposed? Motion carries 5-0.

13. Discussion, possible presentation by the involved parties, and possible action regarding park reservations. (Audio – 1:14:54)

Item 13 discussion, "Possible presentation by the involved parties and possible action, two regarding park reservations that--" Actually two. Yes, okay. Anyway, park reservations. Can we have a little bit of presentation? I think we are-- There's a little bit of modification based on the work on the workshop, we came up with a couple of new. Okay, so do we want to talk about those parts, I guess we can't but during discussion item for the audience. But okay, call for motion then.

Councilmember Houston: I'll make a motion that we accept the recommendations by the park committee for park reservations.

Councilmember Frazier: I second that.

Mayor Wheeler: Do we have any discussion?

Mayor Wheeler: Well, I'll discuss it then.

Councilmember Houston: It's good to discuss the differences.

Mayor Wheeler: Yes. No, I think this is-- I think the park made a great job with this. For those of you that haven't seen it, there'll be a form you fill out basically, reserving. We don't have anything in here that specifically shows the changes, do we?

Councilmember Teague: I can tell what the changes were.

Mayor Wheeler: Okay, thank you. Bail me out of here.

Councilmember Teague: Applicants must be 18 years of age and older is on there. We have a 12-month maximum advanced scheduling that was added. This isn't added on here, but any moneys that the city receives from renting the pavilion, will go into a park improvement fund, so all funds will go right back into the park to improve the park. Or if we find that what was discussed-- Anyway, if we find that the usage of the pavilion deems a need for another pavilion somewhere in the city or on the same park land, then those moneys will be used for that. That's what was discussed.

Mayor Wheeler: Thank you, and just so everybody knows, the rental fee is \$25 for resident, \$35 for non-resident. That's for a two-hour increment and that's available seven days a week. Again, I just commend the park committee, they did a great job.

Councilmember Houston: Can we get this? Do we have that available--

Mr. Smith: To put up on screen? Yes, we do. One of the things you add, because I know we've had several people comment that the park should be free. The pavilion is still free. It's first come first served. It's only if you want to say, "Nobody else can have it, I wanted it at this specific time. Is there a charge?" and that charge was set by the park committee and it should be a nominal fee and Bill can tell us as well that we cannot let it be free for residents and charge an enormous amount for non-residents. That will get us into trouble. The fees had to be close to the same for residents versus non-residents. Like the pool, the pool is free for residents and \$2 for non-residents.

I think we're going standard. Again, just for clarification, all these reservations will be done will be done through the police department. There will an online calendar available that any resident can see. As well as the police department will have access to the calendar. Any rentals, there will be posted out there on a daily basis, so everybody will know when they go to the park, if there is a rental or not before they set up in the pavilion. We will not rent the pavilion on Saturday or Sunday, so if somebody comes in Saturday morning and wants to rent the pavilion for Saturday, they will not be able to because the PD will not be open.

We do not allow officers to accept money on the weekends, so they will have to rent the pavilion by five o'clock on Friday. It's not rented by close of business on Friday or Thursday-- Friday is a city holiday, then they will not have a reservation for the weekend. There's no way we're going to allow or want to have our officers dealing with money, whatsoever. Everything will be online, all this information will be online. It will be underneath the park tab and then this will be right there for them to easily see with instructions. As well as the calendar will be right there for everybody to see. This will go into effect April 1st because it will take us a little bit of time to get everything ramped up and ready to go, so effective April one is when we'll start taking reservations.

Councilmember McLeod: Still pretty impressive because that means eight days from now.

Mr. Smith: Yes. It's going to be some work, but we'll get it done.

Mayor Wheeler: Okay. All in favor?

All: Aye.

Mayor Wheeler: Any opposed? Motion carries 5-0. Thank you for putting that up, Kathie.

14. Discussion regarding the NCAA Swimming & Diving Championships. (Audio – 1:19:56)

Mayor Wheeler: Item 14, "Discussion regarding the NCAA swimming and diving championship."

Mr. Smith: Council, we've got a quick PowerPoint presentation for you. This is non-financial, this is just some highlights of everything that occurred during the NCAA. Cathy, if you'll get it back to the beginning. I think everybody knows that we hosted for the third time, the 2017 Division Three Swimming and Diving Championship. It started with the student-athlete banquet on Tuesday, March the 14th. For the first time for the city, we actually used the Pavilion Special Event Center, which absolutely worked out spectacular. We had over 101 attendees. This time the NCA actually asked us to sell additional tickets, so we actually did have 31 parents buy additional tickets.

The guest speaker was Justin DuBose, who is a special olympian-athlete out of The Woodlands. Phenomenal Participant, got a standing ovation. It was very, very good. We used caterer Wicked Whisk, as well as LD systems provided all of our audiovisual lighting for that. Instead of a bull, we actually put a green screen in the back and we'll show that here in just a second. You can see from that picture, the backdrop and all the pipe and drape and the looks of it. There's the banquet food line and then some of the kids and the student-athletes taking pictures.

The top picture on the left is what it looked like before anybody got there, quite impressive. I can tell you that the director of the pavilion, I saw him more that day than I have the previous seven years working for the city. He had the president of the Woodlands Development Corporation there showing them, because this is the first time this center has been used for this large event, and we put on a showcase. He had people over. He actually asked if he could take pictures, and so before everybody was done and got there, they also took pictures.

The bottom picture, I think is something really cool. That is the elite 90. They give that at every championship. There's 90 championships in the NCAA, and they give the highest ranking GPA to each athlete of the championship. Division three swimming and diving had to go the tiebreaker. The way they do the tiebreaker is the highest GPA with the most completed hours, so they had to go to the number of completed hours for it. On the right is our guest speaker, Justin with the mayor, after he gave his presentation.

You see the green screen in Snapchat, and then the bottom picture happens to be some of our staff after the event, running from the event or the bull. Kathie, can you click on to that Snapchat photo album? The green screen was a new idea. We used to have a mechanical bull. Everybody loved it, but I will tell you the Snapchat turned out fabulous. They could pick their backgrounds. Kathie, if you can stay there, so you see the background right there. It looked very similar to the championship backdrop that they used during. It wasn't identical, we wanted our logo used more, but you can see it. A lot of people liked it, and then every picture had the Division Three Swimming and Diving Championship as well as our logo.

Then we also had the chasing bull, which you've seen. Then if you'll go to the Texas flag, on the far left, down one more, left over one more, one more over to the left, down, right there. So we had the Texas flag, then we had a bluebonnet, I don't necessarily know if I want to show the bluebonnet picture here. You can see it's small on the screen. I think that's acceptable, but there were several people that didn't. If you'd go back to the PowerPoint.

Councilmember Teague: The line was so long.

Mr. Smith: The line actually lasted about 45 minutes after the event. Okay, 194 photos were downloaded, 106 of them walked away with prints. They emailed 103 and a couple of them posted directly to Facebook from the event. That was a huge hit.

Now, getting directly to the championship. Everything was sold out, all-session passes 854, student all-session 108, single student sessions sold were 16, adult session passes were 86, and then deck passes, we sold 43. That's 43 additional deck passes that were bought above what the NCAA allows each team. So there is a limit of deck passes you have, and so there was 43 additional. Then the pictures is one of the champion relay teams.

Attendance, 72 teams, 194 coaching staff, 527 student-athletes and then about 13 NCAA committee members. There was also about another 15 or 20 media and SCAC and the ncaa.com information. This picture was actually taken during the Special Olympics relay or during the Special Olympics race, which was just phenomenal. Just a couple of pictures, the city did something for the second year. We hired a photographer and we took all the pictures during the event, except for Saturday night, and all of those pictures were uploaded to Photo Bucket and the student-athletes can download them for free. The committee and everybody loves that.

Here's how many people we had in each attendance. You could see that our maximum attendance was day four prelims at 896. That's critical for our future championships. Why it's critical is this is a sellout. This event sells out with all presale tickets, and the NCAA has had some concerns raised about it being a sellout. But as you can see, we monitor how many people are there, and we always had over a hundred seats still available, not including the standing room that we also have the ability to sell. Then you see somebody taking a picture or doing Facebook.

Three additional pictures, one of the enhancements this year. As you look at the picture to the left, there was actually a photo op backdrop that we actually got to keep, and so the pictures and the feel from the award stand were a lot better. Jennifer and Steffani arranged for backlighting so it had a much more awards feel, and we want to improve on that if we get them again. Volunteers and staffing, 63, 69, 58 and 58. The volunteers, we were running right at 50% full volunteers, CISD blue shirts, and then we do have to sometimes hire better staffing to help do this.

The reason for that, this is during everybody's spring break, so a lot of kids and families go out of town, so we've had to supplement. You do see a picture of one of our student volunteers, who happens to be a local resident and her proud father is sitting on the dais right now. They did a great job, all of our kids did a great job of helping with it. Then just a couple of really great pictures that were got.

Social media, top tweet 920 impressions, set a new record for the backstroke. Top mentioned, 49 engagement is Dwayne Hanbury, he was our co-host and complimented the dinner mints that we had made up with the NCAA logo. NCAA staff and the SCAC absolutely loved that idea. That was just one of those extra touch that we did. Then you see the top tweet 927 impressions. Again, Ben Lin, of setting the new men's 100 backstroke record.

Kathie, if you'll go to the SCAC 360 view. Thought this was something cool, the SCAC actually has a camera. If you'll scroll your mouse since you're right there. The camera will actually take-- if you'll scroll it around, you'll see the entire 360 view.

Ms. Calvert: You have to grab it.

Mr. Smith: That camera actually takes a 360 view of the pool during the championship. You can see it was a pretty amazing event.

The SCAC did that for us. You'll go back to the PowerPoint. Records, 14 new NCAA Division Three records were set for swimming and diving. There are 40 events, so that's nearly 35% of the standing records were broken this year. Then there was also two mid records set. One of the records that was set, they actually believed that maybe the fastest score of any swimmer in any division this year, is actually a gentleman that took last year off, and swam for the Olympic trials, and his claim to fame is he actually beat Michael Phelps in a head-to-head race. That's his claim to fame.

Hotel information, again you see we had 503 rooms rented from our hotels, so you can see a very good use of our hotels and that's why we do this. That's 503 rooms rented from anywhere, from five to seven nights. We do know for a fact that at least two families left Shenandoah, stayed Saturday night, drove to Galveston and got on a cruise ship.

Two years ago, we know that several families stayed and had their spring break in Houston. We also know that one team from New York showed up on Friday and wanted to go to the rodeo Saturday and Sunday with their team. These are NCAA block nights, there are a lot of teams that came early and a lot of people that stayed after. I'm not going to read this entire email, but it actually is from a former board member of the Hawaii Visitor Convention Bureau. He now works for a hotel, just congratulating us on the job we did, and I'll give council just a second to read that.

But you do see a second email that is from an MIT parent that was sent to him on behalf of MIT parents. "I want to thank you and your team for a great weekend NCAAs. Food was terrific and the team was very welcoming. Bar tender Mark was also outstanding, he knew the local area very well and made sure everybody was attended to. Please let me know who I can write your management to ensure you and your team get the recognition that you deserve." Spectator feedback, "Again, thank you for your hospitality while we were in Shenandoah last week, we've been to the CISD Natatorium twice now. It's been a good place for swimming my son has set two national records, broken a third and set a neat record in Shenandoah. It's a fast pool." Obviously, he's going to have good things to say.

But he was not solicited by staff, but you can see just another outstanding picture. Another spectator feedback, I don't need to read all this, but I think all the feedback is very positive. Again, the facility is perfect, the size, the sitting and it's a fast pool. Above all the people who are best I've ever have had. Even around everyone is sensational, the area was great with the hotels and the restaurants first class.

Councilmember McLeod: To stop you just a second, previous slides, go back one slide. I really like his one here, "This is my first visit to Texas but it will not be my last." That speaks not just that we are bringing stuff in Shenandoah in the area, but we are actually bringing people who are going to come visit other parts of the state of Texas because of their experience here. It's like the staff and the volunteers are really commended for that.

Mr. Smith: Absolutely.

Councilmember Teague: Along with the people of the community.

Councilmember McLeod: Yes, exactly.

Mr. Smith: I'll tell you another story, an SCAC staff member went into the Walgreens, and she had her national championship shirt on.

That's all, and a person says, "You are here for the NCAA. I heard it's a great event, I hear there is a lot of record broken so even our clerks at our stores who are engaging with the visitors. BJ's Brewhouse, told us that they actually thought they would have a very slow week and it is one of the best weeks they've had." So cross, this is unbelievable. Tammy Daily was given a thank you card and Lisa and everybody that worked hospitality, thanking for what a great job they've done. I don't know if I've ever seen a committee give a thank you card like that before, to the point she exactly was asked if she would go work hospitality in other meets," and so Tammy may be taking some PTO from the city--and flying to California on somebody else's dime doing hospitality for another championship event. But, again, that speaks to what Mike you were saying what everybody has said, "What a great event it was." That's just a fabulous picture of the warm-up pool with the other pools there.

Does anybody have any questions? With that, I would like to thank all of our staff. It truly was a team effort. Stephanie, Jennifer, Tammy, Lisa, Meghen, Police Department, those were all the people that were at the pool. But at the same time all of that was going on, we had our full operations going. Steve was over there, Joseph was over here, we had police officers over there, police officers over here, nobody knew any different. The entire staff, every single employee put in 100% regardless of where they were, what their hours were, what they did.

Heather, and the effort that she put with tickets and making sure everybody was satisfied, all our volunteers. We had volunteers, they were there all week with us. Our building official brought his son, he volunteered on Saturday and his son came as well. Chris had his entire family volunteering with us, and I'm going to miss somebody and I don't want to.

Councilmember Houston: Heat sheets.

Mr. Smith: Thank you. Kathie was there making sure that heat sheets, the NCAA totally changed up the way we did heat sheets. It turned out to be the best thing that ever happened to us from the operation. Literally, when I say it was everybody, it literally was everybody that works for the city of Shenandoah, had involvement in this event. Whether they actually stepped foot in the building or they ran our operations over here. It was just phenomenal, so it makes me proud. That's all I have on this agenda. You'll get the financial information later because we are still compiling all that because I know you want that information as well.

Mayor Wheeler: Thank you, Greg. All right, good job everybody.

15. Update/discussion regarding the spring townhall meeting. (Audio – 1:35:58)

Mayor Wheeler: Let's move on to item 15 update discussion regarding the spring Town Hall Meeting.

Mr. Smith: Council, as you see in your packet, we have four agenda items to discuss. The first one will be dealing with the AOR enhancements in the police department then we are also going to do one that was a follow up from our budget workshop as what do the taxed dollars go to? How does that work? What does it cost when you actually look at taxed dollars? That's a carryover from the budget workshop that we are going to do this one. The third one is residential permits. What's the process, when are they required, and how to get one?

This one is all about educating our community because we do a great job for our residents but we need to make sure that they understand what we need them to do to help this because we've had some people-- We've had a situation that one resident replaced the hot water heater, talked to their neighbor, they had two totally different hot water installs. One had a permit, one didn't. The one that didn't have a permit didn't get what he was supposed to and so the permit process is there to help the residents make sure they get what they pay. We want to educate them on that process and then the fourth one was requested after our last workshop. It's just an update on water well number four, and I think that one from my stand point is just a high level, how did we get here? Why are we doing it and what the process will be moving forward? So those are the four items that I have. Council, if you have any comments or changes, you are welcome to-- We'll take them and move forward from there.

Councilmember Raymaker: Would you be able to give any kind of internet update?

Mr. Smith: Yes, sir. I can. It's a real simple update. We had the contract back and we are now sending it to tax, but we certainly can.

Councilmember Teague: We have another town hall to cover the well and water rates for residents.

Mr. Smith: We certainly can, as we discussed last time. Maybe two years is not enough, maybe we need to go to having them quarterly.

Councilmember Teague: Right, because if we are going high level on this one, we need to do--

Mr. Smith: Yes, absolutely. Once we know what it is, it will be, and that still-- Let's say we get everything decided by July or August, we could have that in August or September and still give them 30 days. With us pushing off the date, you could possibly see no rate increase depending on what the council decides, or we could possibly even push it back to a January start, not an October start, so we have lots of flexibility, and yes, I think that would be a good idea. Hopefully by then, we'll all send fiber to home update and may be ready to proceed with that project as council approves it. Anything else on town hall?

Councilmember Raymaker: You wouldn't want to do any kind of brief education on what a PID is, would you?

Councilmember McLeod: What? How about no?

Councilmember Raymaker: I'm just thinking there might be some people that otherwise might not be here and will be there.

Councilmember McLeod: How about you email me?

Councilmember Teague: I think when we do our council updates tomorrow, we can do a little bit more of a description on that. That hits a lot of people and--

Mr. Smith: I would prefer we send out a separate one on the PID.

Councilmember Teague: That's fine.

Mr. Smith: The reason why is I want those council updates to stay the same way so we have the consistency. We'll send another one out with the PID, that way we can send all the hyperlinks to all

the other information that we have on the PID because there was a lot of great information out there on PIDs that we can give them the information as well.

Councilmember Teague: And when will you be able to put that together?

Mr. Smith: Within a couple weeks. I mean we need to get through the works the-- so second week of April at the latest.

Councilmember Teague: The sooner the better, really. There's a lot of misinformation floating around, so the sooner we can educate our residents the better.

Mr. Smith: We will try to get it out as quickly as we can.

16. Ratify the accounts payable for the month of February 2017. (Audio – 1:41:04)

Mayor Wheeler: Okay, we moving on to 16. "Ratify the accounts payable for the month of February 2017."

Councilmember Frazier: I'll make a motion to ratify the accounts payable over the month of February 2017.

Mayor Wheeler: Do we have a second?

Councilmember Houston: Second.

Mayor Wheeler: Any discussion? All in favor?

All: Aye.

Mayor Wheeler: Any opposed? Motion carries 5-0.

17. Approve the minutes of the January 25, 2017 regular meeting, the February 1, 2017 special meeting, the February 8, 2017 regular workshop meeting and the February 22, 2017 regular meeting. (Audio – 1:41:30)

Mayor Wheeler: Item 17, "Approve the minutes of the: January 25th regular meeting, the February 1st special meeting, February 8th regular workshop meeting, and the February 22nd regular meeting."

Councilmember Frazier: I'd like to have the February 1st meeting done separately.

Mayor Wheeler: So you want to make a motion?

Councilmember Frazier: I'll make a motion to approve the minutes of January 25th, February 8th regular meeting, and February 27th regular meeting.

Mayor Wheeler: We have a second?

Councilmember Houston: Second.

Mayor Wheeler: So discussion? You want to discuss why you're not including February 1st?

Councilmember Frazier: Well, there's a change that needs to be made on the February 1st, and that's why I excluded that one.

Mayor Wheeler: Fair enough. Any more discussion? All in favor?

All: Aye.

Mayor Wheeler: Any opposed? Motion carries 5-0.

Councilmember Frazier: I make a motion to approve the February 1, 2017 special meeting with an amendment. Kathie, if you got a page 255 the way where I can see it. It says that the motion carried by one aye and two nays, it should say, "Motion carried with two nays-- three ayes and two nays," and the names of the people that had the nays so that it's consistent with everything else that is done.

Councilmember Teague: Me too.

Councilmember McLeod: I see that.

Mayor Wheeler: Well, you have a motion and a second, so yes. Any more discussion? All in favor?

All: Aye.

Mayor Wheeler: Any opposed? That motion carries 5-0.

18. CITIZENS FORUM (Audio – 1:43:37)

Mayor Wheeler: Item 18 is the second citizens form. Nobody wanted to get up and speak to us, so we will move from there on to item 19, which is the city administrator's report.

19. City Administrator's Report (Audio – 1:43:45)

Mr. Smith: Council, I'll just remind you that this weekend is Trash Bash and Joseph did we get the Women's Center confirmed.

Mr. Peart: Yes, they will not be in attendance, but they're going to look at attending the next.

Mr. Smith: Okay. What the idea was and this came from Mike was to include a donation center. We contacted the women's center to where people not only could get rid of their trash, but if they had donated items that were still of value, that they could be donated and have a community benefit. Think it's a great addition we try to get them here for this one as Joseph just said they couldn't make it happen, but that is our plan to add that service to our future Trash Bash.

Trash Bash is Saturday morning anybody that has any extra bulky items we'll certainly take care of it as well as hazardous paint and other chemical recycling, metal recycling as well. Raymond, are you going to have the drug drop off available?

Chief Shaw: Yes, sir.

Mr. Smith: We'll also have the drug take-back program set up if people bring that stuff as well, so that is all of my comments.

Mayor Wheeler: Thank you, Greg.

20. Council's Inquiry (Audio – 1:45:14)

Mayor Wheeler: We'll move on from there to item 20, which is council inquiry. We'll start with Mr. McLeod.

Councilmember McLeod: I don't know, just-- Again, a phenomenal couple nights NCAA was just amazing. Jean and Darrell sold the heat sheets and they were there a good portion of time. Mayor, council member Houston also came out just really appreciate everybody being out there and the staff. The staff was fantastic. Everywhere we went people were happy. I know people were tired because you all been there all day. Something like 12, 13, 14 bajillion hours. Still at the end everybody was still being pleasant and that's amazing. That's incredible and just I can't say enough about the positive feeling that I got that I received from people just general comments throughout the whole group.

I did have a question I couldn't find online just a curiosity like know how many records are stated in Shenandoah. The online people haven't updated it, that's what I've been doing. But as of 15, 12 of the 18 NCAA Division Three records list Shenandoah Texas. Since we broke, some more maybe it's just a curiosity kind of question. I think it's pretty cool that when you look at the world, the record site for NCAA Division Three you see Shenandoah, Shenandoah, Shenandoah, Shenandoah, Illinois, Shenandoah, Shenandoah, Shenandoah, so I think they're pretty cool.

Mr. Smith: Mike, if I can add one thing that Dwayne is going to actually go back and do research since 13 the Commissioner for SCAC. He believes that most of the records that were broken in 17 are actually breaking the record that was set in 15, so we're actually going to find out since 13 how many of those records were set in 13, 15, and then broken again in 17 to see those numbers as well. You're going to get a lot of fun information on that.

Councilmember McLeod: Yes, that's just fun stuff, good stuff.

Councilmember Teague: I just want to tack on to what Mike said and staff did a phenomenal job. A lot of hard work out there leading up to and then just bring it in for the gold last week. The visitors were extremely happy. Darrell and I spent quite a bit of time in the mornings and in the evenings there and we got to know these people by name and they cannot wait to come back. It was a great experience and I thank you guys for all your hard work and dedication.

Mayor Wheeler: Absolutely. Darrell?

Councilmember Frazier: I'm going to piggyback on Mike and Jean on that. I could be more proud of the city, of staff, and all the all the hard work and dedication they had to make this event so special. Also to the residents because I talked to a couple of the people that were staying at Homewood Suites and just walking around. They would walk around the neighborhood just said, "Man, you got such a nice neighborhood. People are so friendly here," so that was just cool. Couldn't be more proud. One other thing. No new phones, Greg, this year?

Councilmember Houston: No, I had a protector.

Mr. Smith: For the record, before Mr. Houston speaks he carried his phone in the protector given to him at the last council meeting.

Councilmember Teague: It was like a binder on his arm.

Councilmember Houston: Actually, I had it as a presentation process when we were given the awards when I was giving awards to the swimmers for their competition achievements. I showed it off proudly and so much for that. But so that's my piggyback these guys but it was just incredible. I just got to say really piggyback on Mike Saturday evening when people had spent incredible number of hours during the week. I never saw one of our staff people, one of our police officers, one of our volunteers that didn't have a smile on their face like they were starting off brand new that morning.

It was just-- when you walk into a place that you don't know, you are not familiar with, and you're a visitor, you're not used to seeing people that are happy. You're used to people seeing people that really would rather be at home and not be there, but there was no feeling of that at all. As some as it said in other countries, "I was gobsmacked," so it was fantastic. Thank you guys for all you did. I'd like to also be sure to bring up the fact that before our next council meeting, we have Easter Egg Hunt on April the 8th. It's a big, big deal.

I think last year, we probably had over 400 kids out there looking for Easter eggs and there were 4,000 Easter eggs were placed out there so it's a tremendous event. If you've got kids, grandkids, I want to come out and help let us know April the 8th at the park.

By the way, I was at the park yesterday. I was taking my niece over to play basketball-- I mean to shoot some hoops. There were 18 kids playing basketball on the basketball court. It was just amazing to see that the facility is being used in such an awesome way so I love it. That's all.

Mayor Wheeler: Ron?

Councilmember Raymaker: I've got nothing to add.

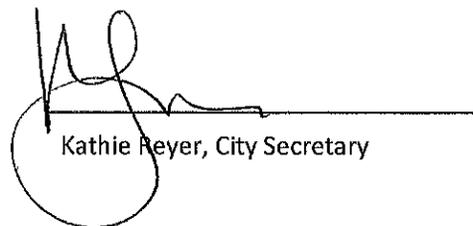
Mayor Wheeler: Well, I'm going to go ahead and say it one more time just for the record that the-- I thought the staff, all the volunteers, council member, the members over there, just everybody did an awesome job with the with the swimming and diving championships, and I just take from personal experience when I walked into the pavilion on Tuesday night. Was it Tuesday night? It was one of those where I had to catch my breath. I was not expecting that, and to walk in and you're like, "Oh, okay, here we go show time."

I wasn't expecting that. It blew me away. It was so impressive, so great, great job everybody. If none of you all have ever stood on a stage like that in front of those many people with that light in your eyes while they got you up on those big projectors, it's an interesting experience to say the least.

Councilmember Teague: It's like the Oscars.

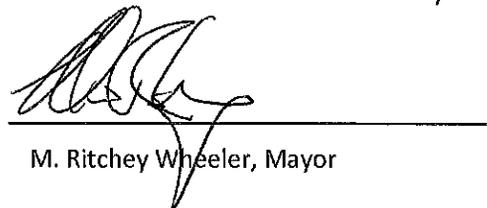
Mayor Wheeler: Yes, but awesome job so-- and with that, nobody's got anything else. We'll close it up. Meeting adjourned (8:53pm).

SUBMITTED BY:

  
Kathie Reyer, City Secretary

DATE APPROVED:

June 28, 2017

  
M. Ritchey Wheeler, Mayor