

Village of Loch Lloyd – Minutes

October 17, 2023

Attendees included: Chairman Randal Schultz, Boardmember Tony Lafata, Boardmember Stevie Douglas, Boardmember Wayne Little and Boardmember Ruth Withey. (Full Board)

Call to Order by Chairman Schultz at 9:00 a.m.

1. Pledge of Allegiance.
2. Motion to Approve the Minutes of June 14, 2023 made by Douglas
Motion was Seconded by Little
No further discussion on the Motion, Chairman Schultz called the question.
Motion passes by a unanimous vote.
3. DRT update & backpack authorized spending by Boardmember Douglas.
 - a. Analysis of upcoming training opportunities and process for emergency actions including three (3) teams.
 - b. \$100 for backpacks up to \$2,000 as budgeted.
 - c. Analysis of the effective use of available funds.
 - d. Chris Beal (?) from the Belton Fire Department is assisting in coming up with backpack contents and costs
 - i. Surgeons/Doctors.
 - ii. House Clearance Responders.
 - iii. Road Clearance Responders.
 - e. Upcoming training set for this Saturday at 9:00 a.m. at the Clubhouse
 - i. Stop the Bleed.
 - ii. CPR.
 - iii. Training Session will be 90 minutes total.
 - iv. ABCs of being a responder.
 - v. This will be a deeper dive on lifesaving techniques.
4. Update from Boardmember Lafata and Chairman Schultz regarding Ordinance 2017-04-18-3
 - a. Authorizes the Village to designate Boardmembers without the cost of a formal election if there are only enough candidates to cover the available open seats.
 - b. Motion to extend Ordinance 2017-04-18-3 was made by Boardmember Little.
 - c. Motion was Seconded by Boardmember Withey.
 - d. Discussion ensued amongst the Boardmembers including instructions to the Village Clerk that the renewal of the Ordinance be posted or announced through the Village website along with notification to each homeowner association within the Village.
 - e. There being no further discussion on the Motion, Chairman Schultz called for a vote on the Motion.
 - f. Motion was approved by a unanimous vote of the Board.
5. Tax Committee Recommendation Update.
 - a. Chairman Schultz introduced the topic and the Tax Committee's duties/responsibilities.

- b. Boardmember Lafata discussed the meetings of the Tax Committee recommendation.
- c. Boardmember Lafata handed the matter to Corey Smith, the Chair of the Tax Committee for discussion of the Committee activities and recommendation.
- d. Identified the property tax as the viable option.
- f. Reliability and stability of the property tax as compared to the sales tax.
- g. Gives all members of the Village a "buy in" for the Village activities.
- h. \$13,848 are already paid on County property tax assessments.
- i. Average of \$1,000,000 for each home within the community.
- j. Current levy imposed is \$6.52 for each \$100 of assessed value.
- k. 1% sales tax would generate about \$70,000 per year and would limit revenue growth in the future. No assurance it will go on forever. Is also the maximum allowed by state law.
- l. Use tax option would be the application of sales tax to out-of-state vendors.
- m. Use tax (according to the State) would generate approximately \$93,000 per year for the Village.
- n. Discussion of a \$0.15 levy. Would generate \$139,000 per year. This would grow with the addition of new homes and new annexed areas.
- o. Would increase the current tax levy would only increase the levy 2.3%.
- p. Would add \$319 on average to everyone's tax bill within the community.
- q. Would be collected by the County in November & December.
- r. They would distribute 90% of the revenues in January.
- s. Discussion of Hancock Amendment and impacts on limiting significant increases.
- t. Village would have to roll back the levy anytime the assessed valuations increased above the CPI plus new homes.
- u. Comparisons with surrounding communities and taxing districts.
- v. Committee voted 11-1 to recommend placing the property tax on the next April election.
- w. Discussion from Boardmember Withey regarding increases in expenses and comparison of remaining lots. Current potential income is \$120,000 once the 40 remaining lots are sold. Village has approximately \$132,000 to work with.
- x. Building permits on average is \$6,000 - \$7,000. Building inspector gets about 55% of that fee...remainder is income for general fund use.
- y. This does not include swimming pools, additions, renovations, etc.
- z. Discussions and analysis of use tax, sales tax, property tax options by Boardmember Douglas. Questions from members of community recognized.
- aa. Discussion and analysis of property tax benefits by Boardmember Lafata including the stability presented by the property tax.
- bb. Follow-up discussions with Boardmembers and community members regarding timeline and options to consider.
- cc. Boardmember Withey commented that the community should put out an analysis and survey of the community.
- dd. Community member suggesting that surveying the community would negate the hard work and efforts of the appointed tax recommendation committee.
- ee. Questions on unaffected lots within the community that may not be subject to the property tax.

- ff. Issues with promotion of the property tax based upon fixed income aspects of the property tax. Opposing the property tax efforts.
 - gg. Support and discussion over sales versus property tax options.
 - hh. Motion by Boardmember Withey instructing staff to draft the applicable Bill for approval at the November Board meeting for a sales and use tax.
 - ii. Motion was Seconded by Boardmember Douglas.
 - jj. Discussion from Boardmember Lafata opposing the sales and use tax proposal. Response from Boardmember Douglas.
 - kk. There being no further discussion on the Motion, Chairman Schultz called the question.
 - ll. The Motion was approved by a vote of 3 to 1.
 - i. Douglas Aye
 - ii. Withey Aye
 - iii. Little Aye
 - iv. Lafata Nay
6. Audit update from Boardmember Lafata.
 7. Kevin Lawyer property request. Applicant would need to be the property owner, or have POA from the Association to Mr. Lawyer authorizing the application. Board would need to publish and post notice of the proposed rezoning.
 8. Other Matters – Update from Chairman Schultz regarding the approval of the master plan. Question from Boardmember Withey regarding questions on the master plan. Update from Boardmember Lafata regarding MARC’s household hazardous waste program and cost increases for this year. Follow-up discussion by Boardmember Douglas and Chairman Schultz.

Motion by Boardmember Lafata to continue the household hazardous waste program and pay the annual cost of the same.

Motion was seconded by Boardmember Douglas.

There being no further discussion on the Motion, Chairman Schultz called the vote which was approved unanimously.

There being no further business to come before the Board, Chairman Schultz opened the floor for a motion to adjourn. Motion to adjourn made by Boardmember Douglas. Motion was seconded by Boardmember Withey. Chairman Schultz called the motion which was passed unanimously.

Meeting adjourned at 10:45 a.m.

Respectfully submitted,

Jonathan S. Zerr
Village Attorney