

Old Town Spring Improvement District

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Minutes of the Regular Monthly Meeting Of Old Town Spring Improvement District Board of Directors

ESTABLISH QUORUM AND CALL MEETING TO ORDER

The Board of Directors of the Old Town Spring Improvement District (OTSID) held a regular meeting, open to the public, on the **11th of July** at 9:00 am at the OTSID office, 606 Spring Cypress Rd., Spring, TX 77373, inside the boundaries of the District. The roll was called of the duly appointed/elected members of the Board, to-wit:

Seth Sanders	Position 1-President
Noel Eckberg	Position 2-Director
Dannette Mostyn	Position 3-Vice President
Kelly Speer	Position 4-Treasurer
Mike Rogers	Position 5-Secretary

All of the above Board members were present. Quorum was established. Also in attendance were Adam Tabak, Clarence Williams, Shirley Clayton, Landon Reed, Pam Golden, and Elisabeth Meehan.

1. CALL MEETING TO ORDER.

The meeting was called to order at 9:01 am.

2. TO RECEIVE PUBLIC COMMENT.

No public comments.

3. TO REVIEW, DISCUSS AND TAKE ACTION TO APPROVE MINUTES FROM PREVIOUS MEETING(S).

A motion was made by Kelly Speer to approve the minutes from June 6, 2017. The motion was seconded by Dannette Mostyn. The motion carried.

4. TO RECEIVE INFORMATION FROM A HARRIS COUNTY REPRESENTATIVE REGARDING REAL PROPERTY OWNED BY HARRIS COUNTY BETWEEN THE SPOTTED PONY AND SAM'S ANTIQUES.

Landon Reed spoke from the floor as the Harris County representative and reported he had met with engineers regarding the Harris County owned property. Landon Reed stated he spoke with Seth Sanders and Clarence Williams emailed him as well. He added the area has been marked, measured and stakes put in the ground. Landon Reed stated this project is now back in either the Spring Preservation League or District's hands, and he hopes the groups can cooperate. Seth Sanders proposed he, Mike Rogers and Clarence Williams meet at the location after the Board meeting. No action taken.

5. TO REVIEW, DISCUSS AND TAKE ACTION FOR THE CONSTRUCTION OR INSTALLATION OF A NEW FACILITY ON LAND OWNED BY HARRIS COUNTY BETWEEN THE SPOTTED PONY AND SAM'S ANTIQUES, OR AT OTHER LOCATIONS NOT OWNED OR CONTROLLED BY THE DISTRICT.

Item tabled.

6. TO RECEIVE INFORMATION FROM A HARRIS COUNTY REPRESENTATIVE REGARDING POSSIBLE PLACEMENT OF LIGHTING OR POLES BEHIND THE MUSEUM RESTROOM.

Landon Reed from Harris County reported the County has inspected the poles behind the museum and emailed the information to Seth Sanders. Landon Reed said the Board needs a FPM representative on site when it puts up bollard poles. No action taken.

7. TO REVIEW AND TAKE ACTION TO PAY THE DISTRICT'S BILLS.

A motion was made by Mike Rogers to accept and pay the bills for June. The motion was seconded by Kelly Speer. The motion carried. (SEE ATTACHMENT #1)

8. TO RECEIVE AND APPROVE THE QUARTERLY VISITORS BUREAU REPORT.

Elisabeth Meehan presented the quarterly visitors report. A motion was made by Mike Rogers to accept the report as presented. The motion was seconded by Dannette Mostyn. The motion carried. (SEE ATTACHMENT #2)

9. TO RECEIVE AND APPROVE THE BOOKKEEPER'S REPORT.

Kelly Speer reported Wells Fargo had \$77,713.05 at the beginning of the month. A motion was made by Mike Rogers to accept the Bookkeeper's report as presented. The motion was seconded by Dannette Mostyn. The motion carried. (SEE ATTACHMENT #3)

10. TO RECEIVE AND APPROVE THE INVESTMENT OFFICER'S REPORT.

Kelly Speer stated the total in TexPool as of July 1 is \$225,202.03 with \$163.07 earned as interest in June. A motion was made by Mike Rogers to accept the Investment officer's report as presented. The motion was seconded by Kelly Speer. The motion carried. (SEE ATTACHMENT #4)

11. TO REVIEW, DISCUSS AND TAKE ACTION TO CHANGE THE REGULAR MEETING DATE AND TIME.

Seth Sanders stated more parties would be able to attend if the regular meeting was on the second Tuesday rather than the first Tuesday of each month. A motion was made by Kelly Speer to move the regular Board meeting to the second Tuesday of each month at 9 am. The motion was seconded by Dannette Mostyn. The motion carried.

12. TO REVIEW, DISCUSS AND TAKE ACTION ON INFORMATION FROM CENTERPOINT REGARDING A STREETLIGHT TO BE SET UP ON BORDER ST.

Mike Rogers stated this project was Ron Krueger's project from 2016 to put more lighting on Border St across from the church. The Board received a copy of the location on Border St where CenterPoint agreed to place a streetlight. Clarence Williams stated the pole in question is on his property and announced he plans to add another pole there of his own. A motion was made by

Mike Rogers to move forward with CenterPoint installing the light on Border St. The motion was seconded by Dannette Mostyn. The motion carried. (SEE ATTACHMENT #5)

13. TO REVIEW, DISCUSS AND TAKE ACTION ON REPAIRS REQUIRED BY THE DISTRICT'S FACILITIES, BUILDINGS AND EQUIPMENT.

Kelly Speer stated trees needed to be trimmed around the office and a dead tree behind the building needs to be taken down. A motion was made by Mike Rogers to contact a tree service to take care of the trees. The motion was seconded by Noel Eckberg. The motion carried.

Mike Rogers stated the Board also needs to discuss lighting in the field. Kelly Speer agreed, stating the lighting cost of the field is almost half the amount of the entire town. Landon Reed spoke from the floor and said he has a contact to recommend to discuss lighting. Mike Rogers asked for the contact. Mike Rogers suggested getting BEC Electric to take care of the sensors and LED lighting issue for the park. Clarence Williams spoke from the floor about the League trying to get cost estimates for approximately 70 LED lights around the park. Kelly Speer stated some lights are on 24/7 in the park. Clarence Williams stated the lights are left on 24/7 for security and are small LED lights. Mike Rogers stated the Board needs to first figure out the costs. A motion was made by Mike Rogers to contact BEC Electric or others to install LED lights in the park. The motion was seconded by Noel Eckberg. The motion carried.

Seth Sanders presented an estimate from Green and White Auto to replace the truck's automatic brake system. A motion was made by Kelly Speer to accept Green and White's repair cost of \$1299 for the truck and get the truck repaired. The motion was seconded by Noel Eckberg. The motion carried. (SEE ATTACHMENT #6)

14. TO REVIEW, DISCUSS AND TAKE ACTION ON THE PURCHASE OF TV AND RADIO ADVERTISING IN TV THROUGH DECEMBER 2017.

Item tabled.

15. TO REVIEW, DISCUSS AND TAKE ACTION ON THE PRESTON ST RESTROOM WATER USAGE AND REIMBURSEMENT REQUESTS SUBMITTED BY LARUE WOOD.

Mike Rogers stated this has been a recurring situation with Larue Wood and the water for the Preston Restroom. He added the Board has reimbursed Larue Wood for this last year and he wants the District's maintenance to dig up and find the meters and water line. Clarence Williams spoke from the floor and said several properties use a lot of water and it's not just Preston using water. Pam Golden stated from the floor that Quadvest has come out to add a separate meter for the restroom. Clarence Williams recommended hooking up the Preston restroom to Don Bayer's property instead. Mike Rogers stated the Board paid Larue Wood to about \$1,300 last year. Dannette Mostyn stated it looks like she's asking for about \$297 this time. Noel Eckberg asked if the Preston restroom was going to be shut down after the new restroom is opened. Pam Golden said people on that side of town really like the restroom there. A motion was made by Mike Rogers to table payment discussion and have Seth Sanders contact Quadvest. The motion was seconded by Dannette Mostyn. The motion carried. (SEE ATTACHMENT #7)

16. TO REVIEW, DISCUSS AND TAKE ACTION ON PAYMENTS TO THE SPRING PRESERVATION LEAGUE FOR THE USE OR LEASE OF PRESERVATION PARK FOR 2017-2018 FISCAL YEAR AND ANY TERM BEYOND 2018.

Dannette Mostyn stated if the Board is going to have a contract with the League, she wants to know what the League is paying for and what the revenue for their events are used for. Mike Rogers stated if the District is leasing space, there's no partnership, but there's not an alternative for the District's properties in Preservation Park. Dannette Mostyn stated she has a possible alternative space in mind and asked what the League is doing with their income instead of paying for advertising. Mike Rogers stated the Board can either guarantee parking or not. Seth Sanders stated not paying the Spring Preservation League's lease jeopardizes parking for the town and that a contract is in the works. Clarence Williams stated from the floor that he guaranteed the payment of the League's lease to Don Bayer and the District hasn't paid for June and July. Clarence Williams asked if the Board wants him to be in charge of the parking lot and the land that holds District properties. A motion was made by Mike Rogers to make the payments for June and July and continue paying the Lease until a contract is made. The motion was seconded by Noel Eckberg. Mike Rogers and Noel Eckberg voted in favor of the motion. Kelly Speer and Dannette Mostyn voted against the motion. The tie was broken by Seth Sanders. The motion carried.

17. EXECUTIVE SESSION, PURSUANT TO CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, TO DISCUSS LEGAL MATTERS DETERMINED BY DISTRICT COUNSEL WHICH PURSUANT TO THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS REQUIRES PRIVATE CONSULTATION WITH THE DISTRICT.

The Board went into Executive Session at 9:55 am.

The Board resumed Regular Session at 10:29 am. No motions made.

18. TO SET A DATE FOR THE AUGUST 2017 MEETING.

As voted in item 11, the Board will meet on August 8, 2017 at 9 am.

19. ADJOURNMENT.

A motion was made by Kelly Speer to adjourn. The motion was seconded by Dannette Mostyn. The meeting adjourned at 10:31 am.

(SEAL)

Mike Rogers, Secretary

Prepared by Elisabeth Meehan
OTSID Office Administrator

ATTACHMENTS:

1. June Check Detail
2. April – May – June Visitors Bureau Report
3. July Bookkeeper's Report
4. July Investment Officer's Report
5. CenterPoint light installment paperwork
6. Green and White Auto Estimate
7. Larue Wood Quadvest bills submitted to the Board