

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 **12th of June 2018** 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 except Seth Sanders were present. Also in attendance were Adam Tabak, Clarence Williams, Larue Wood, Bobby Wood, Ursula Sledge, Sue Mallott, David Mallott, Kent Clingerman, Dennis Smith, Matt Burroughs and Scott Seifert.

1. CALL MEETING TO ORDER.

The meeting was called to order at 9:02 am.

2. TO APPROVE MINUTES FROM PREVIOUS MEETING(S).

A motion was made by Dannette Mostyn to approve the meeting minutes for the May 2018 meeting as presented. The motion was seconded by Noel Eckberg. The motion carried.

3. TO PAY THE DISTRICT'S BILLS.

Kelly Speer pointed out a few checks are still in the office and listed on the check detail for the Board to approve for payment. A motion was made by Kelly Speer to approve and pay the District's bills. The motion was seconded by Noel Eckberg. The motion carried. (SEE ATTACHMENT #1)

4. TO RECEIVE THE BOOKKEEPER'S REPORT.

Kelly Speer stated the May 2018 sales tax revenue was \$43,303.99. A motion was made by Kelly Speer to approve the Bookkeeper's report as presented. The motion was seconded by Dannette Mostyn. The motion carried. (SEE ATTACHMENT #2)

5. TO RECEIVE THE INVESTMENT OFFICER'S REPORT.

Kelly Speer stated the May interest in TexPool was \$331.52, making the total in the District's investment account \$227,805.02. A motion was made by Kelly Speer to approve the Investment officer's report as presented. The motion was seconded by Dannette Mostyn. The motion carried. (SEE ATTACHMENT #3)

6. TO APPROVE REPAIRS REQUIRED BY THE DISTRICT'S FACILITIES, BUILDINGS AND EQUIPMENT.

Dannette Mostyn stated she spoke with Larue and Bob Wood regarding the former Preston restroom and the possibility of building a new restroom at the same location. She added she receives numerous complaints about the May 2018 removal of the restroom on Preston St. Mike Rogers stated he didn't want to build anything on anyone's property and mentioned the concurrent restroom building project the District is planning on County owned land. Mike Rogers stated the District shouldn't make improvements on property it doesn't own and the flow through meter problem for the Preston restroom has not been fixed. Adam Tabak suggested forming a subcommittee to discuss the issue in detail before the next Board meeting. Mike Rogers stated the subcommittee can look into the issues including the flow through meter and make sure there's a written lease with the Woods. Larue Wood spoke from the floor commenting they would like a public restroom trailer on their property. A motion was made by Mike Rogers to form a Preston restroom subcommittee with Dannette Mostyn and Mike Rogers. The motion was seconded by Kelly Speer. The motion carried.

Elisabeth Meehan stated the maintenance's staff's weed eater has been in the shop at Bland's Lawn and Garden for the past three weeks. Elisabeth Meehan stated the District's maintenance staff asked if the Board would authorize the purchase of a second weed eater. A motion was made by Kelly Speer for the District to purchase a second weed eater at the cost of no more than \$400. The motion was seconded by Dannette Mostyn. The motion carried.

7. TO APPROVE BEAUTIFICATION PROJECTS WITHIN THE DISTRICT.

Kelly Speer stated the District maintenance staff finished painting the museum restroom exterior and will continue working on creating a railing between the sidewalk and the grassy patch. Mike Rogers stated the District needs to move forward on the new sign at the front of the museum. No action.

8. TO APPROVE THE PURCHASE OF RADIO, TV AND PRINT ADVERTISING FOR THE DISTRICT.

No action.

9. TO REVIEW, DISCUSS AND TAKE ACTION ON THE DISTRICT'S PARTICIPATION IN THE SPRING INDEPENDENT SCHOOL DISTRICT'S 2019 FUN RUN.

Elisabeth Meehan stated the Spring Independent School District's representative emailed the Board with positive reviews of the District's giveaway bags for their fun run held partly in Old Town Spring. Elisabeth Meehan added the representative from Spring ISD asked for the Board's feedback on possible 2019 fun run dates. Kelly Speer stated none of the proposed dates in March or April interfered with festivals and the fun run was out of town by 10 am. Mike Rogers suggested improving or adding more to the gift bags donated by the District to the runners for the 2019 race. No action.

10. TO REVIEW, DISCUSS AND TAKE ACTION ON THE DESIGN AND CONSTRUCTION OF A NEW RESTROOM FACILITY ON MAIN STREET WITHIN THE DISTRICT.

Item tabled.

11. TO DISCUSS THE LEASE, USE OR ACQUISITION OF REAL PROPERTY FROM HARRIS COUNTY FOR A NEW RESTROOM FACILITY ON MAIN STREET.

Item tabled.

12. 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 after item 13.

13. TO RECEIVE PUBLIC COMMENT.

Larue Wood commented she wanted to see the water meter problem solved when any future restrooms are built or installed on her property. She commented the District is charged for its water and she's charged for the District's water as well.

Clarence Williams commented Bayer Water originally installed a flow through meter and would send two separate bills to the District and the Wood family. He explained when the water system was switched to Quadvest, it was never discussed with Quadvest how Bayer water would send out two separate bills. Clarence Williams commented the District and Larue Wood see double billing because Bayer water didn't install a separate tap.

Matt Burroughs commented the new Preston restroom could be at least 12 feet by 24 feet in the Preston St. space with a lower deck. Mike Rogers stated the land use issue is the reason the District is working with County property instead of a landowner's property for its new Main St. restroom. Kelly Speer added it is important for the committee to work on the restroom issue as soon as possible.

Scott Seifert commented the Spring Fire Department's new multipurpose facility, which will be located at Lexington and Louetta, is now in the design and feasibility stage.

Matt Burroughs asked if any organization in Old Town Spring has hosted an October Fest. Mike Rogers stated there was a heritage fest put on by the League years ago. Matt Burroughs asked what events were coming up. Clarence Williams responded the League's Pet Fest and Seth Sanders' Wine Fest will be put on in October.

14. TO MEET IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE §551.071 TO CONSULT WITH LEGAL COUNSEL REGARDING PENDING OR CONTEMPLATED LITIGATION, SETTLEMENT OFFERS OR ON MATTERS WHICH REQUIRE CONFIDENTIALITY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS.

The Board went into Executive Session at 9:36 am.

The Board resumed regular session at 9:53 am and moved to item 13 for public comments.

15. TO MEET IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE §551.072 TO DELIBERATE REGARDING REAL ESTATE MATTERS.

No action.

16. TO MEET IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE §551.074 TO DISCUSS PERSONNEL MATTERS.

No action.

17. TO DISCUSS ANY ITEMS TO BE PLACED ON THE AGENDA FOR SUBSEQUENT MEETINGS.

- A new Preston Restroom on Larue and Bobby Wood's property
- Home for the Holidays
- Election item
- Repair and improvements of the Spring Historical museum

Mike Rogers proposed moving the regular July meeting from the second Tuesday to the third Tuesday to have a full board in attendance. A motion was made by Kelly Speer to hold July's regular board meeting on Tuesday, July 17 at 9 am. The motion was seconded by Dannette Mostyn. The motion carried.

18. ADJOURNMENT.

The Board adjourned the meeting at 10:03 am.

(SEAL)

Mike Rogers, Secretary

Prepared by Elisabeth Meehan
OTSID Office Administrator

ATTACHMENTS:

1. May and June 2018 Check Detail
2. June 2018 Bookkeeper's report
3. June 2018 Investment Officer's report