

Old Town Spring Improvement District



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

The Board of Directors of the Old Town Spring Improvement District (OTSID) held a regular meeting, open to the public, on Tuesday, **August 10th, 2021** at 10 am at 427 Gentry St 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
Effie Stees	Position 2 – Director at Large
Dannette Mostyn	Position 3 – Vice President
Kelly Speer	Position 4 – Treasurer
Anne Morrow	Position 5 – Secretary

All of the above Board members were present. Also present were Elisabeth Meehan, Lana Williams, Chad Hight, Thomas Lockler, Mitchell Clouse, Canton Sherman, Dru Childre, Sue Mallott, Shirley Clayton, Suzanne Stroh, John Peeler, Elsa Longoria-King, Tracy Peck, Clarence Williams, Jay Mathis, John Armstrong, Tracee Evans, Mary Mallott-Todeschini, Delores Hudson, Ursula Sledge, Tim Wu, George Amundson, Jessica Lynn, Matthew Lynn, Maria Macri, Joseph Macri and Carlos Gutierrez.

1. CALL TO ORDER

The meeting was called to order at 10:07 am.

2. ROLL CALL AND ESTABLISH QUORUM

Quorum was established.

3. TO RECEIVE PUBLIC COMMENT

Tracee Evans commented the Spring Fire Department is working on the Spring into Safety event to be held in Old Town Spring on Saturday October 9th. She added the event will be outdoors behind the museum with vehicles set up around town.

Elsa Longoria-King commented she is concerned about the proposed apartment complex and issues with safety and security in town.

Maria Macri commented to ask for more information about the apartment issue.

Jessica Lynn commented to ask if the land for the apartments had been purchased.

Mary Mallot-Todeschini commented she is concerned about crime rates, flooding and town ambience.

Shirley Clayton commented she is concerned about town security and a lack of money to put in security at night throughout the town.

Thomas Lockler commented about trash pickup he is responsible for from similar apartment buildings on 1960.

Suzanne Stroh commented she is concerned about increases in traffic issues in town.

Joe Macri commented he is concerned about the effect of crime on businesses in town and the need for security.

Sue Mallott commented water pressure on weekends is very low and in increase in users in town will make it worse.

Matthew Lynn commented police response time for issues in Old Town Spring is very slow.

Tracy Peck commented the fourth quarter packet advertising Old Town Spring will be published soon.

4. TO RECEIVE A PRESENTATION FROM MITCHELL CLOUSE OF LDG DEVELOPMENT REGARDING THE CONSTRUCTION OF A MULTIFAMILY PROJECT, GREENFIELD APARTMENTS, LOCATED AT BRANDT ROAD AND SPRING CYPRESS ROAD, SPRING TX, 77373

Dru Childre from LDG Developments presented details about the proposed project and addressed some of the concerns mentioned during public comments. He said the land has not been purchased but it is under contract. Dru Childre stated his team is taking notes from the public comments. He detailed the history of their development organization, the planned management company, and plans for security. Kelly Speer stated the number of units could mean 600 additional cars in an area with current issues with parking. Dru Childre stated his organization LDG Development is in the study stage and will hire an architect and civil engineers. Seth Sanders asked if the project is financed by the government. Dru Childre responded there is a federal funded tax credit program. Seth Sanders asked if the apartments would be section 8 housing and asked about the income per square footage. Dru Childre responded one bedroom units would typically have an occupant with an income of \$33,000 to \$38,000 and a four bedroom unit would typically have occupants with an income of \$47,000 to \$59,000. Seth Sanders asked if the company did background checks on renters. Dru Childre responded their management company does extensive criminal and rental background checks. Dru Childre invited the Board members to tour LDG Development's existing properties in Houston and North Houston. Anne Morrow asked how many properties are near shopping areas. Anne Morrow stated she is concerned about current flooding in town becoming worse without a retention pond. Seth Sanders stated his biggest concern is similar properties in the 1960 area having a negative impact on local businesses and traffic. Kelly Speer stated a community wide town hall is being planned.

5. TO APPROVE MINUTES FROM PREVIOUS MEETINGS

A motion was made by Kelly Speer to approve the July minutes as presented. The motion was seconded by Anne Morrow. The motion carried.

6. TO PAY THE DISTRICT'S BILLS

Kelly Speer stated the unusual bills include the purchases of trash cans and advertisements for the town. A motion was made by Kelly Speer to approve and pay the District's bills. The motion was seconded by Anne Morrow. The motion carried. (SEE ATTACHMENT #1)

7. TO RECEIVE THE BOOKKEEPER'S REPORT

Kelly Speer stated the sales tax revenue for July was \$25,815.31, which is higher than the July revenue in 2020. Kelly Speer stated the total in Wells Fargo is \$84,912.10. A motion was made by Kelly Speer to accept the Bookkeeper's report. The motion was seconded by Anne Morrow. The motion carried. (SEE ATTACHMENT #2)

8. TO RECEIVE THE INVESTMENT OFFICER'S REPORT

Kelly Speer stated the interest in TexPool was 2.44, making the total in TexPool \$155,765.85. A motion was made by Kelly Speer to accept the Investment officer's report. The motion was seconded by Anne Morrow. The motion carried. (SEE ATTACHMENT #3)

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

Seth Sanders stated Eliseo Campos is repairing the restrooms in the field and in the museum parking lot. No action.

10. TO REVIEW, DISCUSS AND TAKE ACTION ON SECURITY AT PRESERVATION PARK AND OTHER DISTRICT FACILITIES

Seth Sanders stated he needs to do more research. No action.

11. TO REVIEW AND DISCUSS BEAUTIFICATION PROJECTS WITHIN THE DISTRICT

No action.

12. TO REVIEW, DISCUSS AND TAKE ACTION ON MARKETING AND ADVERTISING FOR THE DISTRICT

No action.

13. TO RECEIVE A REPORT FROM THE COUNTY COMMISSIONER'S OFFICE

No action.

14. TO REVIEW AND DISCUSS UPCOMING EVENTS WITHIN THE DISTRICT INCLUDING BUT NOT LIMITED TO SPRING INTO SAFETY AND HOME FOR THE HOLIDAYS

Seth Sanders proposed approving the same budget as the previous year's Home for the Holidays festival. A motion was made by Kelly Speer to approve a preliminary budget similar to 2020 and to review specifics at the next meeting. The motion was seconded by Dannette Mostyn. The motion carried.

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

No Executive Session held.

16. 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

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

18. TO REVIEW, DISCUSS AND TAKE ACTION ON DISTRICT PERSONNEL MATTERS INCLUDING COMPENSATION, RETENTION, AND HIRING OR TERMINATION OF DISTRICT EMPLOYEES

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

The audit draft presentation and Home for the Holiday's budget line items will be on the September agenda.

20. ADJOURNMENT

The meeting was adjourned at 10:59 am.

(SEAL)

Anne Morrow, Board Secretary

Prepared by Elisabeth Meehan
OTSID Office Administrator

ATTACHMENTS:

1. July 2021 Checks list
2. August 2021 Bookkeeper's report
3. August 2021 Investment Officer's report