

# 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, **January 11, 2022** 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 except Effie Stees were present. Also present were Lana Williams, Elisabeth Meehan, Tracee Evans, Sue Mallott, Landon Reed, Scott Seifert, John Peeler, Debbie Riddle, Clarence Williams and Brandy Beyer.

### 1. CALL TO ORDER

The meeting was called to order at 10 am.

### 2. TO RECEIVE PUBLIC COMMENT

-Debbie Riddle commented to say she's running for state representative for District 150 which includes Old Town Spring.

-Landon Reed commented to say the County is absorbing the Spring Klein Chamber of Commerce and wants to encourage working with Tomball and their Chamber of Commerce. He said he can bring representatives from the City of Tomball to talk about how they can help Old Town Spring. Landon Reed commented Old Town Spring has done very well during the pandemic.

-Brandy Beyer commented Tomball is helping out the Spring Klein Chamber and would like to work with the OTSID.

-Tracee Evans commented the next Spring into Safety event would be April 23<sup>rd</sup> and she would like to schedule a meeting at Puffabelly's with all the groups involved. She asked if they could expand into the park to accommodate more vehicles.

### 3. TO APPROVE MINUTES FROM PREVIOUS MEETINGS

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

#### 4. TO PAY THE DISTRICT'S BILLS

Kelly Speer stated the District paid \$80,000 for Home for the Holidays advertising with no draws from TexPool. A motion was made by Kelly Speer to approve the District's bills. The motion was seconded by Anne Morrow. The motion carried. (See Attachment #1)

#### 5. TO RECEIVE THE BOOKKEEPER'S REPORT

Kelly Speer stated the sales tax in December was 25,282.40. A motion was made by Kelly Speer to approve the Bookkeeper's report. The motion was seconded by Anne Morrow. The motion carried. (See Attachment #2)

#### 6. TO RECEIVE THE INVESTMENT OFFICER'S REPORT

Kelly Speer stated the December interest in TexPool is \$4.96 and the total in TexPool is 155,786.86. A motion was made by Kelly Speer to approve the Investment officer's report. The motion was seconded by Anne Morrow. The motion carried. (See Attachment #3)

#### 7. TO RECEIVE THE QUARTERLY VISITORS BUREAU REPORT

Elisabeth Meehan presented the Visitors Bureau report for October through December 2021. Most visitors to the Visitors Bureau and the Spring Historical Museum came from Texas and international visitors to Old Town Spring came from Mexico, Columbia, Puerto Rico, Aruba, Ecuador, India, Venezuela, Brazil and Argentina. A motion was made by Kelly Speer to approve the Quarterly Visitors Bureau report. The motion was seconded by Anne Morrow. The motion carried. (See Attachment #4)

#### 8. TO REVIEW AND DISCUSS THE DRAFT BUDGET FOR 2022 – 2023

Kelly Speer stated the next budget might need to increase advertising. Elisabeth Meehan stated the budget needs to be approved by March 31. Elisabeth Meehan stated more money was spent this fiscal year on restroom and preservation park repairs. Elisabeth Meehan added the average monthly revenue has been \$30,000 compared to the budgeted average monthly revenue of \$28,000. No action.

#### 9. TO REVIEW AND DISCUSS 2022 EVENTS WITHIN THE DISTRICT INCLUDING BUT NOT LIMITED TO HOME FOR THE HOLIDAYS AND SAFETY FEST AND TAKE ANY NECESSARY ACTION ON SAME

Kelly Speer stated she will get an estimate on decorations for lamp posts and the front of town for Home for the Holidays. Seth Sanders stated Safety Fest was discussed in the public comments. Seth Sanders asked Clarence Williams about the Crawfish festival. Clarence Williams commented it would not be held due to COVID restrictions. No action.

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

Kelly Speer stated the Zydeco stage in Preservation Park is in bad shape. Seth Sanders stated he would check it out after the meeting. Kelly Speer added she wants the Board to think about repairing the doors and interior of the Museum restroom. No action.

#### 11. TO REVIEW AND DISCUSS BEAUTIFICATION PROJECTS WITHIN THE DISTRICT

No action.

**12. TO REVIEW, DISCUSS AND TAKE ACTION REGARDING NOTIFICATION TO SHOP AND LAND OWNERS REGARDING LAMP POST OPERATIONS**

Seth Sanders stated the District will send a letter to landowners about the lamp posts and asked if anything else needed to be included in the letter.

**13. TO REVIEW, DISCUSS AND TAKE ACTION ON LAMP POST REPAIRS**

No action.

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

Kelly Speer stated she is meeting with Hallaron to receive the numbers for the 2021 Home for the Holidays advertising. No action.

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

Landon Reed stated he would bring any state representative candidate for District 150 over Old Town Spring to introduce themselves. Landon Reed added Precinct 3 will be the District's new Harris County Precinct. He added he plans to still be involved to make sure Precinct 4 projects are completed and Precinct 3 will begin public maintenance projects in town.

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

**17. 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**

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

The Board convened into Executive Session at 10:41 am.

The Board reconvened into regular session at 11:07 am.

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

Elisabeth Meehan's last day with the Old Town Spring Improvement District will be Wednesday January 19<sup>th</sup>. A motion was made by Kelly Speer to hire Charlotte Joiner for Elisabeth Meehan's position. The motion was seconded by Anne Morrow. The motion carried.

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

Precinct 3 introduction.

21. ADJOURNMENT

The meeting was adjourned at 11:08 am.

(SEAL)

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Anne Morrow, Board Secretary

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Prepared by Elisabeth Meehan  
OTSID Office Administrator

ATTACHMENTS:

1. December 2021 Checks list
2. January 2022 Bookkeeper's report
3. January 2022 Investment Officer's report
4. January 2022 Quarterly Visitors Bureau report
5. 2022-2023 Draft budget