

# 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 28, 2025, at 10:00 am at 26501 Border St. Immanuel Church of Spring 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
	Position 2 – Director at Large
Dannette Mostyn	Position 3 – Vice President
Kelly Speer	Position 4 – Treasurer
Anne Morrow	Position 5 – Secretary

All current Board Members were present

A Quorum was established.

Also attending:

Charlotte Joiner-Adm. OTSID	James Sharp-Spring Historical Museum
Logan Cooke-Business Owner	Kristen Shaw-Business Owner
Christie Wernick-Business Owner	Heather Malak-Business Owner
Krystine Ramon-Legal Counsel OTSID	Landon Reed- Harris Cty Pct. 3
Rev. Phil Brown-Emmanuel Church of Spring	Ursula Sledge-Business Owner
Sue Mallott-Spring Historical Museum	Mikel Roberts-Business Owner
Vance Fellers- Vender	Ara Cerrillo
Clarence Williams-Property Owner	Lana Williams-Property Owner

The District will consider and act upon the following matters:

### 1. Call to Order

The meeting was called to order at 10:03am by President Seth Sanders

### 2. To receive public comments.

Logan Cooke brought up the subject of the crawfish festival in town in March. The Old Town Spring Merchant Association is having crawfish, music, and a mural contest around town. Currently they have 6 walls to paint, and 6 entertainers promised. Clarence Williams stated that he didn't like the idea of murals painted on buildings that looked silly. Logan stated that the murals could be anything the shop owner/property owner wanted.

Sue Mallott-Spring Historical Museum stated that the Museum worked to maintain the historic integrity of the town. The Museum wants the town to maintain its historical roots and its history. Logan stated that the painter of the murals could show the Spring

Museum Historical Society different pictures he could paint depicting the history of Old Town Spring. Sue stated that she would like to see those.

Seth Sanders stated that he had thought of having a mural painted on the Hochzeit Hall of a bride or a bridal scene.

Other people spoke up stating that there could be western scenes (boots, cows, horses, etc.) on shops around town.

Pastor Phil Brown suggested having the concrete balls around town decorated//painted with different scenes on corners and in various places around town.

Vance Fellers stated that the organizers needed to obtain insurance in case someone is hurt during the festival.

**3. To receive, discuss and take action on the appointment of the Director for Position #2 on the Board of Directors.**

This was postponed until February's Board Meeting

**4. To receive, discuss and take action on cameras or other security measures for Old Town Spring.**

Logan Cooke had a cost analysis for 5 cameras in town. Krystine Ramon-District legal counsel stated that she advised the District not to purchase the cameras because of liability issues concerning the privacy of the information.

Seth Sanders asked if it would be illegal to post signs around town stating "You are on Camera" even if we do not have them. OTSID legal counsel stated that it would not. He also asked

Landon Reed-Pct 3 representative if the signs could be posted on county signs. Landon stated that they would have to be approved by the County, there probably would not be a problem.

Charlotte Joiner, OTSIDA. added the quote from a private company to provide security in town.

Landon Reed also stated that Commissioner Ramsey's office has some additional funding available that could potentially be used for block cameras in town. The District would have to pay for some of this expense.

**5. To receive and approve minute from prior meeting(s)-December 17, 2024.**

Upon a motion made by Director Anne Morrow to approve December 17, 2024, minutes and seconded by Director Kelly Speer, the motion was unanimously approved as presented.

**6. To approve the payment of the District's bills for December**

Upon a motion made by Director Kelly Speer and seconded by Director Anne Morrow to approve the payment of bills for December as presented. The motion was unanimously approved.

**7. To receive and approve the December Bookkeeper's Report:**

Upon a motion made by Director Kelly Speer and seconded by Director Anne Morrow to approve the December Bookkeeper's report as presented. The motion was unanimously approved.

It was stated that the District has received less money than from the previous year for almost every month in 2024. The District budget is based on \$36,000 per month and it is only receiving around \$26,000 per month.

It was asked if we know that everyone in town is paying their taxes to the District.

The answer was no. There was knowledge among business owners that some were not paying their sales taxes to OTSID. There was a discussion of how to find out and what could be done to correct this. Krystyne Ramon, OTSID legal Counsel, stated that there are companies that we could hire to check each business in town and then report to the Texas Comptroller's office. Landon Reed also stated that the County could come out and talk to the Board about this and could have a class for business to attend on how to make sure they pay their taxes to the right entity (what codes to check on their application). The Board also asked Krystyne Ramon to give them some contacts to have the surveys done. The Board asked Landon to have someone from the County come out to the next Board Meeting to give an overview of what they could provide.

**8.. To receive and approve the December Investment Officer's Report.**

Upon a motion made by Director Kelly Speer and seconded by Director Anne Morrow to approve the December Investment Report as presented. The motion was unanimously approved.

**9. To receive and discuss the Visitors Bureau Report and take any action.**

Charlotte Joiner, Adm, submitted the quarterly report sent to TXDOT.

For the 4<sup>th</sup> Quarter, There was a total of 958 in- state visitors, 117 out-of-state visitors, 92 out-of-country visitors for a total of 1,167 visitors to Old Town Spring in October, November, and December 2024. All but three US states visited Old Town Spring.

**10. To receive and discuss updates on the results of the advertising campaigns.**

Director Anne Morrow gave an update on the advertising and marketing of the town.

Facebook Growth—46 new followers, 3500 readers and 1100 page visits

New Followers-135 new followers, 6300 readers, 960 page visits

Social activity was down the first 2 weeks of December due to holidays which is normal.

Top Performer Facebook posts—Pepper & the Pug and Noble Street Tattoo Parlor.

Reached 1033 with 110 impressions 45 interactions 1828 shares, 39 reactions.

Reels-1. Christmas Time in Old Town Spring about lighting and festivities

3667 Views, 2507 readers, 205 interactions 2600 impressions, 162 likes, 31 shares.

2. Is it even Christmas if you are not in Old Town Spring?

2704 views, 1763 readers, 2100 impressions, 136 likes, 12 shares

Top Performing posts—Heritage and Community

**11. To review and approve repairs/purchases required by the District's facilities, buildings, and equipment.**

There was only 1 broken pipe due to the freezing weather and it has been repaired

**12. To review, discuss and take action on beautification projects within the District.**

No Action Taken

**13. To review, discuss and take action on lamp posts, including repairs**

No Action Taken

**14. To receive a report from Harris County Commissioner Precinct 3's Office**



Landon Reed stated that the Commissioner's office has been working hard on the green trails project with hopes of finally connecting the trails from the Woodlands to Spring and then bringing them into the Old Town Spring area. The County is working on the road projects which include Old Town Spring in the spring.

**15. To meet in Closed Session pursuant to Government Code §551.072 to deliberate regarding real estate matters.**

No Action Taken

**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.**

No Action Taken

**17. To meet in Closed Session pursuant to Government Code §551.074 to discuss personnel matters.**

No Action Taken

**18. To meet in Closed Session pursuant to Government Code §551.089 to deliberate regarding security assessments or deployments relating to information resources technology, network security information, or the deployment, or specific occasions for implementation, security personnel, critical infrastructure, or specific devices.**

No action was taken.

**19. To review, discuss and take action on District personnel matters, compensation, retention, and hiring or termination of District employees.**

No Action Taken

**20. To review and act on real estate matters, including but not limited to purchase, sale, lease, utilities, encumbrances, easements, and other matters related to realty. property transactions**

No Action Taken.

**21. To discuss items to be placed on the agenda for the subsequent meetings.**

Sales tax consultant from County

Sales tax company contacts from lawyer's office

Guy who paints the murals with examples.

**22. Adjournment.**

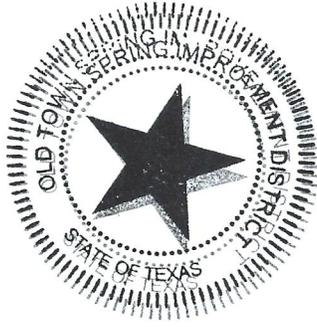
The meeting was adjourned at 11:07am.

(SEAL)



*Anne Morrow*  
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Anne Morrow, Secretary

*[Signature]*  
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*Charlotte Joiner*

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**Prepared by Charlotte Joiner  
OTSID Office Administrator**