

# Old Town Spring Improvement District



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## **Minutes of the Special 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 special strategic planning meeting, open to the public, on the 15<sup>th</sup> day of September, 2015, at 5:30 pm at the OTSID office, 606 Spring Cypress Rd., Spring, TX 77373, inside the boundaries of the District and the roll was called of the duly appointed/elected members of the Board, to-wit:

Pam Golden	Position 1-President
Kathy Moore	Position 2-Financial Officer
Clarence Williams	Position 3-Director
Ron Krueger	Position 4-Vice President
Yvonne Denbina	Position 5-Secretary

All of the above Board members were present. Quorum was established. Also in attendance was Elisabeth Meehan, OTSID Office Administrator.

1. **DETERMINATION OF QUORUM: CALL TO ORDER;**  
The meeting was called to order at 5:30 pm.

2. **CONSIDER/DISCUSS OTSID STRATEGIC PLANNING**

Pam Golden stated the item on tonight's agenda is strategic planning. She indicated to the Board that Elisabeth Meehan pulled a few items of interest of things that had been done in the past. Clarence Williams stated that if the Board wants to discuss real estate, it can go into closed session; the minutes are private if numbers are discussed, but no decision can be made until it the Board comes out of closed session. Pam Golden stated the executive session is not on the agenda, the topic is strategic planning. Clarence Williams disagreed and left the meeting at 5:38 pm. Kathy Moore asked what the purpose of this meeting is then if property can't be discussed. Pam Golden stated, it is a strategic planning meeting to discuss the goals of the District.

Yvonne Denbina asked for clarification on the subject of the disclaimer on the bottom of the agenda regarding executive sessions. Kathy Moore said if the Board wants to discuss buying property or real estate then it must be put on the next agenda. Yvonne Denbina asked what the Board can talk about and what does it want to discuss tonight. She asked if the Board can discuss the possibility of moving the Visitors Bureau to the museum. Clarence Williams returned to the meeting at 5:46 pm. He stated that he reviewed the code of conduct and found nothing that placed limitations on going into executive session, as long as a vote isn't made in closed session. He stated he disagreed with the position that a closed session couldn't occur during this meeting. Pam Golden stated she disagreed with his proposal based on the

recent Board training from legal counsel and a discussion with legal counsel regarding the matter of a closed session. Pam Golden indicated if the board wishes to go into closed session, she would dismiss herself.

Yvonne Denbina stated the Board needs to acquire land for parking and that seems to be a big issue to help Old Town Spring. Kathy Moore stated it's not just parking that will be affected the land can be used for future events and developments. Ron Krueger asked if the District purchases land would there be a plan for future use. Kathy Moore stated it would allow Old Town Spring to grow.

Clarence Williams stated he had planned to propose that the District sell the log cabin and build an office under the oak trees in Preservation Park. He stated this is one of the subjects that he wanted the Board to consider. Kathy Moore stated this is the reason the Board wanted to move the Visitors Bureau to the Museum. She stated it is not about getting rid of the Visitors Bureau. Pam Golden stated this is the first time she's heard of this discussion; it has not been mentioned in a previous board meeting. Clarence Williams said it would give the Board an excuse to benefit the museum financially, stating it would increase the traffic to the museum. Pam Golden noted the Visitors Bureau has traffic requesting information related to the Spring area, OTS shopping and events, and other area destinations. Clarence Williams stated he believes the Visitors Bureau is not effective. Pam Golden asked how he is measuring this. Clarence Williams stated it is because they get reports of traffic and it is low.

Kathy Moore stated that restrooms should be a high priority for the District. Clarence Williams stated the issue has been around for a long time and that he proposed building a concession stand with a restroom about which no action has been taken. Kathy Moore proposed renovating drink booth 1 and attaching a restroom with it. Kathy Moore reminded the Board the two nicer restrooms are on County property; if the District can get the County to take care of the museum restroom, the District can take care of the field restroom.

Yvonne Denbina asked if Old Town Spring has any historical status and if any can be applied for. Clarence Williams stated this has been tried in the past and the Board cannot rely on the County to save Old Town Spring. Kathy Moore addressed the lack of sidewalks and that buildings are built right to the street. Clarence Williams stated the District needs to push on the landowners to help Old Town Spring. He added that the District rarely contacts the property and landowners. Kathy Moore stated she thinks a town meeting might be helpful to discuss plans with landowners.

Pam Golden stated the number one comment that both Mary Paquette from the Spring Preservation League and Elisabeth Meehan is about stores being closed on Monday. She stated the District could address this with the landowners. Clarence Williams discussed offers land and property owners have received for stores such as tattoo shops that will be good for revenue but change the face of Old Town Spring. Yvonne Denbina stated Old Town Spring is in a prime location. Kathy Moore stated Old Town Spring is competing with places like Old Town Tomball and the new marketplaces in the Woodlands.

Ron Krueger asked if part of the District's vision is how "Old Town Spring" should look. Clarence Williams stated there is a negative image of Old Town Spring. He has dropped

'Spring' and is using only 'Old Town' in his Facebook and advertising. Kathy Moore stated she doesn't want to give up the historic value of Old Town Spring. Ron Krueger stated he didn't want to give up on restoring OTS image. Clarence Williams stated he's given up on the shop owners and he's given up on the district and he's doing what he think is best for the area.

Pam Golden said we should let people know what the purpose and goals of the District are because it's the customers that help us survive. Kathy Moore suggested sending a newsletter to the landowners letting them know what the Board's intentions are. Clarence Williams stated that the office does not take a lead in preserving the image of Old Town Spring. Kathy Moore asked what the District can do to help the appeal and keep the image of Old Town Spring. She asked if there's anything that can maintain consistency and branding, such as flowers and kiosks signs.

Kathy Moore stated the Board needs to discuss its most important goals: 1) land purchase 2) concession stand and restrooms in Preservation Park 3) fixing the light poles and 4) ordering flags 5) painting and maintaining lamp posts. Clarence Williams noted the lampposts are owned by the landowners. Kathy Moore stated some shop owners are turning off their power breakers inside to try to save money. Pam Golden stated the landlords should be contacted and encouraged about this because it is a security issue. Clarence Williams mentioned solar panels as a way to save money.

Yvonne Denbina proposed the above numbered items could be referred to as phase one and phase two involves doing something with the land. Kathy Moore asked what the District is looking at doing five years down the road. Yvonne Denbina suggested something like an amusement park with rides and other attractions in the field. Kathy Moore stated landowners are looking into creating a nightlife aspect with shops and restaurants open later. Clarence Williams mentioned accessibility parks and the land purchase could be turned into turning Preservation Park into an actual park. Pam Golden mentioned the popularity of splash pads. Yvonne Denbina suggested the possibility of creating a botanical area. Pam Golden mentioned a discussion at the AWBD conference about zero-scaping that could be a possibility. Clarence Williams stated we have nothing to landscape without the permission of landowners.

Ron Krueger asked if there are funds set aside for buying property. Clarence Williams stated the Board is authorized to issue bonds to raise money and there are currently only four tracts of land that the District could afford. Pam Golden asked about the acreage of the Park. Yvonne Denbina stated her estimate is that it's five to seven acres. Clarence Williams stated Preservation Park is five acres and additional two acres, where the carnival for crawfish is held. Kathy Moore stated it would be nice if the District can have control of it in the future. Kathy Moore asked if the District could get help from Exxon to purchase the land for a park. It would be offered as a branding opportunity for them.

Clarence Williams stated the District boundaries are more than Old Town Spring and the board never considers the rest of the District, including the apartments across from Shipley's, where there are many residents. Kathy Moore stated they would benefit from a local park.

Pam Golden stated Carl Wunsche Sr. High School accepted freshman students for the first time this year and there is more student traffic. Clarence Williams stated having sidewalks down by the high school and Shipley's would benefit the District as a whole. Kathy Moore suggested cooperating with the County and getting their help. She added that the subject was proposed to the District when it was less fiscally able to do anything, but now that it's not the case it should be up for discussion.

Yvonne Denbina asked if there's a date the Board wants to have a discussion with the landowners. Kathy Moore stated before the Board meets with them it should state what its goals are, so they will see that the District is working towards making progress. Clarence Williams agreed that it will be more productive if the Board gives them specifics. Kathy Moore stated landowners should be contacted with a newsletter about what the Board is planning on doing and invite them to join in on the discussion. She said the Board should announce that it has goals, but also show that ideas are welcome.

Kathy Moore listed items the Board identified as priorities:

- Repair restroom in Preservation Park
- Purchasing land (Preservation Park)
- Repair drink booth one and add a restroom or construct a concession stand with a restroom
- Repair lamp posts: light repair, painting poles, replacing broken globes and banners
- Updates to kiosk signs in Old Town Spring
- Christmas lights during Home for the Holidays
- Purchasing additional trash cans in town
- Adding benches in town

Kathy Moore added that many people come to see the lights in Old Town Spring, but stores have closed. She emphasized letting the shop owners and landlord know that people want to shop later during the holiday season.

Kathy Moore stated another item the Board has to talk about is whether or not **the District** wants to try and pursue moving the Visitors Bureau. Pam Golden emphasized that the Museum is a family museum and was not created to be a visitor's bureau. Clarence Williams stated he believes the combination would get more people in Old Town Spring and to the museum and the Visitors Bureau would not be a big floor presence. Clarence Williams stated the Board could provide them with additional support on maintaining and staffing the museum. Clarence Williams added that at some point the County is going to get tired of the Museum not doing anything with their property. He added that the League initiated the parking box in its parking lot and the Museum benefits from it.

Kathy Moore asked if the Board wants to reconvene prior to the October 12<sup>th</sup> meeting. Pam Golden stated the Board would not reconvene but would adjourn and schedule a new meeting date. The Board agreed to hold another meeting on October 5, 2015 at 5:00 pm. Clarence Williams mentioned a contract was near completion for a pin-interest show in the park in February. Pam Golden questioned how the League can receive money from events in the park when the District is now paying the park lease, water, and electricity? The District should have a leasing agreement and utilities billing schedule. Kathy Moore

agreed said there should be paperwork between the League and the District on who is responsible for what. She stated there were past agreements with whoever ran the festivals and the District. Clarence Williams stated the District didn't follow up on making these agreements in the past and that he had waited to receive an invoice after Crawfish but no invoice was submitted.

3. ADJOURN

The meeting was adjourned at 7:50 pm.

(SEAL)

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Yvonne Denbina, Secretary

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Kathy Moore, Financial Officer

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Prepared by Elisabeth Meehan  
OTSID Office Administrator