

Regular Meeting Minutes – City of Plantersville
July 12, 2021

The Board of Alderman of the City of Plantersville, Grimes County, Texas, met in regular session at 8:00 p.m. on Monday, July 12, 2021, in Plantersville Lodge, 11335 Lodge Lane, Plantersville, Texas.

Members Present:

Karen Hale, Mayor
Kristina Keyser Mayton, Alderman Mayor Pro Tem
Kimberly Allphin, Alderman Secretary
Marilyn Bettes, Alderman
Frank Dean, Alderman
Otis Greenwood, Jr., Alderman

Visitors: Sandra Kuta

1. Call to Order: Quorum was established. Mayor Karen Hale called the meeting to order at 8:00 p.m. Alderman Greenwood led the invocation with pledges recited.

2. Minutes: Regular Meeting Minutes from June 14, 2021

Motion to Approve: Alderman Frank Dean

Second: Alderman Otis Greenwood, Jr.

Voting Yes: Unanimous

Final Resolution: Motion carries

3. Public Comments: None

4. Invoices and items currently due and payable: Grimes County Road and Bridge for road materials \$1,056.00 (Budgeted Item)

Discussion: Mayor Hale advised this was the first invoice/billing received and materials were applied to city streets/roads. County Road 203 with requested date 2/28/2021 and applied 06/07/2021; County Road 311 with requested date 06/11/2021 and applied 7/6/2021.

Action – Motion: Alderman Kimberly Allphin to pay invoice as presented.

Second: Alderman Marilyn Bettes

Voting: Yes: Unanimous

Final Resolution: Motion carries

Alderman Dean requested account status of City of Plantersville. Mayor Hale provided to board \$70,612.12

5. Email option with city website for board members

Discussion: Alderman Allphin presented email information to board members for review received from website customer service representative of 4 additional email addresses with storage of 10GB with annual cost of \$497.46 for the mailboxes with security and backup. The email can be accessed from Microsoft Outlook Mail or from the secure online website. Alderman Allphin advised that the protocols in place with security and email quarantine recommendations

have been beneficial in daily correspondence. Mayor Hale remarked that she has not received the large amount of junk/spam mail previously received from the Gmail account box.

Additional information requested to see what the cost would be for 100GB storage for the entire city account.

Action - Motion: Alderman Bettes moved to table item pending further investigation.

Second: Alderman Allphin

Voting: Yes: Unanimous

Final Resolution: Motion carries

6. SH 105 and FM 1774

Discussion: Alderman Dean remarked that the State of Texas owns .9 acre in front of the businesses on S side of SH 105 near the corner of SH 105 and FM 1774. The prior property owner had lease with the State of Texas for right of way. The new owner does not want to pay the right of way lease rental fee of \$5,000 to the State of Texas. Alderman Dean requested this be placed on the agenda for the next meeting. He also asks that a resolution be prepared to the State of Texas to not remove any materials and leave it as is for egress and ingress to those businesses. Also, the resolution should address the turn lane that is to be constructed for the egress and ingress of the General Dollar Store entrance for safety purposes. Alderman Allphin advised this had been discussed at the prior meeting with Mr. Simmons of TXDot and it was on the project list to begin construction soon. Alderman Dean stated a formal request through resolution would be a reminder of the need.

Action: Mayor Hale advised that the request can be made to the TXDot, however we have no control of that outcome. The city can ask for the current egress and ingress be left as is for access to those businesses. Alderman Dean advised he would formulate and prepare resolutions regarding the access to the businesses and the reminder for the turn lane. He will provide them to the mayor to be addressed at the next meeting.

Alderman Bettes did advise that TXDot representatives at a prior meeting stated TXDot would not maintain that area, it would only provide a driveway into the property from SH 105 with the businesses and/or property owner being responsible to maintain and upkeep.

7. 2021-2022 Community Development Fund, Community Development Block Grant, TxCDBG Community Development Fund:

Discussion: Mayor Hale advised that the Grant Application is still pending results and will probably be announced in September 2021 according to the latest correspondence with Grantworks and TDA.

Action: None

8. Road Maintenance and Status of County Roads within City Limits

Discussion: Mayor Hale reviewed County Road 203 received 8 tons of cold mix and County Road 311 received 4 tons of cold mix. Also, in a prior meeting with Mr. Walker, she had reviewed the recommendations to prepare better drainage and ditches so that the road repairs would last longer and not wash away. Mayor Hale received notice today that the city may qualify for a possible federal allotment that requires application like the previous grant process.

There are allowances for drainage and road work. Mayor Hale advised that a special meeting will be held to discuss the allotment and the process as the deadline is August 2, 2021.

Mayor Hale noted that with the road repairs and construction, there are multiple city roadways that need culverts. The culverts are the responsibility of the landowner. Cross pipes are also needed, and the city will be responsible for replacing those. Mayor Hale is preparing a letter and building a list of property owners to advise of the need to replace culverts for the process of improving the roads and drainage ditches. The culverts will be purchased by the property owner after the size needed is established by GCR&B. After the culvert has been purchased by the landowner, the Grimes County Road & Bridge will dig out and install the culvert. The materials that have been dug out will be placed on top of the culvert to remake the driveway. If the landowner desires different type of surface on their driveway, this is the landowner's responsibility. The culverts must be replaced prior to the ditch repair and road maintenance to prevent erosion. There are many culverts that are full of dirt and debris and to prevent additional erosion, bull rock is normally used for this purpose.

Alderman Bettes inquired as to the approximate cost of a culvert, Mayor Hale advised that there is a schedule price sheet provided from GCR&B from 2 companies that give a slightly reduced price to Grimes County citizens and thinks the approximate cost is \$300. Alderman Dean stated that the city could possibly purchase bulk load of culverts for reduced price to landowners.

Alderman Greenwood asked about the notification of allotment funds, he stated that a county commissioner approached him two weeks ago regarding allotment to the City of Plantersville. Mayor Hale advised that she had received no contact about this program and allotment until today when she received a telephone call from representative with Grantworks.

Action – Mayor Hale will call a special meeting and post as required. Aldermen will receive notice by email, and it will be posted at public facilities, website, and social media.

Alderman Allphin provided a sample for road repair and/or maintenance form to Aldermen and Mayor for review.

Action - Motion: Alderman Bettes moved that the form be adopted for Road Repair and/or Maintenance

Second: Alderman Mayton

Voting: Yes: Unanimous

Final Resolution: Motion carries

9. Early Voting location in Plantersville

Discussion: Citizen Sandra Kuta inquired about Early Voting Location. Mayor Hale contacted Grimes County Lucy Ybarra to inquire about an early voting location for Plantersville. Ms. Ybarra advised that the location would have to be fully staffed by 3 individuals for the entire period of early voting. The city does not own a property location so a facility would have to be rented by the city for the entire period of early voting. The billing estimate for the last voting procedure was \$4,581.50. This being based on shared costs with multiple entities. Ms. Ybarra estimated the cost would be between \$8,500 and \$9,500 for an election with the early voting location requirements including staffing with qualified persons. This would be an additional

expenditure of approximately \$4,000 to \$5,000 in excess of the unavoidable cost of an election with the usual shared early voting locations. Mayor Hale advised that those additional city funds would better benefit the citizens used for road repair and maintenance.

Alderman Allphin asked if an announcement banner – general notice would assist in notifying citizens of upcoming election and much less expensive. Mayor Hale advised that the election is announced in multiple ways: posted locally, newspaper, radio and on social media communication sources.

Action-Motion: Alderman Allphin moved to table this discussion at this time and revisit the issue January 2022.

Second: Alderman Mayton

Voting: Yes: Unanimous

Final Resolution: Motion carries

10. Community Outreach/Youth Activities

Discussion: Citizen Sandra Kuta provided possible ideas to provide safe zone activities for children in the community with Trunk or Treat; Fall Festival; Outdoor Movie Night. Ask individuals to volunteer and assist, possible sponsorship from local businesses. A local activity such as finger printing of children. Alderman Bettes noted Crime Stoppers does provide this at many events including the fair expo. Mayor Hale advised that the logistics, costs, and responsibilities of the city require serious consideration. Alderman Bettes remarked that possibly a trunk or treat would be the best avenue since that is a local tradition and well known in our area. Alderman Mayton recommended a possible Easter Egg hunt that would include the community. Alderman Allphin and Alderman Bettes volunteered to research the cost of insurance, portable potties, other events that have been scheduled.

Action: Mayor Hale advised that this item will be placed on next month's agenda.

11. Specific Request "redirecting of boundaries to reflect more voters and more businesses"

Discussion: Citizen Sandra Kuta inquired about adding voters and businesses with extension of city limits. Alderman Dean advised that in 2019, the State of Texas added many restrictions and guidelines to annex or extend city boundaries. Mayor Hale explained that the statutes are complicated. There is essentially no extending unless a business or citizen asks to be annexed by the city and then all those affected in that boundary must agree to be annexed by the city.

Action-Motion: Alderman Mayton moved that discussion on this matter be tabled for future.

Second: Alderman Bettes

Voting: Yes: Unanimous

Final Resolution: Motion carries

12. Board update/Discussion and Items of Community Interest:

Alderman Greenwood mentioned the True Vine Gospel Ministry Freedom Festival was huge success and future events are planned.

Food distribution to be held Thursday at the Relay Event Center

Alderman Dean asked that an agenda item be placed on next meeting date for signs indicating the City of Plantersville when travelers are traveling east and west on toll road SH 249. The purpose would be for people to know turn N for Plantersville on FM 1774. Alderman Dean also

advised that Grimes County Citizens pay the highest toll of \$2.28 for 2 miles. He stated that if you were to go to Houston 25 miles, the cost would be \$57.00. Mayor Hale asked that Alderman Dean email her the information of toll mileage and rate.

Alderman Bettes announced that a presentation by Todd Mission City Manager Neil Wendele at a recent Grimes County Chamber Meeting about Woodard Ranch, over 5,000 acres of a planned community. Alderman Bettes asked that a future agenda item invite Mr. Wendele to present information to the city.

13. Executive Session/Closed Meeting: None required

14. No Action Taken

15. Mayor Hale adjourned the meeting at 10:02 p.m.

Approved

Attest

Karen Hale, Mayor

Kimberly Allphin, Secretary

Date: _____

Date: _____