

Regular Meeting Minutes – City of Plantersville
August 9, 2021

The Board of Alderman of the City of Plantersville, Grimes County, Texas, met in regular session at 7:00 p.m. on Monday, July 12, 2021, in Dobbin Plantersville Water Supply Office, 8829 Phillips Road, Plantersville, Texas.

Members Present:

Karen Hale, Mayor
Kimberly Allphin, Alderman Secretary
Marilyn Bettes, Alderman
Frank Dean, Alderman
Otis Greenwood, Jr., Alderman

Absent – Kristina Keyser Mayton, Alderman Mayor Pro Tem

Visitors: David Tullos, Tanya Walters, Teddi Jackson, Neal Wendele, Carolyn Kurten, Sandra Kuta

1. Call to Order: Quorum was established. Mayor Karen Hale called the meeting to order at 7:00 p.m. Alderman Greenwood led the invocation with pledges recited.

2. Minutes: Regular Meeting Minutes from July 12, 2021

Motion to Approve: Alderman Frank Dean

Second: Alderman Otis Greenwood, Jr.

Voting Yes: Unanimous

Final Resolution: Motion carries

Minutes: Special Meeting Minutes from July 19, 2021

Motion to Approve: Alderman Marilyn Bettes

Second: Alderman Otis Greenwood, Jr.

Voting: Yes: Unanimous

Final Resolution: Motion carries

3. Public Comments: David Tullos

4. Invoices and items currently due and payable: May Election Grimes County Election Invoice \$5,093.30 (Budgeted Item); Public Notices-Advertisements TDEM Allocation 2 ads @ \$105.00 each, total \$205.00 (Budgeted Item)

Discussion: Mayor Hale advised the Public Notices-Advertisements are required as a condition to apply for the TDEM ARP Allocation Coronavirus Local Fiscal Recovery Fund

Action – Motion: Alderman Marilyn Bettes moved to pay expenditures as presented.

Second: Alderman Frank Dean

Voting: Yes: Unanimous

Final Resolution: Motion carries

Mayor Hale provided board with current account status of City of Plantersville \$80,596.94, also local restaurant that now has the Mixed Beverage License, there is an allocation that is sent to the county and the city with these sales. The allocation received by the City of Plantersville was \$12.62.

5. City Manager of Todd Mission, Neal Wendele provided information regarding new subdivision and development coming to our area, Woodard Ranch which comprises 5,700 acres. The development area is in the city limits of Todd Mission with SH 249. Todd Mission is working with the developers regarding home and lot guidelines with additional infrastructure of water and sewer services, roads constructed and permits/codes in place. An agreement that the development will be annexed by Todd Mission will include the Grimes County and Montgomery County areas. Multiple planned additional construction with major retail outlets, schools, and access roads with SH 249.

The Renfaire traffic areas are being addressed from the Todd Mission City limits to the Waller County line on FM 1774 in the next 30 days with wider shoulders and a dedicated right lane at FM 1774 and County Road 302. Festival traffic will be encouraged to use FM 1486 and SH 249 to access the festival in order to alleviate traffic issues on FM 1774 from Plantersville to Todd Mission.

City Manager Wendele also expressed a desire for future collaboration with the City of Plantersville for road projects sharing the administrative costs as it would benefit both communities.

6. Email option with city website for board members
Discussion: Alderman Allphin presented updated information 100GB storage with 6 mailboxes is approximately \$2,100.00 per year. The 50GB Email Plus with 6 mailboxes is approximately \$960.00 per year.

The account representative advised that hard printing of documents can be utilized to free up space on the email account server, which in turn would lower additional storage space needed. He stated prior to each renewal of an account, a thorough review is completed for the number of mailboxes and the amount of storage space available. At that time, changes are recommended to increase storage or see if current storage is sufficient based on specific usage and data for our account. The backup, security, spam/junk prevention, and storage are part of their regular email program that is included with the 10GB program. The plans available are 1-, 2-, 4- and 6-year contracts for accounts, advised that the City would be interested in annual 1-year plans as emails may change with elections, etc.

Action - Motion: Alderman Dean moved to table item until the regular City meeting in October.

Second: Alderman Allphin

Voting: Yes: Unanimous

Final Resolution: Motion carries

7. TDEM ARP Allocation Coronavirus Local Fiscal Recovery Funds (CLFRF); Examiner Advertisement for RFP for Administrator and Advertisement for RFQ for Engineer
Discussion: Mayor Hale advised these notices are required as they were with the grant process.
Action - Motion: Alderman Dean moved to approve advertisement for RFP for Administrator and advertisement for RFQ for Engineer in the Navasota Examiner.
Second: Alderman Greenwood
Voting: Yes: Unanimous
Final Resolution: Motion carries

8. TDEM CLFRF Separate Bank Account for funds

Discussion: Mayor Hale advised that the TDEM funds can be placed in the regular bank account or create a new account specifically for the TDEM funds. The paperwork required with comingling of funds requires a huge time commitment as it is very detailed, tedious and so on to confirm funds are being used as allocated. If a new account is opened, there is still paperwork and documentation, however it is not as intense as no other funds or expenditures are taking place within this account except the allocation funds.

Action - Motion: Alderman Marilyn Bettes moved to approve a new and separate bank account for the fund.

Second: Alderman Frank Dean

Voting: Yes: Unanimous

Final Resolution: Motion carries

9. TDEM CLFRF Selection Review Committee

Discussion: Mayor Hale advised that the Selection Review Committee has been submitted as required with appointed committee of Mayor Karen Hale, Alderman Marilyn Bettes and Alderman Kimberly Allphin.

10. Road Maintenance and Status within City Limits

Discussion: Mayor Hale stated research and contact list is still being compiled regarding the culverts that need to be repaired and/or replaced.

The road work completed recently on County Road 202 that was part of a grant repair through Grimes County as discussed at prior meeting. The completed road goes down CR 202 until the railroad tracks, however, the City of Plantersville city limits end at the curve.

Mayor Hale resubmitted requested road work to GCR&B that was still outstanding and needing completion.

Alderman Allphin advised that the Road Repair and/or Maintenance Request Form has been added to the city website for download and print. Mayor Hale advised that the Road Repair and/or Maintenance Forms will be available at all meetings with other meeting materials.

11. SH105 and FM 1774

Discussion: None

12. Resolution requesting TxDOT leave parking area at businesses on SH105 east of FM 1774

Discussion: Mayor Hale advised she had forwarded each alderman a copy of the resolution for discussion that Alderman Dean had completed for review. Alderman Bettes stated that the resolution did not indicate who is responsible for the parking area in front of businesses. She feels that it should be reworded as the City of Plantersville does not want implication that it will maintain this area and be responsible. Alderman Bettes also reviewed additional issues with the resolution and the turn lane at Dollar General still outstanding.

Alderman Allphin asked if TxDOT had notified the city of completion and plans for that area. Mayor Hale advised that she had contacted TxDOT with questions about the status and planned turn lane, however, Mr. Simmons has been promoted and is at a different location. She spoke with a newly appointment engineer with Brazos Valley TxDOT. He will research and get back with her.

Alderman Bettes objects to the wording in praising TxDOT when they have not finished the project and has been delinquent in completing this project.

Alderman Dean stated that he planned to ask Alderman Bettes to refresh the wording as this was a rough draft only. His intent was to provide positive reinforcement and felt that this type of document would encourage continued good works with TxDOT. A right turn lane was built on the east bound SH105 allowing traffic to turn into Dollar General Store and yes, the west bound SH105 is still pending at this time. Alderman Dean advised that restricting the business access and parking would have a negative impact on those businesses.

Mayor Hale advised that the City of Plantersville is not restricting business access and parking, TxDOT made it very clear that the option was given to the landowner to lease this area. If the current landowner does not want to lease with TxDOT, that is the fault of the landowner, and the tenants need to deal with their landlord. Alderman Dean stated that the right of ways belongs to the state as on SH105 and FM 1774, if that area is not upkept and maintained, it does not affect the city. Alderman Bettes commented that it does become a safety risk of access to motorists on the roadway.

Mayor Hale does commend TxDOT on what they have accomplished but does not feel we should thank TxDOT for work not yet completed. Mayor Hale would like the resolution to address the current safety issues and roadway hazards in not completing the middle turn lane as promised at Dollar General. Something to the effect that we are eagerly awaiting the completion of the turn lane. Alderman Dean reviewed specific wording and details. Mayor Hale expressed a desire to address TxDOT as to what are the plans for the business area on South side of SH105 at FM 1774 and when will the turn lane project commence and how long will it take.

Action – Motion: Alderman Allphin moved to table item 12 and 13 at this time.

Second: Alderman Dean seconded.

Voting: Yes: Unanimous

Final Resolution: Motion carried.

13. Resolution requesting TxDOT construct turn lane going West on SH 105 at Dollar General Store (see above Action – Motion: Item 13 tabled in above motion)

14. Signs indicating the City of Plantersville traveling East and West on toll road SH249 to turn North for Plantersville on FM 1774

Discussion: Mayor Hale advised that she had contacted TxDOT for instructions on the admissible signage, recommendations, and regulations of TxDOT in relation to the sign request of four (4) city limit signs. Alderman Dean stated that the city limit sign would not have a directional, it would have population and state the city limit. He recommended driving down SH249 to see the examples going toward Houston.

Action-Motion: Alderman Allphin moved to table item 14 until more information is received.

Second: Alderman Bettes

Voting: Yes: Unanimous

Final Resolution: Motion carries

15. Entergy PUC/Amend Certificate of Convenience & Necessity/add electric transmission infrastructure in Grimes County

Discussion: Mayor Hale provided map of areas that would be affected by the proposed electric transmission infrastructure in Grimes County. There are several areas that are in the proposed map that will negatively impact local citizens and communities. The website has a link to the Docket that is presented to the PUC. Mayor Hale would like to recommend the option that affects the least number of citizens as possible with the proposed transmission line. Alderman Bettes provided website address and link for further information from Entergy.

Mayor Hale has invited the Entergy representative, Melissa Bochat to the October meeting for additional information and clarification.

Action – Motion: Alderman Allphin moved to table item 15 until representative can appear with additional information.

Second: Alderman Bettes

Voting: Yes: Unanimous

Final Resolution: Motion carries

16. Community Outreach/Youth Activities

Discussion: Alderman Bettes announced that events scheduled for October at this time - City of Anderson Fall festival 10/23/2021; Navasota Theatre Alliance Lanterns and Legends 10/21, 10/22 and 10/23; Plantersville Town Hall Grand Re-opening 10/2; Texas Renaissance Festival all weekends in October. Alderman Allphin provided insurance information received from carrier regarding this type of event/festival with planned function details. Underwriter advised that this type of event would be covered with current coverage and no additional coverage required. Alderman Allphin reported on the 2 Porta Potty and 2 Hand Wash Station rental cost approximately \$340.00 with K&H. Security \$40.00 per hour - \$120.00

A walk-through area zoned for the vehicles and tables/canopies with restricted access for foot traffic safety for children and adults. Prepare area with caution tape at the corner of the Town Hall and Masonic Lodge that will be no parking. Vendors/Donors will be set up at specific time and then no more vehicle traffic. Lighting discussed as there is not exterior lighting, Mayor Hale will research. Time for set up to be complete by 5:30 p.m. and start time at 6:00 to 8:00 p.m. Date planned Thursday, October 28, 2021.

General discussion of possible donors/sponsors, contact and let them know about the upcoming event.

Event names were discussed and the consensus Plantersville's Treats on a Dirt Street.

Action-Motion: Alderman Allphin moved to name the event "Plantersville's Treats on a Dirt Street"

Second: Alderman Otis Greenwood

Voting: Yes: Unanimous

Final Resolution: Motion carries

Action-Motion: Alderman Greenwood moved that the event be a non-alcoholic community event with date of Thursday, October 28, 2021, with location at the Town Hall Park Area with vendor/sponsor/donor to be completely set up by 5:30 p.m.; event time is 6:00 p.m. to 8:00 p.m. with event closing at 8:00 p.m.

Second: Alderman Dean

Voting: Yes: Unanimous

Final Resolution: Motion carries

17. Annual Budget 2021-2022 Public Hearing

Discussion: Mayor Hale advised that annual budget suggestions should be emailed to her prior to the next meeting. She suggested Monday, September 13 prior to the regular city meeting for the Public Hearing. Alderman Dean requested sample budget be emailed to board members prior to next scheduled meeting for review.

Action–Motion: Alderman Allphin moved that the 2021-2022 Annual Budget Public Hearing be held on Monday, September 13, 2021, at 6:00 p.m.

Second: Alderman Greenwood

Voting: Yes: Unanimous

Final Resolution: Motion carries

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

A 4H event is planned locally at the Relay Event Center on Monday, September 6, 2021, from 12:00 p.m. to 3:00 p.m. with free food and refreshments. It is a community event, and all are invited to attend.

The Christmas Parade is planned for Saturday, December 4, 2021

A possible new subdivision on Phillips Lane; investors purchased 55 acres and plan to build 50 homes in the future.

19. Executive Session/Closed Meeting: None required

20. No Action Taken

21. Mayor Hale adjourned the meeting at 9:28 p.m.

Approved

Attest

Karen Hale, Mayor

Kimberly Allphin, Secretary

Date: _____

Date: _____