

Regular Meeting Minutes – City of Plantersville  
March 14, 2022

The Board of Alderman of the City of Plantersville, Grimes County, Texas, met in regular session at 7:00 p.m. on Monday, March 14, 2022, in Town Hall, 11335 Lodge Lane, Plantersville, Texas.

**Members Present:**

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

**Visitors:** Gail Kaciuba, David Tullos, Tanya Walters, John McNally, David R. Frey, Derek Wind and Ainsley Hale

1. Call to Order: Quorum established. Mayor Karen Hale called the meeting to order at 7:00 p.m. The invocation was given by Alderman Allphin followed by pledges.
  
2. Regular Meeting Minutes from February 14, 2022  
**Motion to Approve:** Alderman Marilyn Bettes  
**Second:** Alderman Kristina Keyser Mayton  
**Voting Yes:** Unanimous  
**Final Resolution:** Motion carries
  
3. Public Comments: David Tullos
  
4. Invoices and items currently due and payable: Godaddy Web Services Renewal Mayor Hale and Alderman Allphin - \$179.88  
**Discussion:** Mayor Hale reviewed the invoice received from Alderman Allphin.  
**Action – Motion:** Alderman Dean made motion to pay the due and payable invoice as presented.  
**Second:** Alderman Greenwood  
**Voting Yes:** Unanimous  
**Final Resolution:** Motion carries
  
5. Presentation from High Meadow Development Company – Planned Residential Community with Commercial Retail on Hwy 105  
Derek Wind with Bleyl Engineering and David R. Frey with Frey, Inc. provided literature and proposed site location of residential development planned and in process of The Cedars – Butler Ranch. The presentation included overview of construction entrances from FM 1774 and Hwy 105 with initial construction starting in the summer of 2022. As the project progresses, the residential community will have entrances on FM 1774 and County Road 204. Section One will start with 130 lots that will be 1 to 3 acres in size. The development will have dwelling requirements of size and type with most homes valued at \$500,000 and above.

The infrastructure of road construction will be coordinated with Grimes County and comply with all road construction standards and requirements. Also, additional infrastructure will be the construction of underground utilities, gas, water and internet. Currently working with DP Water Supply Corporation and providing two acres for water well. The planned community will sell land tracts in 1 to 3 acre lots. The access and egress entrances will be on FM 1774 and County Road 204. The plan for Cedars Plantation home is to possibly restore with green space and park area for homeowners.

Mr. Frey advised that the city limit boundaries will affect a limited number of planned lots on FM 1774 and asked the city to consider taking into the incorporated city limits the commercial zone on Hwy 105 for additional sales tax revenue for the city and releasing from the incorporated city limits residential lots.

**Discussion:** Mayor Hale and the Aldermen discussed the presentation with Mr. Wind and Mr. Frey and the possible swap of residential lots and commercial zone. The board agreed additional research is needed to make an informed decision regarding the possibility and legality of such an action.

**Action – Motion:** Alderman Mayton made motion to consult with City Attorney for direction and recommendations on this matter regarding the boundaries of current city limits to study the impact on the city and future development.

**Second:** Alderman Allphin

**Voting Yes:** Unanimous

6. Community Outreach: Easter Event “Easter Trunk Eggstravaganza” on April 3, 2022 from 3:00 p.m. to 5:00 p.m.

**Discussion:** Mayor Hale reviewed the plans for upcoming event with aldermen. Alderman Allphin provided a copy of the proposed flyer for the Board to review. Alderman Bettes reviewed several corrections required before printing for publicity. Alderman Allphin advised she will revise with the corrections and adding a participant response date of March 31, 2022. She will forward flyer to Alderman Bettes and Mayor Hale to review before printing. Alderman Bettes advised that she had spoken with several individuals and confirmed their attendance. Alderman Allphin plans to approach several local organizations and businesses with event information and printed flyers.

**Action - Motion:** None

7. TDEM ARP Allocation Coronavirus Local Fiscal Recovery Funds (CLFRF)

**Discussion:** Mayor Hale advised that guidelines are still pending from the State of Texas.

**Action - Motion:** None

8. Cancellation of City Election of Officers on May 7, 2022

**Discussion:** Mayor Hale reviewed actions required by the state statutes to cancel an election in the event an election is not needed. There were only three candidates for election, and this fulfills the three available City Alderman positions. The first process is to have a Certification of Unopposed Candidates. These documents are completed by Mayor Hale certifying that candidates Marilyn Bettes, Frank Dean and Carolyn Kurten were unopposed and there are no write in candidates. The second process is an Order of Cancellation and an Ordinance of Cancellation from the entire Board of Aldermen that will be posted at all polling places on date of election.

**Action – Motion:** Alderman Greenwood made motion to complete Order of Cancellation of Election and Ordinance declaring No Unopposed Candidates in the May 7, 2022, General City Election to be elected to office; canceling the election; providing a severability clause; and providing an effective date.

**Second:** Alderman Mayton

**Voting Yes:** Unanimous

**Final Resolution:** Motion carries

9. Road Repair/Maintenance

**Discussion:** Mayor Hale advised the roads that had been requested for repair/maintenance of Cemetery Road, County Road 203, County Road 311, and Phillips Road. Mayor Hale reported that improvements have been completed on Old Schoolhouse Road. Mayor Hale advised the culvert and ditch project is moving forward with review of letter to landowners and ordinance complying with state statutes with city repair and maintenance of the roadways. She will present to Board when review is completed by City Attorney.

**Action – Motion:** None

10. Board update/discussion items of community interest (no action may be discussed, except to put on an agenda). Upcoming functions discussed St. Joseph’s Altar Society Stew Supper and Raffle on March 17,

2022. Alderman Dean requested item to be placed on next agenda regarding dedicated officer for the City of Plantersville. He will prepare agenda item and email to Mayor Hale for inclusion on April meeting agenda.

- 11. Executive Session/Closed Meeting: None
- 12. No Action Taken
- 13. Mayor Hale adjourned the meeting at 8:24 p.m.

Approved /

*Karen Hale*

Karen Hale, Mayor

Date: 04-11-22

Attest

*Kimberly Allphin*

Kimberly Allphin, Secretary

Date: 04-11-2022