

Regular Meeting Minutes—City of Plantersville
August 18, 2025

The Board of Aldermen of the City of Plantersville, Grimes County, Texas, met at 7:00 p.m. on Monday, August 18, 2025, in Plantersville Town Hall, 11335 Lodge Lane, Plantersville, Texas.

Members Present:

Kim Allphin, Mayor
John Greenwood, IV, Mayor Pro-Tem
Marilyn Bettes, Alderman, Secretary

Brett Bratcher, Alderman
Sandra Kuta, Alderman
Dedrick Mallard, Alderman

Visitors: David Tullos, Chuck and Trenia Collins, Sonya Brewer, Valerie and Kobi Buvinghausen, Caitlin Correa, Linda Eppley, Nancy Jane McMillan, Justin Correa

1. **Meeting Called to Order:** Quorum established. Mayor Allphin called the meeting to order at 7:00 p.m. Alderman Kuta gave the invocation and the pledges led by Alderman Bettes.
2. **Approve Minutes** of Regular Meeting July 21, 2025
Motion to Approve: Alderman Greenwood
Second: Alderman Bratcher
Voting: Yes: Unanimous
Final Resolution: Motion carries
3. **Public Comments:** David Tullos spoke on Agenda Items 8 and 9 as listed below. Mr. Tullos spoke against the proposed Items 8 and 9 and is against both items. He feels the Election of Aldermen by Place System is not favorable to the citizens and voters of the city. The current system of voting for one, two or none is sufficient currently. An additional expense would be incurred if special run-off races were required. Also, the term of office should not be extended. It is better to continue with the two-year terms as he feels a longer term, such as four years, would reduce accountability. Mr. Tullos requests that if the board continues to entertain these items for consideration, several workshops should be held to get additional information from the citizens.
4. & 5. **Discuss/Consider/Approve: Ordinance No. 2025-44**, the First Amendment to the General Fund Budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025:
The items listed in attachment A include:
#1 – The amount of \$3,000.00 from the General Fund Balance to provide funds to the Alderman and Mayoral Education training and lodging stipend as approved at Special Meeting held on June 23, 2025, for Texas Municipal League Conference expenses in Waco, August 6-8, 2025.
#2 - The amount of \$4,969.26 from the General Fund Balance to provide funds to the Elections Expense budgeted amount of \$6,000.00. The actual expense from Grimes County Elections Administration is \$10,969.26.

Motion to Approve: Alderman Sandra Kuta
Second: Alderman John Greenwood
Voting: Yes. Unanimous
Final Resolution: Motion carries
6. **Discuss/Consider/Approve: Review and Payment of invoices and items currently due and payable**
Payment of invoices and items currently due and payable
Discussion: Review of Dues and Payables presented to the Board of Alderman with correction of payment to Secretary as error was made to monthly withholdings of salary. It was corrected with new amount on emailed prior to meeting.
Motion to Approve: Alderman Marilyn Bettes
Second: Alderman Dedrick Mallard
Voting: Yes. Unanimous
Final Resolution: Motion carries

7. **Discuss: PSVFD Report and concerns:** PSVFD Officer, Caitlin Correa presented the activity report which included the number of calls and training of those serving. The current total of volunteers is 23 firefighters. The department is repairing Booster Truck 830 and it should be back in service soon. Firefighters are staying at the fire department to provide as much assistance as possible and respond to incidents faster. The Fill the Bucket event is being held again this year at the intersection of Toll 247 frontage Rd and FM 1774. This will occur during the weekends of Texas Ren Fair. Volunteers are needed and she wanted the community and board to know so plans could be made to assist. All are welcome.

8. **Discuss/consider/approve: Ordinance Adoption of the Election of Aldermen by Place System in General Law Municipality in Section 21.001 – Texas Local Government Code.**

Discussion: Review of the type of election and the purpose of a place system as noted on meeting notice. Alderman Kuta felt the place system has good merits as the current system seems to allow some candidates to manipulate the votes with conversations that only one vote is allowed. Comments from Alderman Mallard reviewed the extra expense of run-off elections, he does not feel this would be in the best interest of the city and budget. Alderman Bettes agreed and voiced concerns regarding this method.

Motion to Not Approve Ordinance of the Election of Aldermen by the Place System

Alderman John Greenwood

Second: Alderman Marilyn Bettes

Voting: Yes: Unanimous

Final Resolution: Motion carries

9. **Discuss/consider/approve: Term of Elected City Officials – Mayor and Aldermen from two years to four years as provided under constitutional provision Section 11 of the Texas Local Government Code and placed on future May Election 2026. Term of office would be staggered from current two years to staggered four years.**

Discussion: Review of the current term of office and the staggered two-year terms. Alderman Greenwood addressed the board and stated that he felt the two-year term was sufficient and if voters wanted change, the current term provides this in a timelier manner.

Motion to Keep Current Term of Office to two years.

Alderman John Greenwood

Second: Alderman Dedrick Mallard

Voting: Yes: Unanimous

Final Resolution: Motion carries

10. **Discuss/consider/approve: Plantersville Stoneham VFD Service Contract** expiring September 30, 2025. Alderman John Greenwood presented the PS VFD Service Contract information as he is on the Board with the VFD. He stated that he would present information, however, he will not be voting on the matter as conflict of interest. Alderman Bratcher is also on the Board with the VFD, and he stated he will not be voting as conflict of interest.

Discussion: The PS VFD requested increase from last year's contract fee to \$10,000.00 from previous \$5,000.00. Alderman Bettes voiced concern with the city's budget allowances as the sales tax is our only income and revenue. Mayor Allphin reminded the board that with the new Texpool Investment account, the expected interest income should offset the additional funds.

Alderman Greenwood advised that the number of emergencies calls for the past year has increased from 2024 with calls in the city limits at 25%, that number has risen to approximately 40% to date. Additional budgeting is being implemented to plan and meet the needs of the community. Alderman Greenwood stated that the county has increased their funding, however, this still is not sufficient with the expense. The additional application for grants and funding has been very successful. Mayor Allphin agreed that the first responders and their service is gratefully appreciated, and the entire community of Plantersville and Stoneham have supported the volunteer fire department from the establishment of land and building in the 1970's. Mayor Allphin stated that the information provided prior to the meeting contains a copy of the prior service agreement. Alderman Greenwood stated that the contract language would stay the same and if the city decides to increase the payment, which is the only information that would reflect a change.

Motion to Renew PS VFD Service Contract and increase remuneration to \$10,000.00.

Alderman Dedrick Mallard

Second: Alderman Sandra Kuta

Voting: Yes: Unanimous

Final Resolution: Motion carries

11. Discuss/consider/approve: City office lease with Plantersville Stoneham VFD expiring November 1, 2025

Discussion: Mayor Allphin stated the office lease was expiring November 1, 2025, and understood that the PS VFD had discussed it at their last meeting. Mayor Allphin asked Alderman Greenwood to expand on the lease and issues with renewing the office lease. Alderman Greenwood advised that the consensus of the board and membership is that the lease will not be renewed for the year, however, it is possible to extend the lease to give the city time to find another location. Alderman Greenwood stated that he cannot speak on behalf of the PS VFD as the board did not act on it. Alderman Greenwood advised that Chief David Waters feels the small rental income of \$1,800.00 from the city was insufficient in the loss of space the Fire Department could utilize.

Alderman Mallard inquired as to the time the city office has been located at the VFD. The records indicate that the original agreement was in August and then Mayor Hale asked for it to start in October 2024. Alderman Bettes asked if a short extension 3 to 6 months - lease would be considered to provide time to research and try to find another location that would be more permanent. Alderman Greenwood called on Assistant Chief Justin Correa who offered information regarding the idea for the space would be to allow members to have a dedicated sleep area as there is no room at this time. He stated that the response time is significant when members are onsite and currently there are several members that take 24-hour shifts to assist, and a sleeping area would be beneficial. However, he also agreed that additional discussions can be held. Alderman Kuta asked if there were any additional locations available since the city office was moved to the VFD. No, none that were known of at this time. Alderman Kuta recommended that we have a conversation with the VFD, and if extension is available for 6-month period with no early termination fees to the city.

Alderman Greenwood recommended a special meeting of the City of Plantersville with the PS VFD on Monday, September 8, 2025, at 6:30 p.m. for joint meeting to have a conversation regarding the office space and lease.

Motion to call a special meeting on Monday, September 8, 2025, at 6:30 p.m. at Plantersville Stoneham Volunteer Fire Department to discuss with the board and members of the fire department the city office lease extension and rental fees for the City of Plantersville.

Alderman Sandra Kuta.

Second: Alderman Mallard

Voting: Yes: Unanimous

Final Resolution: Motion carries

12. Discuss/Consider/Approve: Review of the current Grimes County Infrastructure Regulations passed and adopted on June 23, 2025, by Grimes County Commissioners Court in part or whole.

Discussion: Mayor Allphin announced the county had made improvements and updates to the Grimes Co Infrastructure Regulations, and the request had been made to place this item on the agenda. Mayor Allphin asked for input from the board regarding the implementation of adopting the new regulations for municipal infrastructure that would impact the City of Plantersville. Alderman Bettes stated that she felt the new guidelines and regulations should be adopted soon as to prevent any lack of coverage for the city. Alderman Greenwood stated that he understood that with the Interlocal agreement with the county, the city is automatically included. Commissioner Tullos was asked to share information regarding this matter as he was in attendance. Commissioner Tullos reviewed a few of the new regulations and the importance to the City of Plantersville. In adopting these measures as it would be very beneficial to the city and protect them with the new construction and developments. Commissioner Tullos also recommended extending an invitation to Jon Stieber as he is over this department and can explain more about it in detail.

Motion to adopt the Grimes County Infrastructure Regulations as passed and adopted on June 23, 2025, by Grimes County Commissioners Court in whole and to extend invitation to Jon Stieber to attend a city meeting as his schedule allows.

Alderman John Greenwood

Second: Alderman Marilyn Bettes

Voting: Yes: Unanimous

Final Resolution: Motion carries.

13. **Discuss/Consider/Approve: General City Road Maintenance, Repair and Status of County Road 203 and County Road 311**

Discussion: Mayor Allphin asked Alderman Greenwood to review the current status as he has been working closely with Bleyl Engineering in developing the Pavement Reconstruction plan for bids and specifications. Alderman Greenwood advised that he has received some information back from Bleyl Engineering – Steve Duncan and David Besly. At this point it is still a work in process and is not moving as fast as hoped for, however, progress is being made. Alderman Greenwood stated that he would be sending the mayor the specifications and bid items so they can be sent to each Alderman for review so that decisions can be made and awarding projects would be smoother in the future.

Regarding CR 203, there are still issues with the springs and GCR&B has installed to assist in keeping the road passable. The overlay on CR 311 seems to have adhered well and just a few minor blemishes at this time.

Alderman Bratcher again addressed the devastation and deterioration caused by Entergy and their contractors when the new lines were being installed and constructed. He feels the city should proceed with legal proceedings against Entergy and others that caused all the damage. Mayor Allphin advised that the City Attorney, Joseph Hays was contacted as requested by Alderman Bratcher with additional information sent by Mayor Allphin as requested on the background CR 203 & Entergy, along with the County contact information. Mr. Hays advised that he had sent communications to the county and had received information. He was reviewing and still expecting additional documents, he contacted County Attorney Barclay and Road & Bridge Department, Jon Stieber.

Alderman Greenwood expressed his reservations in pursuing this matter as the attorney time and charges incurred still may not provide the desired effect of having additional repairs made to County Road 203 as Alderman Bratcher is seeking. The communication process is slow with limited response to our attorney's request regarding the amount received by the county from Entergy, the amount of funds used on Co Rd 203 as a result of funds received and if there was any recourse for the city since the Interlocal agreement was and is still in place with the county.

Mayor Allphin noted, with the packet and information presented for the meeting tonight, the invoice from the city attorney noted the specific matters to CR 203 and Entergy along with the charges incurred.

Alderman Kuta recommended a cap for the expenditure regarding CR 203 and Entergy. She feels like 4 hours of legal time should be the maximum spent; this would be approximately \$1,000.00 in legal fees. Mayor Allphin will contact Co. Atty. Barclay and request the additional information, and the procedure to obtain all documents associated with this matter. She will then forward to the city attorney.

Motion: no action taken, further research

14. **Discuss/Consider/Approve: GLO Street Miti-Mod Grant Project 24-065-080-E735 Old Schoolhouse Rd/Legge Rd Status, Easement and Updates**

Discussion: Mayor Allphin advised that additional progress has been made with this project as she and Alderman/Mayor Pro Tem Greenwood were part of Zoom Group Meeting with the engineer, Steve Duncan, GLO Environmental Manager and Grantworks manager, Nicole Levario. The proposed road area and right of way will not encroach on the Baptist Church side as the city wants to provide the church with as much of their property as possible for future church endeavors or construction.

The easement is 30 feet from the center of the road and the area required for drainage and ditches will have to meet the requirements of the state for road construction. The planned roadway is to straighten the curve area and there will be no need to obtain an easement from the church.

Motion: no action taken, information only

15. **Discuss/Consider/Approve: TDA 2025 2026 Community Development Grant Project Application CDV25-0218 County Road 203 Rd Status, Easement and Updates**
Discussion: Mayor Allphin reviewed the status updates included in the packets sent to the aldermen with recap from Bleyl Engineering with additional information provided to TDA Community Development in regards to the larger culvert request with creek crossing on CR 203, construction funds of \$621,275 and the start date is expected February 2026.
Motion: no action taken, information only
16. **Discuss/Consider/Approve: GLO Community Resilience Planning Grant Comprehensive Planning Application 100759-APP Status and Updates**
Discussion: Mayor Allphin advised that she had completed the document contracts on behalf of the city and received notice of approval for this grant. The Comprehensive Community Resilience Planning Grant award is \$200,000.00 to assist the city with development, adopting and implementing building codes, flood damage prevention requirements with development, adopting and implementing. The grant also assists with land use or comprehensive plans and public service activities focused on education and outreach programs. Alderman/Mayor Pro Tem Greenwood asked if zoning was a majority of funding, Mayor Allphin was unsure, however she was planning to speak with Mayor Benton, Anderson as they have received the grant and are in progress stages at this time. Alderman/Mayor Pro Tem Greenwood is specifically interested in funds that may be available for surveying in the city limits.
Motion: no action taken, further research
17. **Discuss/Consider/Approve: Fiscal Year 2025-2026 Budget Workshop to be scheduled, discuss dates and times available to schedule for Town Hall usage.**
Discussion: Mayor Allphin requested input from the board regarding best time to schedule budget workshop. The Board requested Wednesday evenings at the normal start time of 7 p.m. if possible. Alderman Bettes checked with Town Hall rental, and it is available for the next several Wednesday evenings. Mayor Allphin stated that she is working on draft budget worksheets for Fiscal Year 2025-2026 and would be emailing advance copies for the aldermen to review prior to workshop. Mayor Allphin reminded the board of the required period for posting the Notice of Meeting as of September 1, 2025.
The board agreed for Budget Workshop to be scheduled for Wednesday, September 3, 2025, at 7 p.m. in the Town Hall.
18. **Closed Session**
The Aldermen may meet in closed session pursuant to the Texas Government Code
No Closed Session necessary
19. **Open Session**
Return to open meeting: Not necessary
20. **Discuss upcoming city event – Trunk and Treat on a Dirt Street**
Discussion: Alderman Bettes announced the Town Hall was available on Thursday, October 23, 2025, and if that is agreeable, she will confirm rental. The board agreed this date is best with the other local Halloween events happening in October. Alderman Kuta asked if a chairperson had been announced. Mayor Allphin advised that she had been in charge in the prior years, however, with the additional duties she had a recommendation, Valerie Buvinghausen. Valerie has been assisting with the event since inception and is experienced in the planning, preparation and execution of the event. Valerie was in attendance at the meeting and agreed to chair the event for 2025. She will work on flyers, posters and notifications to the local organizations and schools.
21. **Discuss Items of Community Interest** (no action may be discussed, except to put on the agenda)
St. Mary's Annual Bazaar is Labor Day Weekend, Sunday, August 31st this year - raffles, lunch and games.
Thursday, August 21st is the Food Distribution at the Relay, and the Baptist Church will begin a Dry Good Distribution
December 6—Plantersville Christmas Parade (1st Saturday in December); Plantersville Stoneham Fire Department Christmas Party in the evening around 5:30 p.m.

Cont'd

Discuss Items of Community Interest (no action may be discussed, except to put on the agenda)

PS VFD will again have its boot drive on weekends of the Tex Renfest again; please consider donating time to assist the volunteer firefighters in this fundraising effort. It has been very successful, and every dollar donated helps the department.

23. Adjourn meeting at 8:45 PM

Approved:

Kim Allphin
Kim Allphin, Mayor

Attest:

Marilyn Bettles
Marilyn Bettles, Board Secretary

Date: 9/15/25

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