

Regular Meeting Minutes—City of Plantersville  
April 15, 2024

The Board of Aldermen of the City of Plantersville, Grimes County, Texas, met in Regular Session at 7:00 p.m. on Monday, April 15, 2024, in Town Hall, 11335 Lodge Lane, Plantersville, Texas.

Members Present:

Karen Hale, Mayor

Kim Allphin, Mayor Pro-Tem

Marilyn Bettes, Alderman, Secretary

Frank Dean, Alderman

Carolyn Kurten, Alderman

Members All Present: Alderman Position Vacancy

Visitors: Dedrick Mallard, David Tullos, Tanya Tullos, David Eppley, Linda Eppley, Sandra Kuta, Justin Correa, Caitlin Correa, Sonya Brewer and Christie Cockrell.

1. Call to Order: Quorum established. Mayor Hale called the meeting to order at 7:00 p.m. The invocation was given by Alderman Kim Allphin with pledges led by Mayor Hale.
2. Minutes of Regular Meeting: March 18, 2024  
**Motion to Approve:** Alderman Allphin  
**Second:** Alderman Bettes  
**Voting:** Yes: Unanimous  
**Final Resolution:** Motion carries
3. Public Comments: None
4. Invoices and items currently due and payable.  
**Discussion:** Mayor Hale reviewed the invoice from Olsen and Olsen. Alderman Dean questioned a call on Olson and Olson bill—Mayor Hale said it was in regard to “No Engine Brake” signs.  
**Action – Motion to Approve:** Alderman Dean  
**Second:** Alderman Allphin  
**Voting:** Yes: Unanimous  
**Final Resolution:** Motion carries
5. Discuss/consider/approve: Items to be placed on future Agendas: Alderman Kurten requested consideration of an Ordinance for unsightly property/junk cars, etc. Mayor will call attorney for advice since this has been discussed before.
6. Discuss/consider/approve: City Election is May 4, 2024. Mayor Hale will post information for voting locations and dates. She also has a Sample Ballot for viewing. The Mayor also reminded all of the Campaign Finance Reports that are due. In addition, she called attention to the specific wording required on campaign signs. Re-Election signs are worded differently from those who are seeking election for the first time. Signs placed beside roads also require the TXDoT disclaimer. David Tullos will host a Candidate Forum at Plantersville Town Hall, April 17 at 7:00 pm. Commissioner Tullos spoke regarding the procedures, why are you running, etc. and asked that all be encouraged to attend for information.
7. Discuss/consider/approve: Subdivision Rules and Regulations Public Hearing GC Commissioners Court, Tuesday, April 16 at 9:00 am and Tuesday, April 30 at 7:00 pm (regarding the lowering of lot dimension requirements). The Mayor called on Commissioner Tullos to speak on the topic. He explained that a developer had requested changes and was unsuccessful so the developed is now asking for the “County” rules to be modified. This change would allow any developer in any part of the county to use the diminished lot sizes. Smaller lot sizes will allow houses to be built on 40’ lots with 5’ on each side; therefore, creating increased fire dangers and other hazardous situations. He stated this change would also have lasting effects on the county for years to come. Action will be taken by Commissioners sometime in May. He requested that citizens help him, help Grimes County. Spread the word; send emails to Commissioners to let them know how you feel. Changes would directly affect the City of Plantersville.

Mayor Hale stressed reduced lot sizes would have negative impact on fireman, EMTs or anyone who needs access. Other Commissioners need to hear from constituents regarding the precedence this would set. Establish our model for others to follow. Get regulations in place now! Mayor Hale presented a draft of a letter to send to the Judge and Commissioners for the Board to consider and to edit. There was much discussion and changes made to the letter. Alderman Bettes asked that the letter be as forceful as possible. Completed letter attached.

**Action – Motion to Approve:** Alderman Allphin -letter regarding Objection to the proposed Addendum for Subdivision Rules and Regulations proposed

**Second:** Alderman Kurten

**Voting:** Yes: Unanimous

**Final Resolution:** Motion carries

8. Discuss/consider/approve: Review another letter to the Commissioners and GC Engineer Jonathan Steiber, PE regarding changes in the Subdivision Rules and Regulations, adopting IRC 2015 to enforce building and fire codes. The proposed letter was sent to the Aldermen with the Meeting Packet. There was a statement by Alderman Dean that IRC is a conspiracy and a scam to take people’s money and is against its adoption. Mayor Hale called on Justin Correa to explain the request for changes to fire safety codes created in IRC 2015. Use professionals for enforcing regulations, especially in new developments. This request is being presented to Commissioners and the GC Engineer. All local fire departments are supportive of this code. Water resources for fire departments is not currently available. Be proactive now before it is too late. DPWSC can supply drinking water, but not extra water required for firefighting. Alderman Dean spoke against the IRC Code (International Residential Code) because it is horrendous; put together by California, Canada, Australia and all other countries. Commissioner Tullos stated this was one of first recommendations made by the new GC Engineer, Jonathan Steiber, PE. Dean said it is a racket, multilayered bureaucracy, money-making scheme. Tullos—need a code for now and moving forward. Hale—protection. Kurten wants time to research since Dean presented his point of view. Bettes—trust Engineer’s recommendation. Allphin—support our fire department and protect our citizens. Kurten wants more information than one paper.

**Action – Motion to Approve:** Alderman Bettes made motion to send the letter in support of IRC 2015

**Second:** There was no second

**Voting:** No vote due to no second to motion

**Action—Motion:** Alderman Kurten made a motion to postpone discussion for time to research further and put this on the May Agenda

**Second:** Frank Dean

**Final Resolution:** Motion carries

9. PSVFD Report: several fire calls; Grant received—purchased gear washer; can now do work on own equipment, rather than paying for it. Also purchased \$2,000 in workout equipment. Newest apparatus now in service. Also announced agreement for helicopter landing site so that FM 1774 would not have to be shut down whenever helicopter needed. PSVFD Bazaar raised \$36,454.41.

10. Board Update discussion: Items of community interest (no action may be discussed, except to put on an agenda).

Dedication of PTH Little Free Library—May 7, 6:00 pm

Commissioner Court Hearings—April 16, 9:00 am; April 30, 7:00 pm

NISD Education Foundation Dinner—April 17

**Closed Session:** No need

13. Mayor Hale adjourned the meeting at 8:20 pm.

Approved:

Attest:

\_\_\_\_\_  
Karen Hale, Mayor

\_\_\_\_\_  
Marilyn Bettes, Secretary

Date: \_\_\_\_\_

Date: \_\_\_\_\_