

City of Coldspring, Texas
Minutes of the Regular Called Council Meeting
Monday, March 7, 2022

1. Meeting called to order 7:00 PM

2. Roll call

Present: Aldermen John Benestante, Kyle Currie, Jessica Sewell, Dianne Griffith, M Kathy King and Mayor Pat Eversole

Visitors: Hunter Maze, Nichole Gatewood, Kraig Erwin, Greg Magee, Earnestine Sanchez, Ruben Rodriguez, Abel Gonzalez, Marsha Brown

3. Public Comment: NONE

4. Agenda: A motion was made by John Benestante to adopt the agenda with one change which was a request to combine items "H" and "I" under old business. Jessica Sewell seconded the motion. All in favor.

5. Minutes: 02/07/2022 Motion to accept minutes from February 7, 2022, meeting was made by Jessica Sewell and seconded by Kyle Curry. All in favor.

6. Approval of Bills: List of bills paid and to be paid were approved. Motion to pay bills was made by M Kathy King and seconded by Dianne Griffith. All in favor.

7. Reports:

A. Operation of Treatment Plant and Collections System – Hunter Maze from Inframark stated the charges for the current invoice as \$4,700.00 for operator charges. There were no extra bills and no excursions incurred for the month. Mayor Eversole asked about a pump located at lift station #1 that was being looked at for repair. Mr. Maze stated that parts were being sought to fix the pump but were hard to come by. Alderman Benestante asked if Mr. Maze could get a price for a new pump in order for a comparison to be made as to wait for the parts to be found or if a new one should be considered for purchase. Mr. Maze agreed to find out the cost of a new pump and report back to the City.

B. Financial Reports – Alderman John Benestante briefed Council with the current financial profit and loss statements for the general account, sewer & maintenance account, and Hotel/Motel Occupancy Tax fund and asked for any comments or questions. There were no questions asked regarding these profit and loss statements. Alderman Benestante stated that in regard to the maintenance and parts account that the sewer budget would need to be closely monitored if in fact a new pump for lift station number 1 would need to be purchased in the future.

D. Briefing on Goodwin-Lasiter-Strong engineering meeting:

Alderman Benestante stated that the restroom layout for the ballpark restrooms had been updated with plumbing and a diaper station. In addition, Goodwin-Lasiter-Strong should have a footprint of sealed drawings by the end of next month.

E. Discussion and possible action on memorandum of understanding for the use of City Park #1:

City Attorney Greg Magee presented council with a template memorandum of understanding to begin the process of forming a memorandum between the City of Coldspring and the Coldspring Dixie League. Mr. Magee recommended council members review the document and make additions, notations, as needed and discuss again after council has had time to review. Mr. Kraig Erwin of the Coldspring Dixie League was also given a copy of the template memorandum as well for his consideration as well.

F. Discussion and possible action on the camera system for City Hall (Attachment):

Alderman Benestante stated the attached Karl Keller proposal for a camera system at City Hall had been updated to show that the proposal included all parts and labor. Kyle Currie made a motion to accept the proposal and his motion was seconded by Jessica Sewell. All in favor.

G. Briefing on electrical upgrade for City Park #1:

Alderman Benestante stated that the electrical upgrade was proceeding and the contractor, Triple V, had done a great job and there was only one field that lacked the total job being completed.

H. Discussion and possible action on El Taquito Complaint (Attachment):

One of the owners of El Taquito, Earnestine Sanchez, addressed council regarding the complaint made from Chyrel Brennan regarding the restaurant. Ms. Sanchez stated that they do have plans to make improvements such as fencing and changes to the dumpster area to the restaurant and intended to start on those updates after the first of the year but due to the unprecedented speed of rising costs, shortage of staff, and overall consequences of the pandemic and current economic situation the funds were not available to do so at this time. Ms. Sanchez also questioned if all other restaurants were having the same demands placed on them as well. She also stated that garbage was being illegally dumped into their restaurant dumpster. Alderman King advised them to keep reporting the illegal dumping to the sheriff's department and to consider putting up motion activated lights to deter those doing the illegal dumping. Alderman Curry asked if the items shown in the attached pictures had been cleaned up or removed and if some of the equipment in the pictures were usable items or trash? Ms. Sanchez said that the trash had been picked up and some of the items in the pictures were in fact usable items that were placed outside due to lack of storage but did have intended use. Council stated that El Taquito needed to start to make the improvements, or the City would be forced to come up with an ordinance related

8. Old Business:

A. Briefing on Ordinance #2021-3 related to:

- **Marrs Property:** City Attorney Greg Magee informed Council that although the property owners want to sell the property, due to a one of the owners being in a nursing home, that could not be done as it would cause problems for the care of the owner in the nursing home due to financial gains that would have to be recognized. Attorney Magee was going to follow up with the owners on possible solutions.
- **Bass Property:** Alderman Benestante spoke with Mr. Bass who stated that he would attend the city council meeting, however he was not in attendance. Mr. Benestante stated that Mr. Bass was in town and would be renting a truck to unload the content of the containers so it could be taken back to Florida and removed from the property.
- **Angle Dutch Energy property:** Mayor Eversole briefed council that a potential purchaser, Sagora Leang, came by City Hall. Mayor Eversole asked if she would be making improvements on the property and Ms. Leang stated that she had no plans for any clean up or improvement, and she intended to hold the property only as an investment at this time. City attorney Greg Magee briefed council members that he would try to contact Ms. Leang and the real estate company selling the property to inquire on clean up being done.

B. Discussion and possible action on adjustments to leave policy 2022-1:

Alderman Dianne Griffith stated that a signed release from a physician needed to be added to the disability policy. Secondly, if the employee's working conditions needed modifications upon the employee's return to work, the physician statement needed to specify to what extent and how long those modifications were to be made. Alderman Benestante made a motion to accept the employee leave policy 2022-1 with the (2) stated additions. The motion was seconded by Jessica Sewell. All in favor.

C. Briefing on joint venture concerning public restroom in the town square are:

Alderman Benestante reported that he had met with Commissioner Laddie McAnally and relayed that the City of Coldspring would consider a joint venture with the county regarding the building of a public restroom on the town square if a location could be found that was not in a city right of way, and with the understanding that precinct 1 would be responsible for maintaining the facility and cleaning it.

to such issues and if in fact an ordinance had to be put into place, that it would require more extensive costs than those being asked of the restaurant at this time. It was also recommended that El Taquito lock the trash bins when not in use and make a way for the area to be closed off from easy access. Alderman Benestante stated he would update the complainant as to the issues El Taquito was facing at this time. Dianne Griffith made a motion that this issue be tabled for 90 and that motion was seconded by Kyle Currie. All in favor.

9. NEW BUSINESS

- A. Discussion and possible action on policy 2022-2 in response to audit finding 2017-007- Adopted budget not retained. (Attachment):

Alderman Benestante presented the audit response finding and asked that the inserted note regarding the website be removed. With the note removed, Benestante made a motion to accept the audit response and Dianne Griffith seconded the motion. All in favor.

10. ADJOURN

Motion to adjourn was made by Alderman Benestante at 7:54 PM and was seconded by Kyle Currie. All in favor.

A handwritten signature in black ink that reads "Pat Eversole". The signature is written in a cursive style and is positioned above a horizontal line.

Mayor Pat Eversole