

City of Coldspring, Texas
Minutes of the Regular Called Council Meeting
Monday, February 6, 2023

1. Meeting called to order 7:00 PM

2. Roll call

Present: Aldermen Jessica Sewell, Kyle Currie, Nichole Gatewood, Dianne Griffith, Jennifer Manuel, and Mayor John Benestante

Visitors: Linda & Gerald Deeter, Mike Brown-Inframark, Kraig Erwin - Coldspring Youth League

3. Public Comment: Mayor Benestante made the following as a public comment: On the morning of Saturday, February 4th, 2023, Mayor Benestante received a phone call through the local County Commissioner, Laddie McAnally. The Commissioner had received a phone call from a local citizen expressing concern about the smell of gas by the local downtown buildings. Mayor Benestante called local Emmitt Eldridge, the local Emergency Management Coordinator, who drove to the area that the smell was reported to assess the situation. Mr. Eldridge did a walkthrough of the area and determined the citizen probably smelled the gas from two food trucks who had just did their initial start up of their grills and that initial start up may have caused a gas smell at first but had since dispensed. Mr. Emmitt determined no other actions where necessary. Mayor Benestante stated that Council may need to look into the City Ordinances that relate to the downtown buildings, and contemplate updating them regarding the health and safety regarding gas lines and inspections that may need to be done on an annual basis.

4. Agenda: Mayor Benestante presented the agenda for the meeting and stated that he would like to combine letter C under New Business with item E under New Business. Alderman Kyle Currie made a motion to adopt the agenda, Alderman Jennifer Manuel seconded the motion. All in favor.

5. Minutes: Mayor Benestante presented the minutes from the regular called January 9, 2023, meeting. A motion to accept the minutes from the January 9, 2023, meeting was made by Alderman Dianne Griffith and seconded by Alderman Nichole Gatewood. All in favor.

6. Approval of Bills: The list of bills paid and to be paid were reviewed by Council for approval. A motion to pay the bills was made by Alderman Kyle Currie and seconded by Alderman Jessica Sewell. All in favor.

7. Reports:

A. Operation of Treatment Plant and Collections System – Mike Brown from Inframark stated the charges for the month were \$5,747.28 for operating fees. There were no excursions

incurred for the month of January. The plant operated at 30 percent of capacity for the month of January and flowed an average of 59,000 MGD.

B. Financial Reports – Mayor John Benestante briefed Council with the current financial profit and loss statements for the general account, sewer & maintenance, Hotel/Motel, Covid Local Fiscal Recovery Fund and Capital Projects. Mayor Benestante asked for any comments or questions regarding the profit and loss statements. Mayor Benestante then briefed Council on the year end 2022 fourth quarter investment report and stated the next quarterly report will be available In April 2023.. There were no questions asked. City Executive Administrator, Jody Barr, briefed council on the sewer adjustments made to customer accounts in the month of January.

C. Briefing on sewer cut offs: City Executive Administrator, Jody Barr briefed Council that there was no customer account cut offs for the month of January 2023.

8. OLD BUSINESS:

A. Briefing on Park 1 Restroom / Concession Stand: Mayor Benestante stated that he met with Goodwin, Lasiter & Strong and picked up the revised plans and that the City would be running a new invitation to bid in the upcoming February 9 edition of the local newspaper, the San Jacinto News Times. He also stated that the ad requires all bidders to pre-qualify with him and that bids would be accepted until Friday, March 3rd at 3:00 PM CST.

B. Briefing on the purchase of 10-acre tract from Coldspring-Oakhurst Consolidated Independent School District: Mayor Benestante met with the school district's local Business Manager, JW Kirkham, who is in the process of getting the property appraised and surveyed.

9. NEW BUSINESS:

A. Consideration, discussion, and possible action updating terms of the City park #1 (Ball Park) Memorandum of understanding. After a brief discussion Council determined that the current Memorandum of understanding would need to be updated to reflect that the City is responsible only for the sewer and electricity to the Ball Park and that the Coldspring Youth League would be responsible for the water bill. Mayor Benestante will speak to City Attorney, Greg Magee to determine if the current agreement could be marked out and modified and those changes initialed by both parties or if a revised copy needed to be done. This item will carry over to Old Business at the March 6, 2023 City Council meeting.

B. Consideration, discussion, and possible action on addendum to City Ordinance 04-01 in rears to food truck grease trap requirements. Mayor Benestante stated that further research and revision needs to be made to the current ordinance to account for food trucks that will be permanently parked as the current ordinance addresses food trucks as they are mobile and moving around but does not address the grease trap requirements of those that will be permanently or semi-permanently parked. After general discussion, it was determined more information was needed and that this item will carry over to Old Business at the

March 6, 2023 City Council meeting.

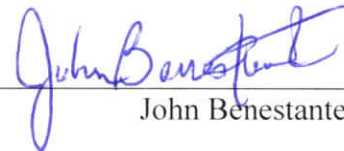
C. This item "C" was combined with item "E" below. See item "E" below.

D. Discuss, and possible action authorizing the Mayor or Mayor Pro Tem to negotiate for the possible purchase of tract A and tract B in the City of Coldspring. After a brief general discussion a motion was made by Alderman Kyle Currie to give the Mayor and or Mayor Pro Tem the authorization to negotiate for the possible purchase of tract A and tract B in City of Coldspring. This motion was seconded by Jessica Sewell. All in favor.

E. Discussion and possible action authorizing the Mayor and or Mayor Pro-Tem to deed abandoned alley way to said property owner. Mayor Benestante explained that the Anglo Dutch Energy property that the City has been trying to get cleaned up went into bankruptcy and was bought by local Coldspring citizen Vivian Briggs. There is an old abandoned right of way on the plat of land that the new local owner has asked to be removed as it has no sewer or electric lines in the alleyway. After general discussion Alderman Jessica Sewell made a motion to give the Mayor and Mayor Pro-Tem the authority to determine how to remove the abandoned right of way and advise City Council. This item will be carried over to Old Business at the March 6, 2023 City Council Meeting.

10. ADJOURN

A motion to adjourn was made by Alderman Kyle Currie at 8:03 PM and was seconded by Alderman Nichole Gatewood. All in favor.



John Benestante, Mayor

Attest:



Jody Barr, City Secretary