

City of Coldspring, Texas
Minutes of the Regular Called Council Meeting
Monday, April 3, 2023

1. Meeting called to order 7:03 PM
2. Roll call

Present: Alderman Jennifer Manuel, Dianne Griffith, Jessica Sewell, and Mayor John Benestante

Absent: Kyle Currie, Nichole Gatewood

Visitors: Herbert Lyons-Inframark, Kris Eastham -TDEM, Linda & Gerald Deeter, Lisa Prudhomme-Mireles- Inframark, Josh Taylor- Inframark, Hunter Maze – Inframark, Greg Magee- City Attorney, Kraig Erwin – Coldspring Youth League

3. Public Comment: Kris Eastham with Texas Department of Emergency Management (TDEM), wanted to thank Mayor John Benestante and Mayor Pro Tem Dianne Griffith for attending the TDEM Disaster Recovery Roadshow. Mr. Eastham will be forwarding the slides covered at the Roadshow event to the City for our information and archives.

Linda Deeter spoke on behalf of Quilts for Kids. She is a part of the Coldspring chapter of the organization. Quilts for Kids is an organization of volunteer quilters that make quilts to give to kids in the area and beyond that are ill or in crisis. All are volunteers and all the quilts made are given for free. The local chapter meets the second Tuesday of every month at the Red Barn. They are listed on Facebook as Coldspring Quilts for Kids. The quilts are provided for ages newborn to 22 years old. All quilts are 100% cotton and are washed before given.

City Attorney Greg Magee made a public comment regarding potential changes to the current Ordinance 92-1, section five D., of the City of Coldspring, Texas regarding Outdoor Events and Parades. The potential change would add a Public Event Committee.

4. Agenda: Mayor Benestante presented the agenda for the meeting. Alderman Jessica Sewell 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 March 6, 2023 meeting. A motion to accept the minutes from the March 6, 2023, meeting was made by Alderman Dianne Griffith and seconded by Alderman Jessica Sewell. 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 Jennifer Manuel and seconded by Alderman Jessica Sewell. All in favor.

7. Reports:

A. Operation of Treatment Plant and Collections System – Herbert Lyons from Inframark stated the charges for the month were \$5,138,481 for operating fees. The plant operated at 26% percent of capacity for the month of March and flowed an average of 52,000 MGD. There were 9 violations at the Wastewater Treatment Plant for March. One (1) DO Excursion, 5 TSS Excursions and 3 Ammonia violations. There were various reasons for the excursions and violations with the main one being rags in the basin blocking the air. Inframark plans to have the air drops pulled up and cleaned out. The TSS Excursions were from the solids being high and therefore they had to be completely emptied out to manage the sludge. A motion was made by Alderman Jessica Sewell to accept the Inframark report and that motion was seconded by Dianne Griffith. All in favor.

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 Fund, Capital Projects, and Mit-Mod Grant Fund. Mayor Benestante asked for any comments or questions regarding the profit and loss statements. City Executive Administrator, Jody Barr, briefed council on the sewer adjustments made to customer accounts in the month of March.

C. Briefing on sewer cut offs – City Executive Administrator, Jody Barr briefed Council that there was one customer account cut off for March, however, the account had been paid and services restored.

D. Legislative Updates – Mayor Benestante stated that the March legislative report from the Texas Municipal League did not have any current bills or legislation that would affect the City of Coldspring at this time. However, the City will continue to monitor all legislative updates.

8. OLD BUSINESS:

A. Briefing on Park 1 Restroom/Concession Stand: Mayor Benestante informed Council that the City is expecting bids to be received in the next two weeks and that the bid opening date was April 14, 2023 at 3 PM (CST).

- B. Briefing on Hotel Occupancy Tax Exemptions: Mayor Benestante reported that he and City Executive Administrator, Jody Barr, met with the owner of the Coldspring Inn, Rob Gupta regarding the downward trend of hotel tax revenue from the motel due to guests staying more than 30 consecutive days with written notice. Mr. Gupta will notify the City when he makes his quarterly reports with the documentation necessary that these guests are in fact tax exempt.
- C. Discussion and possible action on an addendum to City Ordinance 04-01 regarding food truck grease trap requirements. Mayor Benestante addressed the Council that City attorney, Greg Magee has advised to let the current ordinance stand and continue to monitor the situation as deemed necessary.
- D. Discussion and possible action on complaint from L. P. Runge. Possible violation of City Ordinance 2021-3. City Attorney, Greg Magee informed Council that he had sent a cordial letter to Ms. Cynthia Korn giving her 10 days to bring the property into compliance of City Ordinance 2021-3. If no response is received in 10 days Mr. Magee will send a formal action request and will move forward with enforcement procedures outlined in City Ordinance 2021-3.
- E. Briefing on TMRS: Texas Municipal Retirement System. Mayor Benestante briefed Council that he would be meeting with a representative of TMRS in the next 30 days and would provide Council an update at the next City Council Meeting.

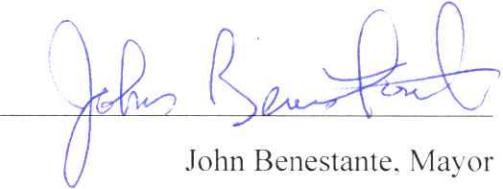
9. NEW BUSINESS:

- A. Discussion and possible action on abandoned right of way on Anglo Dutch property sold to Vivian Briggs. City Attorney Greg Magee briefed Council that Ms. Briggs was waiting on the surveyor that reported the right of way to contact her with records where it was found as Mr. Magee has not been able to verify the right of way in the San Jacinto County Courthouse plat records. Mr. Magee should have more information at the next City Council Meeting.
- B. Discussion and possible action on adopting City of Coldspring Purchasing Procurement policy according to Texas Administrative Rule 20.82. Mayor Benestante and City Council reviewed the Procurement Policy and accepted it with the one change of adding Debit Card Use to the Policy. A motion was made by Alderman Dianne Griffith to accept the policy with the change added regarding Debit Card use. Alderman Jessica Manuel seconded the motion. All in favor.
- C. Discussion and possible action on response received from Coldspring Oakhurst CISD on 10-acre parcel of property. Mayor Benestante briefed Council that he

has an upcoming meeting with the Superintendent and the Business Manager regarding their offer and will update Council with the results of that meeting at the next City Council Meeting.

10. ADJOURN

A motion to adjourn was made by Alderman Jessica Sewell at 8:11 PM and was seconded by Alderman Jennifer Manuel. All in favor.



John Benestante, Mayor

Attest:



Jody Barr, City Secretary