

City of Coldspring, Texas
Minutes of the Regular Called Council Meeting
Monday, March 4, 2024

1. Meeting called to order 7:00 PM

2. Roll call.

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

Visitors: Gerald & Linda Deeter, Barbara Justice-Coldspring Chamber of Commerce, Don Orchard, Mark Mears, Chris Lee, Sherry Mears, and Michelle Lee – all from Harvest Reach International, and City Counsel Greg Magee

3. Public Comment: Mayor Benestante stated he wanted to clarify that the two trees by the Coldspring Methodist Church that are to be removed by Tx DOT will be removed after TxDot rebids the contract. They lost their contractor, and the project must be rebid. Alderman Dianne Griffith also wanted to clarify that the Coldspring Methodist Church is aware of the plan to remove them.
4. Agenda: Mayor Benestante presented the agenda for the meeting. Alderman Dianne Griffith made a motion to adopt the agenda, Alderman Kyle Currie seconded the motion. All in favor.
5. Minutes: Mayor Benestante presented the minutes from the regular called February 5, 2024, meeting. A motion to accept the minutes from the February 5, 2024, meeting was made by Alderman Jennifer Manuel 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 the Council for approval. A motion to pay the bills was made by Alderman Jennifer Manuel and seconded by Alderman Nichole Gatewood. All in favor.
7. Reports:
- A. Operation of Treatment Plant and Collections System – Josh Taylor, the city's sewer operator, presented the report on the Operation of the Treatment Plant and Collections Systems. There were no excursions incurred for the month of January. The plant operated at 24 percent capacity for the month of January and flowed an average of .048 MGD.

Fixed Assets Information- We are currently working on the list.

- 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, Mit-Mod Grant Fund, Opioid Abatement Fund, and Legislative Updates. Mayor Benestante asked for any comments or questions regarding the profit and loss statements. The City Executive Administrator, Jody Barr, briefed Council on the sewer adjustments made to customer accounts in the month of February.
- C. Investment Report- Mayor John Benestante briefed the Council on the current investments of the City, including the certificate of deposit, the savings account, and the TEX Pool investment account. Mayor Benestante asked if there were any questions regarding the report. No questions were asked.
- D. Briefing on sewer cut offs – City Executive Administrator, Jody Barr briefed Council that there were no cut offs of customer accounts for the month of February.

8. OLD BUSINESS:

- A. Discussion and possible action to amend Sewer Ordinance 2021-1 regarding multiple taps, commercial meter. Mayor Benestante explained the proposed changes to sewer rates, tap fees and usage charges and asked City Counsel Greg Magee to review before the City Council decides on the proposal. After a brief discussion, the Mayor recommended that the Council continue to review the proposed changes and discuss the matter again at the next City Council meeting. All agreed.
- B. Briefing on the Mayor's discussion with the Coldspring Community Center: Mayor Benestante stated that he has reviewed the legal papers and deeds and feels that they are suffice for the City to take ownership of the Center. City Counsel Greg Magee will review the paperwork once copies are received from Barbara Justice.
- C. Briefing on Mayor's discussion of a possible property purchase inside the City of Coldspring. Mayor Benestante stated that the potential property he had identified previously was no longer an option. He will get more information about the possibility of using land currently owned by the City at the Wastewater Treatment plant as a potential site for the records retention building that the City wants to build.
- D. Briefing on renovation/sale of R44110, A042 Robert Rankin, Tract 180, 3.092 Ac, 201 Hwy 150 Coldspring, TX (former Boles supermarket property). Mayor Benestante said the property closing date is March 9, 2024. He will be in

communication with the new owner about his plans for his tenants and how to properly charge for the sewer for the location.

9. NEW BUSINESS:

- A. Discussion and possible action on Public Event application For Harvest Reach International/Coldspring Chamber of Commerce Christian Motorcycle Rally on May 11, 2024. Pastor Mike Mears from Harvest Reach International explained the event plans to Council. He stated it would be a family friendly event with no drinking or alcohol. They will be providing security and port-a-potties for the attendees. After a brief discussion Alderman Jessica Sewell made a motion to approve the Harvest Reach International Public Event application. This motion was seconded by Jennifer Manuel. All in favor.
- B. Discussion and possible action on authorizing the certification of unopposed candidates for other political subdivisions for the election scheduled May 4, 2024. After a brief discussion Alderman Jennifer Manuel made a motion to authorize the certification of unopposed candidates for other political subdivision for the election scheduled May 4, 2024. This motion was seconded by Jessica Sewell. All in favor.
- C. Discussion and possible action on authorizing the cancellation of the election scheduled to be held on May 4, 2024, in accordance with Section 2.053(a) of the Texas Election Code. After a brief discussion Alderman Jessica Sewell made a motion to authorize the cancellation of the election scheduled to be held on May 4, 2024, as all candidates were unopposed. This motion was seconded by Jennifer Manuel. All in favor.
- D. Discussion and possible action on the TXDOT completed speed zone study on State Highway 156 from the North Coldspring city limit to State Highway 150. After a brief discussion Alderman Nichole Gatewood made a motion to accept the TXDOT speed zone study on State Highway 156. This motion was seconded by Jennifer Manuel. All in favor.
- E. Discussion and possible action on the adoption of Ordinance 2024-01 establishing maximum speeds of motor vehicles in certain areas as designated. After a brief discussion Dianne Griffith made a motion to adopt Ordinance 2024-01 establishing maximum speeds of motor vehicles in certain areas as designated. This motion was seconded by Nichole Gatewood. All in favor.

- F. Discussion regarding City Ordinance 2019-3 Regulating the placement and installation of mobile homes and HUD-Code manufactured homes. No action was taken.

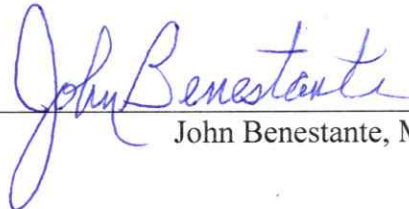
- G. Discussion and possible action regarding permits issued in the City of Coldspring by the San Jacinto County Permit Office, i.e., memorandum of understanding. After a brief discussion City Counsel Greg Magee is going to get a memorandum of understanding for the City and the San Jacinto County Permit Office in place for permits issued in the Coldspring city limits. This will be carried over to the next Council meeting.

- H. Discussion and possible action regarding accepting a 20-foot right-of-way at the end of Perry Drive. This item was tabled until more information is unavailable.

- I. Discussion and possible action regarding violation of City Ordinance 2019-3 Regulating the placement and installation of mobile homes and HUD-Code manufactures homes. Mayor Benestante spoke with the owner of the property, and they are planning to divide the lots so that they will be in compliance with the City Ordinance 2019-3.

10. ADJOURN

A motion to adjourn was made by Alderman Kyle Currie at 7:58PM and was seconded by Alderman Jennifer Manuel. All in favor.



John Benestante, Mayor

Attest:



Jody Barr, City Secretary