

The Grogan's Mill Village Association Meeting Minutes
Monday, June 21, 2021, 5:30 p.m. CST
Zoom Conference Call

| Board Member (Even Year) | Present | Board Member (Odd Year) | Present |
|---------------------------------|----------------|--------------------------------|----------------|
| Director Marie Brannen | | Treasurer Russell Balsamo, Jr. | X |
| Director Mitzi Fredrick | X | Director Sara Bissig | |
| Director Neil Gaynor | X | Past President Edmund Chapman | X |
| Director Pat Goodpastor | X | President Bruce Cunningham | X |
| Vice President Emily Hoppel | X | Director Jasmine Harrell | |
| Secretary Kelly Lewis | X | Director Aaron Hoffstadter | X |
| Director Franklin Palmer | X | <i>Vacant</i> | |
| Director John Yoars | X | | |

Also in attendance: Specialist Medina, Montgomery County Sheriff; Tami Houston, Board Member, East Shore Community Association; Rena Dodd, Program Specialist – The Woodlands Township; Jennifer Robinson, GMVA Consultant; Owen Durkin.

| Topic | Discussion | Action/Follow-up |
|----------------------|--|-------------------------|
| Call To Order | Call to order at 5:31 pm CST by President Cunningham. | |
| Sheriff's Report | <p>Specialist Medina,</p> <p><u>The Woodlands Wide Crime Statistics:</u> Provided Woodlands wide general overview of vacation watches, traffic contacts, arrests, calls, etc. 22 narcotics calls & 2 DWI arrests in June. 1 burglary of building & 8 cars. Total calls 12,508 for service in June</p> <p><u>Grogan's Mill Specific Crime Statistics:</u> 1,507 total calls 39 alarms 606 area patrols 30 building checks 3 narcotics calls 19 suspicious persons & 18 suspicious cars 16 accidents (15 not serious, 1 was serious) 324 vehicle pull overs</p> | |
| Resident Comments | None | |
| Special Presentation | Presented by GMVA Board Member, Neil Gaynor | |
| Neil Gaynor | <p>Presentation entitled <u>Groundwater Management in Montgomery County</u></p> <p>Director Gaynor provided a condensed version of a 1.5 hour presentation that he recently provided to the SJRA. Mr. Gaynor provided an overview of the SJRA; GWM Area 14; and the Lone Star Groundwater Conservation District, the three (3) key Texas State</p> | 5:45 to 6:07 p.m. |

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| | <p>Agencies tasked with protecting our groundwater supply. Mr. Gaynor underscored the critical importance of water conservation and the avoidance of land subsidence in The Woodlands.</p> | |
| <p>President's Report</p> | <p>President Cunningham noted the following:</p> <ul style="list-style-type: none"> • The established Dentist is leaving the GM Shopping Center. • Mr. Bill Gallagher (1 of the Shopping Center owners) and Bruce spoke today. Mr. Gallagher is looking for a Bakery and a Deli tenant for the GM Shopping Center. • According to Mr. Gallagher, taxes will be increasing in the GM Shopping Center and these will be passed along to any new tenants. • Bruce wrote a letter to the company <u>Sprouts Farmers Market</u> to try to entice them to move to the GM Shopping Center. He also provided corollary helpful marketing data. • In person GMVA meetings initiate again next month, July 2021. • Bruce is meeting with Manager Gill Staley, Woodlands Economics Committee next month about potential companies for the GM Shopping Center. • Mr. James Napier resigned from the GMVA Board last month. We are looking for a new Board Member. • GMVA Board Member Ms. Jasmine Harrell has been MIA for several meetings. Calls are going unanswered. Bruce is going to write to her inquiring of her GMVA status. • Bruce raised a question on the benefits of having just Speakers vs. have a traditional Standard Meeting format. No response or feedback was provided by the GMVA Board Members at this time. • Bruce mentioned that the incorporation of The Woodlands is possibly on the Ballot for November 2021. Bruce questioned whether the GMVA should take a formal position on it either way. No opinions or position was offered (by the GMVA Board Members present) other than "to continue to follow it" by Board Members P. Goodpastor and F. Palmer. • Bruce spoke about the various MUDs and which of them have debt; the respective tax rates of each; and what would happen if The Woodlands were to incorporate. • Bruce is not available for the September 2021 GMVA meeting. | |
| <p>Program Specialist Report</p> | <p>Rena Dodd, Program Specialist – The Woodlands Township spoke on the following:</p> <p>Water Safety Days are taking place now at The Woodlands Public Pools. 2 pools per day.</p> <p>Two (2) Fire Station Safety Events (Station 1, July 10 Central and Station 3, July 18). All are encouraged to attend.</p> | |
| <p>Review and Act on May, 2021 Minutes</p> | <p>Secretary Lewis will distribute both the May 2021 and June 2021 Minutes to the GMVA Board for their review at the upcoming July GMVA Meeting.</p> | |

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|--------------------------|---|--|
| Scholarships | Treasurer Balsamo, Jr. the four (4) GMVA Scholarship Awards are being mailed this week to the recipients. | |
| GMVA Director's Comments | None. | |
| Adjourn Meeting | Board concurred to adjourn the meeting at 6:40 pm. | |

The Grogan's Mill Village Association

June 21, 2021, Committee Reports

FARMERS MARKET COMMITTEE REPORT

SWOT Analysis

Neil facilitated the SWOT Analysis May 15. There was great participation by all committee members. Many great ideas were discussed. A final strategic plan will be developed next month.

Key strategies discussed include recruit food trucks, recruit vendors, increase social media presence, and increase special events.

Return to Pre-Covid Market

This month, based on CDC guidelines, masks are no longer required but are optional, and food may be eaten at the Market. Bistro sets were purchased so customers now have a place to sit and eat their food purchases.

Our musicians are back every week.

We have seen a noticeable change in the vibe at the Market. Vendors and Customers are very happy.

Employee Changes

FM Manager

Alas, Laura's last day is June 19. We are sad to see her leave but are happy that she has a new job and will be moving closer to her family.

We had two great candidates for the Manager position. We hired Tina Brush as our new manager. Tina began working with Laura June 12.

Sarah Sams was hired to increase our social media presence, a need identified by the SWOT analysis.

Market Helpers

Charlie Ross's last day is June 19. He is entering the Navy the end of the month. We are proud of Charlie and wish him the best in his new role. Katrina Cervantez will be taking Charlie's place. She started working with the Market June 12.

Storage

The Market contracted with a new storage facility, that is more secure and more conveniently located. The shed behind Randalls was broken into again this month, fortunately nothing was taken. All equipment will be moved to the new storage facility. We are seeking a buyer for the shed.

ASCAP

ASCAP has informed us that the Market may be in violation of their copyright laws. We are advising our musicians that they may only play their original works or music that they have permission to use.

Upcoming Events

Fourth of July will be celebrated at the Market July 3. Free sausage, hot dogs and Icee treats will be available.

S. Bissig, N. Gaynor, P. Goodpastor, A. Hoffstadter, E. Hoppel, and K. Lewis

COMMUNICATIONS COMMITTEE REPORT

M. Brannen, J. Harrell, A. Hoffstadter, and E. Hoppel

GM SHOPPING CENTER

The dentist, Johnny Taylor, will be leaving the center sometime in the near future. He requires \$50,000 in plumbing updates and has decided to move on.

A letter has been sent to Sprouts suggesting we could help them establish a new store in the center. It includes detailed income, population, education data for 2010, and projections through 2025. The data was accumulated for us by the Economic Development Partnership. Aaron and I will be meeting with the CEO of the partnership next week.

A note has been sent to the Vice President of Operations of Landmark Properties, the organization that has acquired the Shell gas station. I have suggested that we should look for ways of working together to revitalize the center.

B. Cunningham and A. Hoffstadter

PARKS & RECREATION ADVISORY COUNCIL REPRESENTATIVE

1. **Red, Hot and Blue:** The Woodlands Township will be holding its annual Red, Hot and Blue Festival on the 4th of July at multiple parks. This day-long event included a parade, Red, Hot and Pool at all 14 of the community's pools and concludes with five different parks having strolling entertainers, concessions, live music and a firework show. [Link](#)
2. **Waterway Nights:** A concert series held at Waterway Square continues on Saturdays through June 26, starting at 6:30 p.m.
3. **Rock the Row:** A summer concert series at Hughes Landing runs on Thursdays evenings from 7-9 p.m. through August 12.
4. **Bridge Renovation – Bridge Near Grogan's Mill Shopping Center:** The bids for this bridge were reviewed and approved by the Board of Directors. It is anticipated this bridge will be completed weather permitting by October.

5. Pools: All pools in The Woodlands are operating this year and we have seen a positive attendance numbers at each of the facilities. [See link for pool schedule](#)
6. Texas TreeVentures and Riva Row Boat House: Both facilities are experiencing high levels by residents and visitors alike. Please consider joining the fun and bring your family and friends.

E. Chapman

MUD REPORT

The comment period for Public Comments on the GMA-14 Desired Future Conditions proposal continues through July 19, 2021. It is important for everyone to send in a written comment that states, "I want the approved final DFC to include a 1.0 average subsidence metric". This simple sentence is important to the residents of Grogan's Mill. Send e-mail to sreiter@lonestargcd.org with "DFC Public Comment" in the subject line.

The SJRA has submitted a FY 2022 Woodlands Division Budget to the MUDs. It includes a 5% increase in water and sewer rates. Not all MUDs will pass this increase onto their residents. MUD 36 will.

We continue to look for opportunities to support Neil Gaynor in his efforts to seek a position on the San Jacinto Regional Flood Planning Group. The Executive Committee of the SJRFPG meets June 23, 2021, at 9:00am to interview final candidates for the Upper Watershed and Environmental voting positions. You can register for this virtual meeting at the link <https://bit.ly/350bsnh>. If you want to address the Executive Committee during public comment, please contact Fatima Berrios at SanJacFldPG@eng.hctx.net or 713-274-3914 at least 24 hours in advance of the meeting.

The One Water Task Force meets at 3:30pm on Tuesday June 22, 2021. You can watch this via <http://www.thewoodlandstowship-tx/gov778/meeting-videos>. Meetings last about one hour and include almost everything concerning drainage, storm water control, subsidence, county agency reports from LSGCD and HCFCD, and any other current water issues.

MUD 1 and MUD 6 Boards will vote on a consolidation agreement and propositions for the November 2021 ballot at their next meetings on 20th and 21st of July, respectively.

B. Cunningham, N. Gaynor, and J. Yoars

Law Enforcement Advisory Council Representative

Totals Crime note 2021

Family Violence-- 23--

Assaults (excludes family violence)-- 24

Burglary Building-- 2

Burglary Habitation-- 6

Burglary Motor Vehicle-- 12

Criminal Mischief-- 12

Homicide --0

Robbery--1

Suicide/Attempted Suicide--P/C--2--S/R--1A/B2--C/C1--C/P1-- TOTAL 7

Theft-Auto S/R--1--A/B1--C/P1--T/C--1-- Total 4

Theft-Misdemeanor & Felony G/M--5--P/C--2--S/R--2--A/B--1--C/C--1--C/P--4--T/C--24--C/P--1-- Total 40
(Code)

(Grogan's Mill) G/M (Panther Creek) P/C (Indian Springs)I/P (Sterling Ridge) S/R (Alden Bridge) A/B

(Cochran's Crossing) C/C (College Park) C/P

(Town Center) T/C (Creekside Park) C/P

Talked about Suicide /Attempted Suicide S/R 1A/B1 C/P1-- Total 3

We are improving however even one is too much.

I 'am personally afraid as weather gets hotter this will change. (let's hope not)

F. Palmer

RDRC/DSC LIAISON

The ones below stood out in this report.

Totals:

Applications 30

Disapprovals 12 approved 18

Climbing apparatus-- Disapproved over platted buildings platted building line with recommendations for DSC to approve.

Pergola-- Disapproved-- to DSC with recommendations change locations and approve.

Garage Conversion--Disapproved conditions sent to DSC Must comply with standers.

Room addition Disapproved over living area allowed by Neighborhood Criteria no recommendations.

Sports court Disapproved recommendations to approve 2 lots together big lot.

F. Palmer