

**REGULAR SCHEDULED MEETING  
LONE STAR CITY COUNCIL  
FIRE HALL – 201 WEST INDUSTRIAL  
December 28, 2017 at 6:00 p.m.**

*We reserve the right to enter into Executive Session on any Agenda item pertaining to  
TEX. GOV'T CODE ANN. Sections 551.071, 551.072, 551.073, 551.074, 551.075, 551.076, 551.077*

In compliance with the Texas Open Meetings Act, Chapter 551, of the Texas Government Code, the City of Lone Star issues this public notice. If, during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the board will convene in such executive or closed session in accordance with Section 551 of the Texas Government Code, Et Seq. The City Council will consider and act on the following items:

The subjects to be discussed or considered or upon which any formal action may be taken are listed below. Items do not have to be taken in the same order as shown on the meeting notice.

**MINUTES**

**Present were Mayor Randy Hodges, Mayor Pro Tem Jerri Chism, Aldermen Mona Brown, Lynn Cox, Keith Reiter and Ryan Harte and City Secretary Devon Whatley.**

**1. CALL TO ORDER by Mayor Randy Hodges**

**2. INVOCATION AND PLEDGE OF ALLEGIANCE**

**Invocation led by Alderman Keith Reiter  
Pledge of Allegiance recited in unison**

**3. CITIZEN COMMENTS:**

**Police Sergeant Bret Gutierrez spoke about the Council's consideration of leasing office space at the Lone Star State Bank building. He informed the Council that he is happy about a new facility, but not about renting the space. He would prefer that we own the building where the City is housed.**

**4. CONSENT ITEMS:**

A. Minutes of the Regular Scheduled Meeting on November 16, 2017.

**A motion was made by Jerri Chism and second by Mona Brown to approve the Minutes of the Regular Scheduled Meeting on November 16, 2017. All present voted aye.**

**5. REPORTS:**

- 5-1: Judge/Court Report
- 5-2: Police Department Report
- 5-3: Fire Chief Report
- 5-4: Fire Marshall Report
- 5-5: Public Works Report
- 5-6: NETWD Director's Report
- 5-7: Economic Development Corporation Minutes and Financial Report
- 5-8: Financial Reports
  - a. Water and Sewer Fund
  - b. General Fund

**A motion was made by Mona Brown and second by Jerri Chism to adopt reports 5-1 through 5-8(a) and (b). All present voted aye.**

## **6. NON-ACTION ITEMS**

6-1: Economic Development Board Chairman Mitch Cox will provide a report on current/upcoming projects of the Economic Development Board.

**EDC Chairman Mitch Cox reported that he feels the project with Bob Hawkins at Crump's Shopping Center is dead. Mr. Hawkins has asked owner Bill Muñiz to have a level one environmental study done, but Mr. Muñiz refuses to do so without an agreement to purchase the property.**

6-2: Chamber of Commerce member Mitch Cox will provide a report on the Lone Star Chamber of Commerce.

**Chamber member Mitch Cox informed the Council that the Chamber business luncheon was a success, adding 12 new members, making approximately 20 members. The Chamber is making plans for the Easter Egg Hunt this Spring.**

## **7. DISCUSSION/ACTION ITEMS**

7-1: Review, Discussion and Possible Action by the Council to reconsider the sale of the City's ExMark mower to Steven Blythe. The Council voted to sell or trade this mower and purchase a SCAG mower in the 2017-2018 budget year. Bobby Livingston will speak to the Council and request this request be reconsidered.

**A motion was made by Keith Reiter and second by Lynn Cox to sell the used ExMark mower to Steven Blythe for \$500.00. All present voted aye.**

7-2: Review, Discussion and Possible Action by the Council to consider participation in the HOME Program to build new homes via this grant from the State of Texas. HOME Program Consultant Kathy Boyles will speak about the program and answer questions.

**Ms. Boyles was unable to attend the meeting and this item was postponed until the January meeting.**

7-3: Review, Discussion and Possible Action by the Council to consider having the shoreline of Rocky Point and the city park sprayed for Hydrilla in May 2018.

**A motion was made by Mona Brown and second by Jerri Chism to participate in the spraying of Hydrilla at the City Park and Rocky Point. Voting aye were Keith Reiter, Jerri Chism, Lynn Cox and Mona Brown. Voting nay was Ryan Harte. The motion carried.**

7-4: Review, Discussion and Possible Action by the Council to consider approving an ordinance regulating game rooms in Lone Star. Police Chief Larry Fleet and officer Kenith Taylor will speak on the Ordinance they have drafted and submitted for consideration.

**Police Chief Larry Fleet gave an overview of the proposed ordinance. A motion was made by Mona Brown and second by Jerri Chism to adopt the Ordinance as presented. Voting aye were Mona Brown, Lynn Cox and Jerri Chism. Voting nay was Keith Reiter. Abstaining was Ryan Harte. The motion carried.**

7-5: Review, Discussion and Possible Action by the Council to consider approving a proposed expenditure by the Economic Development Board in an amount not to exceed \$7,500.00 for attorney's fees necessary to draft a Certificate of Formation.

**Economic Development Board Secretary/Treasurer Devon Whatley informed the Council that the Articles of Incorporation for the Economic Development Board were never filed with the State of Texas. In consulting with the City's attorney, she was advised that what needs to be filed is a Certificate of Formation and that the projected attorney's fees would be \$7,500.00. Economic Development Board Chairman Mitch Cox spoke and informed the Council that this needed to be taken care of. Alderman Lynn Cox asked if TML would be able to assist with this process. Secretary Devon Whatley said she would ask them. EDC Chairman Mitch Cox asked that this matter be sent back to the Economic Development Board for more research to be done. No action was taken.**

7-6: Review, Discussion and Possible Action by the Council concerning the sale or lease of the Lone Star Elementary property to Lone Star Charter Schools for use as a charter school. The Council will consider the proposed agreement submitted by Cody Wommack.

**Cody Wommack informed the Council that he has filed is 501(c)(3) and expects it soon. He has not filed his charter application for this year. Alderman Ryan Harte stated that he didn't see what the City has to lose in letting Cody have the school. No action was taken at this time, as the Council will take this item up in Executive Session.**

7-7: Review, Discussion, and Possible Action by the Council to consider leasing office space at Lone Star State Bank.

**A motion was made by Lynn Cox and second by Mona Brown to proceed with moving to the Lone Star State Bank Building. Voting aye were Mona Brown and Lynn Cox. Voting nay were Ryan Harte, Jerri Chism and Keith Reiter. The motion did not pass.**

**A second motion was made by Jerri Chism and second by Keith Reiter to table this matter to get more information on repairs and improvements to the current City Hall building. Voting aye were Mona Brown, Jerri Chism, Keith Reiter and Ryan Harte. Abstaining was Lynn Cox. The motion carried.**

**Following the action by the Council regarding item 7-7, Mitch Cox tendered his resignation as Chairman and member of the Economic Development Board.**

**8. EXECUTIVE SESSION:** City Council to convene into executive session for the following issues:

8-1: To discuss the possible conveyance/use of the Lone Star Elementary Property to/by Lone Star Charter School (TEX. GOV'T CODE ANN. § 551.072). The council will then re-convene in open session for review, discussion, and possible action on this matter.

**9. RE-CONVENE IN OPEN SESSION:** City Council to re-convene in Open Session for Review, Discussion, and Possible action on the following matters:

9-1: Review, Discussion and Possible action on the conveyance/use of the Lone Star Elementary Property to/by Lone Star Charter School.

**A motion was made by Ryan Harte and second by Keith Reiter to allow Lone Star Charter School to have the Lone Star Elementary property. Voting aye were Ryan Harte, Jerri Chism and Keith Reiter. Voting nay were Mona Brown and Lynn Cox. The motion carried. Alderman Reiter advised Mr. Wommack that there were some suggested changes to his proposed agreement. Mr. Wommack will bring a revised agreement to the Council in January.**

**10. ADJOURN**

**A motion to adjourn was made by Jerri Chism and second by Keith Reiter. All present voted aye.**

/s/ Devon N. Whatley  
Devon N. Whatley, City Secretary

/s/ Randy Hodges  
Randy Hodges, Mayor