

**LONE STAR CITY COUNCIL
FIRE HALL – 201 WEST INDUSTRIAL
April 15, 2021, 2021 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 551.071-551.078, 551.087-551.089*

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.

This meeting will be closed to in-person attendance by the public. A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Telephonic capabilities will be utilized to allow individuals to address the Council. Emails may also be submitted. **Members of the public are entitled to participate remotely via GoToMeeting Teleconferencing.** Citizens may join the GoToMeeting by logging on at <https://global.gotomeeting.com/join/584062189>. They may also join by calling **+1 (571) 317-3122** entering the Access Code: **584-062-189**. Participants will be asked to **mute their phones/microphones** until invited to speak during the Public Comments part of the meeting. There will be an audio recording made of the meeting and uploaded to the City website the next business day.

Members of the public who wish to submit their written comments on a listed agenda item must submit their comments by emailing citysecretary@lonestartx.net or by calling 903-656-2311 for staff assistance.

Comments must be received before 3:00 p.m., April 15, 2021.

MINUTES

Present were Mayor Pro Tem Jerri Chism, Aldermen Rudy Dudley, Mona Brown, Lynn Cox, Jeremy Livingston and City Secretary Tina Love. Absent was Mayor Randy Hodges.

1. CALL TO ORDER – Mayor Pro-Tem Jerri Chism at 6:00 P.M.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation – Rudy Dudley

Pledge of Allegiance – All in unison

3. CITIZEN COMMENTS: *At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]*

A few citizens expressed their concerns about tiny homes being moved into Hopes Homes Women's Shelter. Keith Reiter, Mike Sichta, Raymond Bennett, and Maria Chatham all expressed their concerns about the tiny homes possibly decreasing their home values, which could possibly increase the traffic flow and crime. Each person was against the additional housing being added. One suggested that fencing be placed around the area to increase privacy for all in the area.

4. CONSENT ITEMS:

Minutes of the Regular Meeting on March 18, 2021.

A motion to accept the minutes of March 18, 2021, as written, was made by Mona Brown, with a second by Lynn Cox. All present voted aye.

5. REPORTS:

- 5-1: Judge/Court Report
- 5-2: Police Department Report
- 5-3: Fire Chief Report
- 5-4: Public Works Report
- 5-5: Water District Report
- 5-6: Financial Reports
 - a. Water and Sewer Fund
 - b. General Fund

A motion to approve Reports 5-1 through 5-6 a. and b. was made by Mona Brown, with a second by Jeremy Livingston. All present voted aye.

6. ACTION ITEMS

- 6.1 Review, Discussion, and Possible Action by the Council to consider a variant for a premanufactured home(s) at less than 750 square feet floor space to be located at parcel 10544, next to Hopes Home at 210 East Williamsburg, Lone Star, Texas. Also, consider re-zoning Hopes Homes from residential to Commercial “B” to be in compliance with zoning requirements. (tabled from public hearing 3/18/21).

After listening to concerned citizens about the addition of premanufactured homes (tiny homes) less than 750 ft. being placed at Hopes Homes Women’s Shelter and discussions amongst council members, a motion to deny the variant for tiny homes was made by Mona Brown, with a second from Jeremy Livingston. All present voted aye.

In reference to the Hopes Homes facility being rezoned from residential to Commercial “B” to be in compliance with zoning requirements, a motion to rezone the facility to Commercial “B” with the stipulation of a 6 ft. privacy fence being installed around the property, within 60 days, was made by Rudy Dudley, with a second from Mona Brown. All present voted aye.

- 6.2 Review, Discussion, and Possible Action by the Council to evaluate itemized quotes for improvements to the Fire Department building (tabled from previous meeting).

Kenny Taylor provided the Council two quotes for the fire department building:

Hicks’ Fixes provided a \$9,800.00 quote to demo out, prep and replace sheetrock, texture, paint walls and trim and replace paneling including the kitchen island at fire station. This bid did not include any work to existing cabinets or countertops.

CNH Development provided a quote of \$15,550.00 to remove existing paneling, install new drywall, tape, texture, paint, install new base boards, remove existing counter tops and replace with new countertops, install matching back splash, install Waynes coat on outside of kitchen island, new electrical trim (outlets, switches,

cover plates) paint existing shelves, install new ceiling fixtures and cabinets along south and west walls uppers and lowers.

Estimated cost to replace appliances from Lowes are – Stove at \$649.00; Refrigerator \$599.00, and Microwave at \$59.99 in which Landon Tidmore, Fire Chief, said the VD Fire Department may be able to purchase.

CNH also provided a quote for consideration at \$18,800.00 for exterior repairs to the Fire Department. Including removal of existing R/Panel and replace with like kind, replace the soffit aera, remove trim pieces in the same aera as the R/Panel, replace gutter on North side only, install 8 new lights on the exterior, and restripe lines for parking and bay areas.

Mitch Cox, EDC Chairman, discussed the need for the City of Lone Star to have a nice meeting place to hold business meetings. He is going to check with the state to see if the EDC can help fund some of the repairs to the fire department.

A motion made by Lynn Cox to accept the bid of CNH development to repair and remodel the interior of the fire department after the insurance adjuster evaluates the roof, with a second from Jeremy Livingston. Four votes aye; one vote nay from council member Dudley.

6.3 Review, Discussion, and Possible Action by the Council to evaluate existing ordinances and determine if revisions are necessary, or new ordinances created to address allowable noise levels, “BYOB”, hours of operation for businesses selling liquor, and notification of special events all pertaining to upcoming activities at Rocky Point Adventures (tabled from previous meeting)

Mr. Kevin Martin asked about current ordinances for items listed in 6.3. Council member Rudy Dudley stated we currently do not have an ordinance in place identifying allowed noise levels within the city limits, BYOB, or hours of operation for businesses selling liquor. The City complies with state laws for liquor or beer sales. Mr. Dudley spoke with the owners of Rocky Point Adventures about the hours of operations, which are identified on the business website. Mr. Dudley was told that special events wouldn’t be held after 10:30 P.M., but did ask that something be placed in writing. Mr. Martin asked if there were a way the citizens could be notified of special events in advance.

No action taken.

6.4 Review, Discussion, and Possible Action by the Council to determine if drawings or plans are required for a variance to be issued on 217 West Germany, currently planned to be a small parking area/turn around for Rocky Point Adventures. (tabled from previous meeting)

Mayor Pro-Tem Jerri Chism stated the city had nothing to do with the sale of the property located at 217 West Germany. The neighbors are interested in knowing what is going to be placed at this location. There has not been any drawings or conclusive information provided to the city; therefore, no variance has been issued.

A motion to table this item until Rocky Point Adventures provides a drawing for the variance was made by Lynn Cox, with a second from Rudy Dudley. All present voted aye.

6.5 Review, Discussion, and Possible Action by the Council to modify appointment of election judges for the upcoming May 1st election.

A scheduling conflict occurred with a previous election official; therefore, prompting a change. The new election officials are Sandy Duke as judge and Devon Whatley as alternate judge.

A motion to accept Sandy Duke and Devon Whatley as the new election officials was made by Rudy Dudley with a second by Mona Brown. All present voted aye.

6.6 Review, Discussion, and Possible Action by the Council to discuss a variance for a single-family dwelling located on 4117 Lakeshore Drive for consideration as a “Short-Term Rental Property”.

Mr. Nathaniel Altice presented a package with pictures and information about his home located at 4117 Lakeshore Drive. He has been renting this property as a Short-Term Rental Property like an Air B & B in a residential area which is in violation of the city ordinance. This property would need to be zoned commercial or have a variance issued to allow continued short-term rentals. Ordinance Officer Kenith Taylor discussed the various options and guidelines Mr. Altice would need to incorporate to continue renting the property. Some of the guidelines include no parking on the roadway, limiting the number of vehicles allowed at the residence, placing no parking signs in designated areas, consider implementing privacy fencing, or similar fencing to separate residence from neighboring properties, and post contact information for a local property manager in the home in the event of an emergency or disturbance. Additional issues were discussed about renting the property out to others. A couple of neighbors expressed their concerns of having unknown individuals coming and going from the home, large groups or parties, and other activities occurring at this residence which could disturb the neighborhood. Mr. Altice will contact Officer Taylor to discuss a variance or temporary permit.

A motion was made by Rudy Dudley to issue a temporary permit for 60 days, instead of a variance, and reduce the maximum vehicle allowance to 4 vehicles; a second was made by Lynn Cox. All present voted aye.

6.7 Review, Discussion, and Possible Action by the Council to discuss replacement of mobile home located at 225 North Jefferson with a newer modular home.

A variant was issued several years ago for the existing mobile home placed at 225 North Jefferson and not the property. No one attended the meeting to discuss this topic; therefore, no action was taken.

6.8 Review, Discussion, and Possible Action by the Council to consider May 21, 2021 thru June 4, 2021 as annual Spring cleanup and October 1, 2021 thru October 15, 2021 as annual Fall cleanup for the City of Lone Star.

Rudy Dudley made a motion to accept May 21 – June 4, 2021 as Spring Cleanup and October 1 – October 15, 2021 as Fall cleanup, with a second from Jeremy Livingston. All present voted aye.

6.9 Review, Discussion, and Possible Action by the Council to consider establishing 2022 Spring and Fall annual cleanup dates for the City of Lone Star.

The City Secretary has asked the council to consider setting the following days for 2022 Spring and Fall cleanup: April 1 – 10, 2022 for Spring and September 2 – 10, 2022 for Fall.

A motion to accept the April 1-10 and September 2-10, 2022 dates for Spring and Fall cleanups in 2022 was made by Rudy Dudley with a second from; Jeremy Livingston. All present voted aye.

6.10 Review, Discussion, and Possible Action by the Council to discuss changing City dump hours from every day to Monday and Thursday, 8:00 a.m. to 12:00 p.m.

The City Secretary and Public Works supervisor discussed prohibited items being discarded at the city dump and suggested reducing the open hours. The reduced hours will allow someone to be at the dump to monitor disposed items, verify payment thru the City and verify residency before dumping is allowed.

Mona Brown made a motion to limit the City dump hours from every day to Monday and Thursday, 8:00 – 12:00 as identified, with a second from Rudy Dudley. All present voted aye.

6.11 Review, Discussion, and Possible Action by the Council to evaluate the possibility to construct a recreational RV park off 259 near Trent Duke's business Auto Man.

Trent Duke spoke with the EDC at the EDC meeting dated 4/5/21. He would like to put in a 5 spot RV park and wants to clear his property and the city property going to the city park. The best location to input a road needs to be discussed with a Civil Engineer. He is not asking the city for money, but is asking the city for permission to put the park in. There are multiple items that will have to be addressed in the future before any construction is started. The property is already zoned as Commercial. Plans are to use the RV park as a short-term rental property with a maximum stay of two weeks.

Mitch Cox stated our number one asset to the City of Lone Star is the lake. The EDC has been looking for projects which they can support and help bring additional business into the area. Our park is missed by many because it is not seen from the highway and placing the RV park at this location could open-up the view to the lake. This could be an opportunity to offer lodging and access to the park for

visitors. Initial plans are to build 5-6 RV spots and maybe 3-4 cabins. Trent brought the idea to the council for review and consideration.

No action taken.

6.12 Review, discussion, and possible action regarding street signs and house number placement on residential roads and homes.

The EDC would like to establish a program to put up street signs and installation of 911 addresses at each residence. The EDC is waiting on samples and estimated cost to proceed. The EDC presented this information to the council for discussion.

No actions taken.

8. ADJOURN

A motion to adjourn was made by Mona Brown, with a second by Jeremy Livingston. All preset voted aye.

/s/ Jerri Chism
Jerri Chism, Mayor Pro Tem

/s/ Tina Love
Tina Love, City Secretary