

REGULAR MEETING
LONE STAR ECONOMIC DEVELOPMENT BOARD
LONE STAR FIRE STATION – 201 W. INDUSTRIAL
May 3, 2021 at 6:00 p.m.

We reserve the right to enter into Executive Session on any Agenda item pertaining to 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 Economic Development Board 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 Board. 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/994350381>. They may also join by calling [+1 \(646\) 749-3122](tel:+16467493122) and entering the Access Code: 994-350-381. 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 following the conclusion of the meeting.

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., Monday, May 3, 2021.

MINUTES

Present were Chairman Mitch Cox and Board Members Mona Brown, Karl Stoermer, Rudy Dudley, Lesley Dalme, Felipe Guerrero, and Secretary/ Treasurer Tina Love.

1. CALL TO ORDER - Chairman Mitch Cox at 6:03 P.M.

2. PUBLIC COMMENTS

Trent Duke updated the EDC about information he has gathered on pricing and estimated income for the RV Park and cabins. He has not found an Engineering firm to help with the park configuration. He will present additional details at next month's meeting.

3. CONSENT ITEMS:

Minutes of Regular Meeting on April 5, 2021.

A motion to accept the minutes for April 5, 2021 was made by Karl Stoermer, with a second by Mona Brown. All present voted Aye.

4. REPORTS:

Financial Reports for April 2021.

A motion to accept the Financial Reports for April 2021 was made by Karl Stoermer, with a second by Rudy Dudley. All present voted Aye.

5. ACTION ITEMS:

5-1: Review, discussion, and possible action regarding the pavilion cover for the old basketball court at City Park (tabled from previous meetings).

Felipe has received two quotes for the pavilion to cover the old basketball court. One quote was for \$59,980 and the other for \$28,665.00. He is going to get an additional quote so the EDC will have three quotes to review. To have a fair comparison for all bids, all bids need to be for the same gauge of steel, quoted height of 10 ft., and same column heights. Additional items discussed were to include lighting and tables. After discussion, it was determined to have the quotes presented as a package deal to include lights, tables and the pavilion cover.

A motion to table this item until additional information is gathered was made by Mona Brown with a second from Felipe Guerrero. All present voted Aye.

5-2: Review, discussion, and possible action regarding the drainage at City Park (written proposal and/or updates, tabled from previous meeting).

The drainage problem must be fixed before any additional improvements can be made to the park. Improvements need to start at the existing basketball court down to the lake. We are going to need a contractor to coordinate these efforts for a project of this size. We need to get three bids and see how much this project will cost.

A motion to table this item until additional information is gathered was made by Karl Stoermer with a second from Rudy Dudley. All present voted Aye.

5-3: Review, discussion, and possible action regarding bids for pier repair or pier replacement (tabled from previous meeting)

We have approximately 14 boards that are missing and several vertical boards that are loose on the existing pier located at the City Park. It was discussed in previous meetings to consider replacing the existing pier with a metal pier pending grant approval. The EDC has not received any updates on the grant and repairs need to be made prior to the upcoming swimming season. The cost of building materials and time to make temporary repairs to the pier was discussed.

A motion was made by Rudy Dudley to appropriate up to \$500 for building material and labor to temporarily repair the pier with a second from Felipe Guerrero. All present voted Aye.

5-4: Review, discussion, and possible action regarding Edgemont City Park (tabled from previous meeting).

A motion to table this item pending discussions with Sean was made by Mona Brown with a second from Karl Stoermer. All present voted Aye.

5-5: Review, discussion, and possible actions regarding Park Grants (tabled from previous meeting).

A motion to table this item pending discussions with Sean was made by Felipe Guerrero with a second from Mona Brown. All present voted Aye.

5-6: Review, discussion, and possible action for cleaning up and cleaning out the swimming area at City Park.

Discussed the need to fix drainage problems at the City Park before we clean out the swimming area. In the past, Randy Putman was able to dig out the swimming area with excavation equipment, but he no longer has the equipment. Consider contacting RCC excavation of Naples or David Duck of Hughes Springs to see if they have equipment to dig out swimming area.

Karl Stoermer made a motion to authorize spending up to \$6,000 to clean up and clean out the swimming area after bids are received with a second from Felipe Guerrero. All present voted Aye.

5-7: Review, discussion, and possible action for Derek Croley and Jessie Kennedy to use the baseball field, lighting, and dugouts located at the City Park.

Jessie Kennedy spoke to the EDC about usage of the large baseball field located at the City Park. He and Derek Croley have held practices at the field for their baseball team and would like to volunteer their time and make improvements to the field. They are currently maintaining the field by mowing, weed eating, and cleaning up the area before and after practices. They would like to have more activities, such as tournaments held at the baseball field. The desire to have lighting also was discussed, but the age of the lights and the planned removal of old transformers would deter usage of the existing lights. It was discussed to research the cost of replacing the old fence, renovate the field, replace lighting, bleachers and repairs to the bathrooms and concession stand.

A motion was made by Karl Stoermer to start a new initiative to help bring baseball and softball back to Lone Star with a second from Felipe Guerrero. All present voted Aye.

5-8: Review, discussion, and possible action of sales tax differences between Type “A” and Type “B” Economic Development Committee’s.

Discussed the differences between Type “A” and Type “B” Economic Development Committee’s. Mitch stated he has a notebook that includes different scenarios for various Type “B” EDC initiatives. Mitch offered to make copies or let anyone view the notebook if anyone was interested.

No action taken.

5-9: Review, discussion, and possible action of the purchase of a storm siren.

The desire to purchase a storm siren for the community was discussed. Discussions occurred in the past about the purchase of a storm siren, but was not approved by previous members. Mona volunteered to research this further and check to see if the EDC can help with the purchase.

A motion to table this item pending additional information was made by Rudy Dudley with a second from Karl Stoermer. All present voted Aye.

5-10: Review, discussion, and possible action to assist with funding for construction improvements to the Fire Department building where EDC, Council, PD and FD meetings are held.

Mitch Cox discussed he would like the EDC to help with the interior construction improvements/repair of the FD meeting room used by all city affiliates. The council has approved the work being done but did not identify how the repairs would be paid for. A claim was submitted to TML for roof leaks pending the insurance adjuster's evaluation. No repairs/improvements will be done until after the roof is evaluated.

Mona made a motion that the EDC be authorized to pay for the interior improvements of the Fire Department building with a second from Lesley Dalme. All present voted Aye.

5-11: Review, discussion, and possible action revisit grant for upgrading business frontage.

Rudy Dudley presented an idea for the EDC to consider implementing a visual improvement program for Lone Star businesses. This program would allow up to 10 businesses to apply for an EDC grant to match up to \$2,000, every 18 months, for business visual improvements. All businesses must submit detailed plans, description of improvements, and other related documentation to the EDC for evaluation and disposition. If the EDC approves the application, the business could use the money to improve the business frontage, signage, appearance, etc., to beautify the business. Paid receipts and related documentation must be supplied to the EDC for funds reimbursement. A business can only have one project within an 18-month period and projects must be different for each application.

A motion was made by Karl Stoermer to allow Rudy Dudley to present "Keep Lone Star Beautiful" presentation to the City Council with a second from Mona Brown. All present voted Aye.

5-12: Review, discussion, and possible action filling vacancy on the Economic Development Committee.

A vacancy on the EDC committee was discussed. Consider accepting applications to fill the position. No action was taken.

5-13: Review, discussion, and possible action for an EDC newsletter.

Rudy Dudley has created an EDC newsletter recapping EDC activities. It is currently posted on the EDC website. Felipe Guerrero is researching bulk mailers to distribute future EDC newsletters to the public. No action was taken.

5-14: Review, discussion, and possible action to consider formal election of officers to the EDC.

Rudy Dudley made a motion to consider electing officers within the EDC committee for a two-year term with a second from Mona Brown. All present voted Aye.

5.15: Review, discussion, and possible action on how invoices and payments are received, distributed, and reconciled.

A discussion occurred on vendor payment procedures, required documentation for payment, and reference information identified on check payments for traceability. No action was taken.

5-16: Review, discussion, and possible action on resolution of payment for traffic survey previously performed.

Mitch Cox discussed an issue that occurred in 2017 when the City was trying to get Love's Truck Stop to establish a business in Lone Star. Loves would not consider a business in Lone Star until after a traffic survey was performed to determine the volume of truck traffic. The EDC & council authorized payment for \$750.00 to perform the traffic survey which took a week to complete. The gentleman who performed the survey was needing payment for the survey. Mitch provided the gentleman \$100.00 cash and wrote a check from his personal account for \$650.00. Two months after the traffic survey was completed, the City reimbursed Mitch \$750.00 for payment of the survey. Mitch has a signed affidavit that the individual who performed the traffic survey accepted \$100.00 cash along with a %650.00 personal check from Mitch Cox.

No action taken.

5-17: Review, discussion, and possible action to consider issuing a survey to the LS citizen pertaining to the EDC functions.

Rudy would like to develop a questionnaire about the EDC and pass out to the citizens of Lone Star for their feedback. Some questions for consideration on the questionnaire are 1) How long has the citizen lived in Lone Star? 2) Do you know about the EDC and its function? 3) Do you know how the EDC is funded? 4) Are you aware of projects the EDC has completed? 5) Is there a project you would like the EDC to complete? These are the types of questions which could be included on the questionnaire in an effort to notify the community of the EDC and also an effort to involve the citizens more in the community.

No action taken.

6. ADJOURN

A motion to adjourn the meeting was made by Mona Brown, with a second by Felipe Guerrero. All present voted aye.

/s/ Mitch Cox

Mitch Cox, Chairman

/s/Tina Love

Tina Love, Secretary/Treasurer