

*LONE STAR CITY COUNCIL
FIRE HALL – 201 WEST INDUSTRIAL
June 17, 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.

Citizens may join the GoToMeeting by logging on at <https://global.gotomeeting.com/join/777895037>. They may also join by calling [+1 \(224\) 501-3412](tel:+12245013412) and entering the Access Code: 777-895-037. Participants will be asked to **mute their phones/microphones**. There will be an audio recording made of the meeting and uploaded to the City website.

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., June 17 2021.

MINUTES

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

1. CALL TO ORDER - Mayor Randy Hodges @ 6:02 PM

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation – Mayor Randy Hodges

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.]*

Keith Reiter commented about the need for street repairs in various areas. He asked if there were anyway the city could tighten the budget and try to work on at least one street per year.

Mike Sichta discussed there had been no actions at Hopes Homes to remove the travel trailer or the installation of a privacy fence and agreed upon. The time allotment to do these activities has expired and he wants to know if anything is going to be done. He expressed concerns about the street repairs as well.

4. CONSENT ITEMS:

Minutes of the Regular Meeting on May 20, 2021.

A motion to accept the minutes of May 20, 2021, as written, was made by mona Brown with a second by Jerri Chism. 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 accept the reports as written was made by Jerri Chism with a second from Lynn Cox. All present voted Aye.

6. ACTION ITEMS

- 6.1 Review, Discussion, and Possible Action by the Council for Kim and Jim Sly to discuss the Hotel Occupancy Tax previously approved.

Kim Sly read a letter that she had prepared discussing her concerns about the Hotel Occupancy Tax (HOT) and how it affected only their business because they were the only hotel in town. She referenced the conversation that she and EDC member Rudy Dudley had and the correspondence that was given to her. She felt that it was wrong to implement a tax without notifying businesses first.

Jim Sly spoke and expressed his opinion on the appearance of Lone Star and the road conditions. He described trees are hanging over the roadways and are scratching up RV's as they come to the RV park.

The Mayor asked Rudy Dudley to provide more details about the HOT. He described the research that was performed, why the 7% tax rate was selected, exemptions, what the tax money could be used for and other details in accordance with state guidelines.

Jim and Kim Sly made additional comments about the additional cost and effect the HOT will have on their business, workers, and others that stay at their facility. They feel business would be lost if the additional tax were added.

- 6.2 Review, Discussion, and Possible Action by the Council to consider a modification to the proposed Hotel Occupancy Tax.

The Mayor opened the floor for the council to discuss the Hotel Occupancy Tax (HOT). Monna Brown stated that in lieu of listening to Mr. & Mrs. Sly, she feels that the Council may have been premature in putting the HOT in effect at this time and should consider holding off implementing the tax until we see if additional A B & B's are established or another hotel opens. Lynn Cox expressed he has no objection in postponing the HOT and we should consider revisiting it in January 2022. Jerry Chism and Jeremy Livingston both agree upon postponing the HOT, for now. The Mayor clarified the council wants to postpone the HOT until January 2022. At that time determine if any additional A B & B's or hotels are established. If the HOT is re-instated in January 2022, the rate would be at the original amount of 7% unless it

is decided to reduce to a lower rate. The Mayor believes it is noteworthy to create additional funds so we can advertise the area. We can wait to see what the economy does, but the potential of new business coming to the area could increase the need for A B & B's and a motel for people to stay in.

A motion was made by Lynn Cox to postpone the implementation of the HOT until January 1, 2022 depending on business, motels, and A B & B's that may come in, then review at the January meeting and consider if we want to reduce the rate to 6%' a second was received from Jerry Chism. 4 voted Aye; 1 no vote.

6.3 Review, Discussion, and Possible Action by the Council to consider extending the timeline for the fence installation at Hopes Homes and to revisit the placement of the fencing. Management changes are prompting this reconsideration.

The City Secretary presented fencing information previously voted on for Hopes Homes. It was discussed to place a 6 ft. privacy fence around the facility. Encompassing the facility with a privacy fence would be very expensive, so additional options were discussed. The fence placement, fencing material (wood or chain link), time involved to build the fence, and available resources were discussed with the new administrator, Shannon Cooper. After discussions, it was suggested to allow an additional 30 days to get a plan together for a 6 ft. high cyclone privacy fence, to quantify the cost, and to measure off an area for fence placement to provide privacy to the residence and neighbors.

A motion to extend the timeline for an additional 30 days, to take measurements and gather additional information was made by Mona Brown with a second from Jerri Chism. All present voted Aye.

6.4 Review, Discussion, and Possible Action by the Council for the new administrator at Hopes Homes, Shannon Cooper, to discuss a variant for a travel trailer temporarily located at the facility.

Ms. Cooper's position has changed from temporary to the administrator of Hopes Homes; therefore, invalidating the variant for the travel trailer. The travel trailer has been moved to the parking lot of the facility and can stay there if no one is living in it.

No action.

6.5 Review, Discussion, and Possible Action by the Council the repairs and cost for roof replacement for the Volunteer Fire Department and the Public Works shop building.

One bid to repair the roof was received and discussed. We are pending two additional bids for comparison. A special meeting will be called once additional bids are received or item will be placed on the next meeting agenda.

No action.

6.6 Review, Discussion, and Possible Action by the Council to discuss repairs on the side door of the City Hall.

Postponed this item. No action.

6.7 Review, Discussion, and Possible Action by the Council to re-evaluate vehicles and equipment owned by the city and determine if any can be sold to reduce liability and insurance expenses.

Discussed some of the vehicles that are not being used and consider selling.

A motion to table this item until an equipment list is received was made by Mona Brown, with a second from Jerri Chism. All present voted Aye.

6.8 Review, Discussion, and Possible Action by the Council to allow Economic Development Committee to spend up to \$1,000 max. for publishing supplies for new, upcoming EDC initiatives (VIP, HOT, etc.).

Rudy Dudley presented the need for the EDC to purchase their own supplies for preparation of newsletters, presentations, and other publishing's, and not use the city supplies. The EDC authorized spending up to \$1,000 max. cumulative total with City Council approval.

A motion allowing the EDC to spend up to \$1,000 cumulative total for publishing supplies was made by Lynn Cox with a second by Jeremy Livingston. All present voted Aye.

6.9 Review, Discussion, and Possible Action by the Council to revisit the purchase of a storm siren for the community.

The EDC has looked for grants and other options to purchase a storm siren for our community, but without success. ATCOG was contacted to see if they knew of any grants, but none were found. ATCOG mentioned periodically extra funds were available to make a low-rate loan against. The estimated cost to purchase a storm siren is \$60K. Currently, the city is not interested in making an additional loan. Keith Reiter provided an additional option to consider. Instead of purchasing a storm siren for several thousand dollars, consider setting up a phone distribution list and send a mass text message to notify individuals of an emergency or an event. This could be done very inexpensively. It was suggested to consider contacting Grantworks for assistance in writing grants, and to participate in a workshop to help us know what type of grants are available, and how to proceed on future grants.

A motion was made by Mona Brown to contact Grantworks to come to a workshop to discuss grants with a second from Jerri Chism. All present voted Aye.

6.10 Review, Discussion, and Possible Action by the Council to schedule a Budget Workshop.

A motion to schedule the first budget workshop on July 8th, 6:00 PM was made by Lynn Cox with a second from Mona Brown. All present voted Aye.

6.11 Review, Discussion, and Possible Action by the Council to discuss the City's permit and fee schedules, including, but not limited to variance fees, etc. (tabled from previous meeting).

Rudy did not have Mr. Derrick, who does inspections for Hughes Springs, come to the meeting tonight because he is still gathering information. He wants to ensure we have the necessary information to update records accordingly.

A motion was made by Lynn Cox to remove this item from the agenda until additional information is gathered with a second from Jerri Chism. All present voted Aye.

7. ADJOURN

A motion to adjourn was made by Jerri Chism, with a second by Mona Brown. All present voted aye.

/s/Randy Hodges
Randy Hodges, Mayor

/s/ Tina Love
Tina Love, City Secretary