

REGULAR MEETING
LONE STAR ECONOMIC DEVELOPMENT CORPORATION
LONE STAR FIRE STATION – 201 W. INDUSTRIAL
July 12, 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/325927677> . They may also join by calling [+1 \(872\) 240-3212](tel:+18722403212) and entering the Access Code: 325-927-677. 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., July 12, 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 @ 6:00 P.M.

2. PUBLIC COMMENTS - None

3. CONSENT ITEMS:

Minutes of Regular Meeting on June 7, 2021.

A motion to accept the minutes for June 7, 2021 was made by Karl Stoermer with a second from Lesley. All present voted Aye.

4. REPORTS:

Financial Reports for June 2021.

Motion to accept the Financial Reports for June 2021 was made by Karl Stoermer with a second from Felipe Guerrero. All present voted Aye.

5. ACTION ITEMS:

5-1: Review, discussion, and possible action regarding the Rocky Point Adventures participation in the Visual Improvement Program, needs for long term growth, and to discuss tourism to Lone Star.

Rudy Dudley summarized the Visual Improvement Program (VIP) requirements. A business can qualify to obtain up to \$2,000.00 grant from the EDC, at a 50% reimbursement rate, for an 18-month period, to improve the visual appearances outside an established business. Necessary documentation, such as DBA, project details, insurance, bids (3 minimum), etc. must be provided to the EDC prior to grant approval. A business owner is not allowed to perform the modification themselves.

Caryl Cochran, of Rocky Point Adventures (RPA), approached the EDC about participating in the VIP with advertising assistance. He notified the EDC since the opening of RPA on May 15, 2021, 4,300 visitors, from seven different states, have paid admissions to participate in RPA water activities. Currently, the business has a small sign advertising RPA near Hwy. 259. He would like to improve advertising by utilizing a metal shop building located at 108 West Germany by painting and placing a RPA logo on it with the assistance of the VIP grant.

Additionally, Mr. Cochran referenced long term growth and tourism. Currently, RPA utilizes portable bathroom facilities and desires to have gas and sewer lines installed to the facility. He is asking the City for consideration in this endeavor.

The EDC can evaluate the request to participate in the VIP but the gas and sewer line installation will have to be evaluated by the City Council and legal counsel.

No actions taken.

- 5-2: Review, discussion, and possible action with Morris County Collaborative Coordinator, Kami Reddington about new initiatives and involvement in Morris County.

Ms. Reddington had to cancel. No actions taken.

- 5-3: Review, discussion, and possible action to restore the concrete and striping on the old basketball court at the city park and discuss quote received from Garrett Williamson of Lone Star Concrete Technologies, LLC.

Garrett Williamson of Lonestar Concrete Technologies made a presentation describing how his company can restore the concrete and striping on the old basketball court located at the City Park. The concrete is acid etched, all transitions are ground smooth, and expansion joints are recut. The existing paint is ground off, and the concrete is pressure washed to clean. Cracks are repaired by applying a two-part hybrid urethane that combines with sand to form a tough instant polymer concrete. Unlevel areas are ground down and the concrete resurfaced 3/32 to 1/8 inch to level. It takes approximately 4 days to complete the process and 7 days for the polymer to completely cure. It comes with a 10-year warranty. The estimate provided was for \$20,660.00. It is suggested to refresh the sealer every five years at an estimated cost of \$400.00, currently.

A motion to approve Lone Star Concrete Technologies to perform the concrete restoration and repairs was made by Rudy Dudley with a second by Felipe Guerrero. All present voted Aye.

- 5-4: Review, discussion, and possible action for installation of a 30 x 30 pavilion at City Park, near the boat ramp area.

A motion to allow up to \$10,000.00 be spent for the installation of a 30 x 30 pavilion at the City Park near the boat ramp with concrete pad, cover and lights was made by Karl Stoermer with a second by Rudy Dudley. All present voted Aye.

- 5-5: Review, discussion, and possible action for repairs and replacement of fixtures at the City Park bathroom.

Mitch Cox has spoken with Mike Carter about preparing a bid for the installation of stainless steel fixtures at the City Park restroom. He has also contacted Clubb Plumbing and Freddie Dooley but has not received any quotes. Considering other structural damages to the facility we may need to find a contractor and/or mason to repair some

A motion to table this item was made by Karl Stoermer with a second from Felipe Guerrero. All present voted Aye.

- 5-6: Review, discussion, and possible action for placement of cameras at the City Park.

Felipe Guerrero has contacted three companies about providing bids for camera placement at the City Park.

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

- 5-7: Review, discussion, and possible action to identify the maximum number of Visual Improvement Program (VIP) grants allowed by EDC within an 18-month period for budgeting purposes (previous discussions were up to 10) and provide program updates.

A \$20,000 limit was identified as the maximum amount allowed within an 18 month period for the VIP. This does not limit the number of businesses to 10, but establishes the maximum dollars allowed by the program.

Rudy provided an update on the VIP. He also mentioned he was approached by Spoon's BBQ owner Stacey Attaway about participating in the program. Stacey has completed a VIP application and supplied a bid from Cross Roots Printing & Design for a 3 x 8 business sign at the cost of \$1050.00 in which the VIP could match up to \$525.00 if the grant is awarded.

A motion to identify the maximum VIP limit at \$20,000.00 per year (12 months) but a business can apply for \$2,000.00 every 18 months was made by Rudy Dudley, with a second from Felipe Guerrero. All present voted Aye.

- 5-8: Review, discussion, and possible action regarding the pavilion cover for the old basketball court at City Park (tabled from previous meetings).

The old basketball court pavilion cover was part of the grant improvement program. The EDC did not receive the grant; therefore, this item will be removed. No action taken.

- 5-9: Review, discussion, and possible action regarding the drainage at City Park (written proposal and/or updates, tabled from previous meeting).

The drainage issues at the City Park need to be fixed before other projects are performed. We need to identify our needs and consider hiring an engineering firm to perform an engineering study to identify the best course for the drainage.

A motion to table this item until we can contact an engineering firm and get estimates to repair the drainage was made by Karl Stoermer with a second from Rudy Dudley. All present voted Aye.

- 5-10: Review, discussion, and possible action regarding bids for pier repair or pier replacement (tabled from previous meeting).

Trent Duke was previously awarded the bid to complete the pier repairs before Memorial Day but has not been able to complete the repairs.

A motion to get a rebid price and approve up to \$1,500 for the repairs was made by Rudy Dudley with a second from Felipe Guerrero. All present voted Aye.

- 5-11: Review, discussion, and possible action regarding Edgemont City Park (tabled from previous meeting).

The Edgemont City Park was part of the grant improvement program. The EDC did not receive the grant, but would like to begin cleaning up the park area for future improvements. Mitch Cox will try to contact some contractors for bids to clean up the park.

A motion for Mitch to get bids on cleaning up the Edgemont Park was made by Felipe Guerrero with a second from Rudy Dudley. All present voted Aye.

- 5-12: Review, discussion, and possible actions regarding Park Grants (tabled from previous meeting).

Lelsey Dalme contacted the city of Pittsburg to discuss their grant application process and the grant they received. She shared with the EDC members that Pittsburg did not receive a grant on their first submission. The EDC members discussed the need to continue to research available grants and to consider hiring a grant writer to assist with future grant submissions. Each member was challenged to research park grants issued to Texas cities for future ideas.

Pending additional research. No action taken.

- 5-13: Review, discussion, and possible action for cleaning up and cleaning out the swimming area at City Park (follow up from previous meeting)

Removed from list until drainage problems are repaired.

- 5-14: Review, discussion, and possible action to renovate the big baseball field located at the City Park (follow-up from previous meeting with estimates for repair).

James Duke was present to discuss the desire to renovate the big baseball field. The EDC discussed the biggest expense to the field was lighting. Bowie Cass has removed the old transformers but suggested not using the existing lights or consider using the

existing poles because of the age. Rudy Dudley has contacted a couple of lighting companies for bids and is trying to get a third bid.

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

5-15: 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 (follow-up from previous meeting).

Removed from list until after roof repairs are made to the building.

5.16: Review, discussion, and possible action to consider election of officers to the EDC (follow up from previous meeting).

Discussed a chairman and a co-chairman position for the EDC officers. Prior to the election for these positions, by-laws need to be established. Pending the creation of by-laws to include position titles.

No action taken.

6. ADJOURN

A motion to adjourn was made by Karl Stoermer with a second by Lesley Dalme. All present voted Aye.

 /s/ *Mitch Cox*

Mitch Cox, Chairman

 /s/ *Tina Love*

Tina Love, Secretary/Treasurer