

*LONE STAR CITY COUNCIL  
FIRE HALL – 201 WEST INDUSTRIAL  
March 17, 2022 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.

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](mailto:citysecretary@lonestartx.net) or by calling 903-656-2311 for staff assistance. Comments must be received before 3:00 p.m., March 17, 2022.

**MINUTES**

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

**1. CALL TO ORDER – Mayor Randy Hodges at 6:05 P.M.**

**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 expressed his opposition against the Hotel Occupancy Tax, agenda item 6-3.**

**Brad Goodrum expressed his opposition against the Hotel Occupancy Tax and expressed his support of Mr & Mrs. Sly.**

**Anita Winkles owns various properties within the city limits of Lone Star. She is not opposed to the Hotel Occupancy Tax being implemented but believes the 7% tax rate is too high. If she had a choice to have an Air B & B on the lake in Lone Star or Jenkins she would choose Jenkins because of the additional cost effecting her bottom line.**

**No additional citizen comments.**

**4. CONSENT ITEMS:**

Minutes of Regular Meeting on February 17, 2022

**A motion to accept the minutes of regular meeting on February 17, 2022 was made by Rudy Dudley, 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

**As Council was reviewing the reports, Mayor Hodges expressed his appreciation to the Police, Water & Sewer Department, and Fire Department for their outstanding performance and dedication to the community. He referenced the most recent state records available (2018) indicate the total crime rate in Lone Star at 86% below the national average, violent crime rate is 47% below the national average, and property crime rate is 93% below the national average. He complimented the Water & Sewer department for minimal water interruptions during the previous year, especially during last years freeze. Many cities went without water for days, but Lone Star had minimal to no interruptions. He commended the Volunteer Fire Department for their services and dedication not only in our community, but also in other communities during the recent storms. He is proud to be affiliated with a community willing to help each other.**

**A motion to accept the reports as presented was made by Rudy Dudley, with a second by Jeremy Livingston. All present voted Aye.**

## **6. ACTION ITEMS**

6-1: Review, Discussion, and Possible Action by the Council to establish the effective date for the Centerpoint Energy 2022 Annual gas reliability infrastructure program (GRIP).

**The City Secretary presented to the City Council the CenterPoint Energy 2022 Annual GRIP Adjustment for the Beaumont/East Texas Division interim rate adjustment (IRA). The proposed IRA would become effective on May 2, 2022, unless the City suspends the date for no longer than 45 days. The proposed IRA would increase residential customer rates \$1.59/month, General Service (small volume) \$2.61/month and General Service (large volume) \$13.74/month.**

**A motion to suspend the CenterPoint Energy IRA for 45 days was made by Rudy Dudley, with a second by Jerri Chism. All present voted Aye.**

6-2: Review, Discussion, and Possible Action by the Council to discuss the dilapidated condition of property located at 204 Northshore Circle and determine whether to issue an additional extension for property cleanup or abate the structure.

**Mrs. Dunn, owner of the property located at 204 Northshore Circle, was unable to attend the meeting, but spoke with the Mayor and City Secretary prior to the meeting. She realizes the condition of the house is irreparable and has contacted someone to abate the structure. She asked for an extension to allow time to remove some personal items from the property. A 60-day extension to begin on May18th was discussed and agreed upon pending Council approval.**

**A motion to grant a 60-day extension and structure abated by May 18<sup>th</sup> or the City will abate and invoice the owner, was made by Rudy Dudley, with a second from Jerri Chism. All present voted Aye.**

6-3: Review, Discussion and Possible Action for Kim and Jim Sly to speak about hotel occupancy tax.

**Kim and Jim Sly expressed how the hotel occupancy tax will impact their business. Covid, inflation, fuel cost, and hydrilla on the lake has significantly decreased hotel rentals in the past year. The need to encourage growth instead of penalizing the business with an additional tax was discussed.**

**Mayor Randy Hodges discussed the consideration of implementing a graduated tax instead of the 7% as previously approved by the Council. Mrs. Sly suggested a 1-2% tax.**

**Alderman, Rudy Dudley, described the benefits of the hotel occupancy tax and suggested considering a decreased tax rate at 4%.**

**Mayor Randy Hodges allowed visitors Linda Speer, Julie Casper, Keith Reiter, Anita Winkles, and Ted Pertzborn express their opinions about the hotel tax.**

**A motion to implement the Hotel Occupancy Tax at a rate of 2%, and re-evaluate in six months, was made by Rudy Dudley, with a second from Jeremy Livingston. All present voted Aye.**

6-4: Review, Discussion and Possible Action regarding a 3.00% rate increase proposed by Sanitation Solutions.

**Sanitation Solutions submitted a request for a 3% rate increase in accordance to the annual review of the solid waste agreement with the City of Lone Star and based upon the most recent Consumer Price Index (CPI) data. Increased cost in general liability insurance, truck and equipment cost, and landfill compliance cost are additional reasons for this request. The last rate increase was effective in February 2019.**

**A motion to accept the 3% rate increase was made by Rudy Dudley with a second from Jerri Chism. All presented voted Aye.**

6-5: Review, Discussion and Possible Action regarding 2022 Consumer Price Index (CPI) Adjustment to Municipal Telecommunications Right-Of-Way Access Line Rates to accept or refuse an increase of 2.5378% from 2021 rates.

**The 2022 maximum access line rates have increased by 2.5378% due to inflation as measured by the Consumer Price Index (CPI). The rate increase calculates to be \$0.08 for residential, \$0.18 for non-residential and \$0.26 for point-to-point. If the Council accepts the rate increase the Public Utility Commission will notify the telephone companies of the rate change and the City compensated accordingly. If the rate increase is refused, the rate will remain the same and no additional revenue received.**

**A motion to accept the rate increase was made by Rudy Dudley, with a second from Jerri Chism. All present voted Aye.**

6-6: Review, Discussion and Possible Action to nominate a new candidate for the Morris County Appraisal District Board of Directors to fill a vacancy after the retirement of longtime member Ray Thigpen.

**The Council discussed candidates for consideration to replace Mr. Thigpen after his retirement from the Morris County Appraisal District Board of Directors. During the discussion Mrs. Anita Winkles inquired about the qualifications. Mrs. Winkles lives in Lone Star, owns various properties in the area, has a business background in real estate, and expressed interest in the position.**

**A motion to nominate Anita Winkles as the City of Lone Star's nomination was made by Rudy Dudley, with a second by Jerri Chism. All present voted Aye.**

6-7: Review, Discussion, and Possible Action by the Council for the City Secretary to attend the required training class entitled Center for Public Management on March 28, & 29, 2022 located at Region 8 Education Service Center in Pittsburg, Tx.

**A motion to approve the City Secretary to attend the Center for Public Management training was made by Rudy Dudley, with a second from Jeremy Livingston. All present voted Aye.**

6-8: Review, Discussion, and Possible Action by the Council to consider increasing the dates for Spring cleanup from April 1<sup>st</sup> – 10<sup>th</sup> to April 1<sup>st</sup> – 15<sup>th</sup> and Fall cleanup from September 2<sup>nd</sup> – 10<sup>th</sup> to September 2<sup>nd</sup> – 16<sup>th</sup> to allow additional cleanup within the City,

**The City Secretary asked the Council to consider increasing the Spring and Fall cleanups an additional week to allow more time for citizens of Lone Star to cleanup and discard old unwanted items.**

**A motion to increase dates for the Spring cleanup to April 1<sup>st</sup>-15<sup>th</sup> and Fall cleanup to September 2<sup>nd</sup> - 16<sup>th</sup> was made by Rudy Dudley, with a second from Jerri Chism. All present voted Aye.**

6-9: Review, Discussion and Possible Action to consider establishing a fee for dump trailers to dump trash at the Wastewater Treatment facility.

**The City currently charges \$10.00 for a truckload and \$25 for a flatbed trailer up to 18 feet long to dump personal trash at the Wastewater Treatment facility. Recent activity of dump trailers being used for remodel jobs has prompted the need to evaluate creating a dump trailer fee because of the amount of garbage/debris each dump trailer holds. By contract, the City is allowed 38 hauls annually for roll off containers located at the Wastewater treatment plant. Hauls exceeding the contractual amount can cost the city \$345 per haul. An established fee for the dump trailers could help offset extra hauls which may occur. A fee was unable to be agreed upon during discussions.**

**A motion to table this item pending additional information was made by Rudy Dudley, with a second from Jeremy Livingston. All present voted Aye.**

**7.0 ADJOURN**

**A motion to adjourn was made by Jerri Chism with a second from Jeremy Livingston.  
All present voted Aye.**

**/s/ Randy Hodges**  
**Randy Hodges, Mayor**

**/s/ Tina Love**  
**Tina Love, City Secretary**