

REGULAR MEETING
LONE STAR ECONOMIC DEVELOPMENT CORPORATION
LONE STAR FIRE STATION – 201 W. INDUSTRIAL
March 14, 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 Economic Develop Corporation 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 or by calling 903-656-2311 for staff assistance. Comments must be received before 3:00 p.m., March 14, 2022.

MINUTES

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

1. CALL TO ORDER - Rudy Dudley – 6:01 PM

2. PUBLIC COMMENTS – No public comments

3. CONSENT ITEMS:

Minutes of Regular Meeting on January 3, 2022
(Meeting for February 7, 2022 was cancelled)

A motion to accept the minutes from January 3, 2022, was made by Mitch Cox, with a second from Lesley Dalme. All present voted Aye.

4. REPORTS:

Financial Reports for February 2022.

A motion to accept the financial reports for February 2022 was made by Mitch Cox, with a second from Karl Stoermer. All present voted Aye.

5.0 ACTION ITEMS:

5-1: Review, discussion, and possible actions to introduce Ms. Kami Redding of Morris County Collaborative and consider working together on future projects.

Introduction of Ms. Kami Redding, formerly of Morris County Collaborative, to the EDC board members. Ms. Redding discussed some of her work experience and

projects she has worked. She and EDC Chairman, Rudy Dudley have discussed ideas and projects which could bring additional activities and revenue into the City.

Introduction only – No action.

- 5-2: Review, discussions, and possible actions on updates for Engineering Study and survey for the City Park and Edgemont Park.

Discussions occurred between Rudy Dudley and Sean Spencer of Heartland about the Engineering Study and park surveys. Sean should be able to give a tentative start date by 3/18/22. Once the Engineering Study is complete at the City Park, it shouldn't take but a couple of weeks to get a final report of what needs to be done. The survey at City Park and Edgemont Park should not take very long.

A motion to table this item was made by Mitch Cox, with a second by Lesley Dalme. All present voted Aye.

- 5-3: Review, discussions, and possible actions for updates on Christmas light research and recommendations for purchasing items for the upcoming Christmas season.

The EDC had previously approved the purchase of 1,000 white and 1,000 colored bulbs for the Christmas decorations. Mitch Cox is to contact Temple Display and order.

No action

- 5-4: Review, discussions, and possible actions to evaluate obtaining the Senior Citizens Association building and suggestions on how to utilize the building to benefit the City and citizens of Lone Star.

The Senior Citizens Association, a non-profit organization, was deeded the building for community functions several years ago. The Association previously utilized the building for various community activities, but has since become inactive, and the building is no longer utilized. EDC Chairman, Rudy Dudley, has spoken with Ms. Gail Lilly, building administrator, and expressed interest in the building for future community activities. The building may need some roof repairs, but it is unknown if this is all until it is opened and evaluated further. Additional research is required to determine how to proceed in acquiring the building since it is owned by an inactive, non-profit organization. EDC Chairman Rudy Dudley will proceed with the research.

Discussions occurred about the various expenses and usages of the building. Expenses include building repairs, utilities, insurance, water & sewer. Usages suggested included holding GED classes, central location for Meals on Wheels, Quilting/Knitting club, party rentals, baby showers, and community events such as 42/dominos or Bingo. These are just a few suggestions for the limitless usages of the building.

A motion to pursue the restoration of the Senior Citizens Building as a viable asset to the Lone Star community was made by Karl Stoermer, with a second from Mitch Cox. All present voted Aye.

- 5-5: Review, discussion, and possible actions to pursue gaining access to the Steelworkers union building to schedule events for the summer.

The EDC is interested in accessing the Steelworkers Union Building to determine if it can be used for upcoming community events. Chairman, Rudy Dudley and Ms. Kami Redding met with local steelworker union representative Durwin Royal to tour the building and discussed if the union would consider leasing. Mr. Royal was unable to answer until he spoke with the union but would contact the EDC when he had an answer.

Ideas considered for the building usage were a small flea market, farmers market, outlet mall, boutique, or fish/tackle shop. Booth spaces can be measured and rented to individuals, both inside and outside of the building, who are interested in participating in the venue. Other options discussed were to host events such as area bands, dances, concerts, rental for birthday parties or family reunions. General project information, identified as Project 2022-002, was presented identifying these various options for consideration.

If the EDC can lease the building, it is necessary to consult legal counsel and identify the necessary paperwork to proceed forward. Additionally, insurance will need to be purchased, utilities turned on, and minor repairs to the building are possible. As identified in Texas Government Code, Title 12 Planning and Development, Subtitle C1, Chapter 505.158, the EDC can assist in projects related to business development in a small municipality. The EDC is asking for funding to move forward with this project as a business development opportunity and consider presenting this project to the City Council dependent on the building lease.

A motion to allocate up to \$10,000 to proceed forward with project 2022-002, dependent upon the EDC's ability to lease the Steelworkers union building, and present to Council, was made by Mitch Cox, with a second from Karl Stoermer. All present voted Aye.

- 5-6: Review, discussions, and possible actions to consider having a "mini trade days" during the summer.

Item 5-6 was discussed in 5-5.

- 5-7: Review, discussion, and possible actions to consider applying for the following grants:
- a. TEEX Economic Strategic Development Planning
 - b. Power Up Grant
 - c. Texas Community Based Grant

There are several grants available in which the EDC could apply for to benefit the community. Rudy Dudley discussed the grants identified as items (a), (b), and (c) and stated Kami Redding has agreed to help with the Power Up Grant. The TEEX Economic Strategic Development Planning grant primarily is an in-depth assessment of the community for future planning. Lone Star had an assessment performed a few years ago by Ash & Lime and shouldn't need another assessment but may benefit from other TEEX options. Federal and Texas Fire Marshall grants are two additional grants to consider when applying.

A motion to follow-up on the grants and apply for those benefitting the community was made by Mitch Cox with a second from Karl Stoermer. All present voted Aye.

- 5-8: Review, discussion, and possible actions on updates to install a television and computer in the Volunteer Fire Department meeting room for presentations and training.

In November 2021 the EDC discussed upgrading the video and audio equipment and consider purchasing a laptop and television to be used for training and presentations in the VFD meeting room. Research and price comparisons were done on various laptops and televisions. The cost of \$2,500 is estimated to purchase a laptop, television and upgrade the existing equipment located in the Volunteer Fire Department meeting room.

A motion to approve up to \$2,500 to upgrade the equipment, purchase a laptop and television, was made by Mitch Cox, with a second from Karl Stoermer. All present voted Aye.

- 5-9: Review, discussion, and possible actions to consider EDC member(s) to attend the Texas EDC conference scheduled June 21-24, in Corpus Christi Texas.

Registration is open to attend the Texas EDC conference in Corpus Christi, June 21-24, 2022. The conference identifies basic EDC functions and requirements and is recommended for new members to attend. The cost is \$700 per person plus hotel. To ensure attendance, members are responsible for conference cost and motel reservations. The EDC will reimburse members for these cost upon training completion and provided receipts.

No action.

6. ADJOURN

A motion to adjourn was made by Mitch Cox, with a second by Karl Stoermer. All present voted Aye.

/s/Rudy Dudley
Rudy Dudley, Chairman

/s/ Tina Love
Tina Love, City Secretary