

PUBLIC HEARING
LONE STAR ECONOMIC DEVELOPMENT CORPORATION
LONE STAR FIRE STATION – 201 W. INDUSTRIAL
May 10, 2022, at 4:00 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.

MINUTES

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

1. CALL TO ORDER – Chairman Rudy Dudley at 4:07 p.m.

2. PUBLIC HEARING

The purpose of this public hearing is to discuss the development and revitalization of the Lone Star Senior Citizens Community Events Center, and to allow citizens the opportunity to participate in discussions about the project, Project number 2022-003, in accordance with Texas Government Code, Title 12, Chapter 505.152 and 505-156.

Chairman Rudy Dudley, EDC Chairman, welcomed all visitors to the public hearing. He introduced the EDC members and Mayor Randy Hodges who was in attendance.

Mr. Dudley opened the discussion describing the Senior Citizens Association was active until 2020 when Covid hit. Members were unable to hold meetings and their funds were depleted paying bills and expenses. The association became inactive, utilities at the building were turned off, and the building was shut down. Ms. Gail Lilley, the remaining member of the Association, was contacted by EDC Chairman Dudley to discuss the circumstances and the desire to utilize the building as a community center.

Mr. Dudley provided information to the attendees on how the Senior Citizens Association originally acquired the building. Mr. & Mrs. Hugh Curry sold the building to the Senior Citizen Association for a sum of \$10.00 several years ago with the intentions the building would be used for community functions. A stipulation was included that if the building was not utilized and was vacant for five years, then the building would be returned to the heirs of Mr. & Mrs. Curry. The Curry's granddaughter, Ms. Carmen Bennet was the only living heir found and was contacted to discuss the building. Ms. Bennet had interest in the building being used for the community as intended. A stipulation will be included in the new By-Laws indicating the building will be transferred to the EDC/City of Lone Star if for any reason the Senior Citizens Association becomes inactive; therefore, ensuring the building will continue to be used as a community events center.

Morris County Commissioner and President of Morris County Collaborative (MCC) Mr. Greg Frazier was at the public hearing. He expressed the MCC had been interested in acquiring the building and that Mrs. Beverly Austin, a member of the MCC, had spoken with Ms. Lilley about the building. Mrs. Austin had contacted an attorney on how to proceed and tried to get a quick claim deed for the property. It was unclear as to other events which may have happened, but Ms. Lilley had not heard from the MCC for a period and proceeded discussions with the EDC.

Ms. Lilley provided the EDC with the warranty deed for review and to proceed with research on the property. EDC Chairman Dudley contacted a lawyer in Atlanta, Tx. and was notified the warranty deed was all that was required to proceed further. Mr. Dudley contacted the state of Texas to determine if revitalizing the Senior Citizens Association building to be used as a community center would qualify as a project identified in Texas Government Codes 505.152 and 505.156, in which it does.

The EDC approved spending up to \$30K for repairs to the Senior Citizens Association building. Repairs include cleaning up the building, painting, replacement of two windows, appliances, placement of rails in the restroom, and roof replacement, which is the biggest cost. Authorization to spend the EDC funds to repair the structure must be approved by the City Council.

Additional items necessary for the Senior Citizens Association to do include resubmitting paperwork to the state of Texas to re-establish the 501c3 non-profit status, re-open the bank account for bill payments, turn on utilities, and establish the fee for monthly dues. In memory of his father, who was previously a member of the Senior Citizens Association, Mitch Cox stated he would donate the \$100.00 to re-open the bank account.

A new board of directors was elected. The new directors are - President - Allison Hudson; Vice-President - Lanita Goodrum; Secretary - Jo Lynn Meadows; Treasurer – Sheri East; At-Large Board Members are: Gail Lilley, Jim Hamilton, Lesley Dalme, Brad Goodrum. Registered Agent is Rudy Dudley. New by-laws and rules to govern the association are in process. A stipulation was included in the new by-laws that if the Senior Citizens building closes and is dormant for a period of 5 or more years the building will default to the Lone Star Economic Development Corporation/City of Lone Star with the stipulation it can only be opened as a Senior Citizens Association in the future.

Membership to the association will be for citizens 50 years and above. A person younger than 50 can be a member but will not have voting rights. Membership is intended for citizens of Lone Star; however, it is not required to have a Lone Star address, but it is preferred for members to be a Morris County resident.

Various uses of the building were discussed. To bring in additional revenue, the building will be rented for birthday parties, meetings, wedding showers, etc. The Iron Bluff Cemetery committee has met in the building annually since the date of inception and will continue to be offered as a meeting facility.

EDC Chairman Rudy Dudley offered attendees an opportunity to speak before the public hearing closed. The comments received were positive and supportive of the Lone Star Senior Citizens Community Events Center being revitalized. Several attendees seemed interested in becoming members of the Senior Citizens Association and would like for it to be successful again. There were no negative comments made.

3. ADJOURN

A motion to adjourn was made by Felipe Guerrero, with a second from Mona Brown. All present voted Aye.

/s/Rudy Dudley
Rudy Dudley, Chairman

/s/ Tina Love
Tina Love, City Secretary