

**REGULAR MEETING**  
**LONE STAR ECONOMIC DEVELOPMENT CORPORATION**  
**LONE STAR FIRE STATION – 201 W. INDUSTRIAL**  
**June 6, 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](mailto:citysecretary@lonestartx.net) or by calling 903-656-2311 for staff assistance. Comments must be received before 3:00 p.m., June 6, 2022.**

## MINUTES

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

**1. CALL TO ORDER - Rudy Dudley at 6:03 P.M.**

**2. PUBLIC COMMENTS - None**

**3. CONSENT ITEMS:**

Minutes of Regular Meeting on April 19, 2022

**A motion to accept the meeting minutes for April 19, 2022, was made by Mona Brown with a second from Mitch Cox. All present voted AYE**

**4. REPORTS:**

Financial Reports for April 2022.

**A motion to accept the financial reports for April 2022 was made by Mitch Cox with a second from Allison Hudson. All present voted AYE.**

**5.0 ACTION ITEMS:**

5-1: Review, discussion, and possible actions to consider obtaining the Lone Star Senior Citizens building for use as a Senior Citizens Association and City event center. Follow up from March 2022 agenda item 5-4.

**Community members have been meeting to discuss the re-establishment of the Senior Citizens Organization and the revitalization of the Senior Citizens Building for it to be used as a community event center for Lone Star.**

**A new board of directors has been selected for the Senior Citizens Organization since there was only one director remaining from the previous organization. The By-Laws have been updated and modified. A new clause was included in the By-Laws that identifies what happens to the building in the event the Senior Citizens Organization disbands, or the organization becomes inactive. Paperwork has been submitted to the state to reestablish the organizations 501c3 status which lapsed due to Covid and inactivity. Rules and guidelines for members have been created. Monthly membership dues and estimated operating cost have been discussed. Various activities and fundraisers have been discussed to bring in revenue. Some ideas include domino or 42 tournaments, Bingo, renting the facility for birthday parties, wedding receptions, or for GED classes.**

**The Senior Citizens Building needs a few repairs before it can be used. The building needs a good cleaning, painting, appliances, two new windows, smoke and CO2 alarms, and the roof replaced. The roof needs to be replaced before the structure can be insured. Mona Brown will check on the insurance.**

**The first public hearing to discuss the revitalization of the Senior Citizens Building was held on May 10, 2022, at 4:00pm. Several residents attended the hearing and had positive things to say about using the building for senior citizen activities and as an event center. There were no negative comments or negative feedback.**

**The second public hearing is scheduled for June 14, 2022, at 5:30 pm.**

**This item was for update purposes and will be carried over to July 11, 2022 EDC meeting. No action taken.**

- 5-2: Review, discussions, and possible actions for updates on Christmas light research and recommendations for purchasing items for the upcoming Christmas season and to discuss plans for the upcoming season. Follow up from April 19, 2022, agenda item 5-3.

**Mona Brown discussed delaying the purchase of Christmas lights and decorations for the City Park because we don't have security or security cameras. Mitch Cox suggested postponing the purchase due to the cost. This item will be removed from the list and considered again towards the end of year. No action.**

- 5-3: Review, discussions, and possible actions on updates for Engineering Study and surveys for the City Park and Edgemont Park. Follow up from April 19, 2022 agenda item 5-4.

**Rudy Dudley has contacted Sean Spencer of Heartland multiple times to discuss the status of the Engineering study and completion of surveys at the City Park and Edgemont Park. An update should be available by June 24<sup>th</sup>.**

**A motion to extend this item to the next meeting was made by Mona Brown, with a second from Karl Stoermer. All present voted Aye.**

- 5-4: Review, discussion, and possible actions on Rocky Point Adventures application for VIP assistance in helping to obtain and install two, 8 x 8 signs for the outside of their building.

**The EDC received a Visual Improvement Program (VIP) application from Rocky Point Adventures to assist with the purchase of two, 8 x 8 signs, displaying the business name and logo, to be attached to the side and back of the metal building located at 108 W. Germany. The project cost is estimated at \$1,664.00. Rocky Point Adventures grant application is for \$832.00. The City Council previously authorized the Economic Development Corporation to spend up to \$20k to fund VIP applicants meeting the established VIP guidelines; therefore, this application does not require Council approval.**

**A motion to accept the VIP application and assist Rocky Point Adventures with the purchase of two 8 x 8 signs was made by Felipe Guerrero, with a second from Allison Hudson. All present voted AYE.**

- 5-5: Review, discussion, and possible actions on updates for City Park Project number 2022-001 and determine if new quotes are necessary to proceed forward with the previously approved project items identified as:

- a. Drainage improvements to the City Park
- b. Baseball/Softball field fencing
- c. Resurface and repair of basketball court at City Park
- d. Purchase and installation of security cameras at City Park and Edgemont Park for security and surveillance
- e. Complete renovation of bathrooms at City Park to bring them into ADA compliance and to permit a clean and accessible restroom for public use.
- f. Repair and replace toilet fixtures at City Park restroom
- g. Repair and replace light fixtures inside the restrooms at City Park
- h. Repairs to the pier at City Park
- i. Clean-up of existing swimming area
- j. 30' x 30' covered pavilion for fishing tournaments, weigh ins, and community events
- k. Renovation and repair of concession stand at City Park
- l. Baseball/Softball field lighting
- m. Upgrade and installation of additional picnic tables for public use

**City Park Project 2022-001 was delayed because of Covid and awaiting the drainage improvement engineering study. Due to price increases and delays new quotes are necessary. Assignments for project items (some shared) are listed below and will be discussed at the next EDC meeting.**

**Mitch Cox - Items a, e, f, g, h, i, k, l**

**Lesley Dalme - Item b**

**Felipe Guerrero - Items c, d, f, g**

**Mona Brown – Items j, m**

## **6. ADJOURN**

**A motion to adjourn was made by Mona Brown, with a second from Mitch Cox. All present voted AYE.**

*/s/Rudy Dudley*  
**Rudy Dudley, Chairman**

*/s/ Tina Love*  
**Tina Love, Secretary/Treasurer**