

**PUBLIC HEARING**  
**LONE STAR ECONOMIC DEVELOPMENT CORPORATION**  
**LONE STAR FIRE STATION – 201 W. INDUSTRIAL**  
**June 14, 2022, at 5:30 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 Mona Brown, Mitch Cox, Lesley Dalme, Felipe Guerrero, Allison Hudson, and Secretary/Treasurer Tina Love. Absent was board member Karl Stoermer.**

**1. CALL TO ORDER – Rudy Dudley at 5:33 pm**

**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.

EDC Chairman Rudy Dudley described the purpose of the public hearing was to discuss the revitalization of the Lone Star Senior Citizens Community Events Center. He had been approached by individuals in the area about the building not being utilized and concerns of it being vandalized. The Senior Citizens Association has not met in the building since 2020, when it was shut down due to Covid.

The Senior Citizens Association was incorporated in 1975 and acquired the building from Mr. and Mrs. Hugh Curry for the sum of \$10.00. The Curry's wanted the building to be used as a senior citizen's event center or community center. If the building wasn't utilized and became inactive for five years, the by-laws stipulate the building would be returned to Mr. & Mrs. Curry's heirs. The Curry's granddaughter, Ms. Carmen Bennet was the only living heir found and was contacted to discuss the building. Ms. Bennet was interested in the building being used for the community as intended. Currently, the building needs a new roof, painted, the ac/heater checked out, two new windows, appliances, and a few minor repairs inside. The roof must be replaced before the building can be insured. The EDC will get bids for the insurance cost. The EDC received City Council approval to spend up to \$30k on repairs to the building.

The EDC has helped the Senior Citizens Association submit paperwork to the state of Texas for their 501c3 non-profit status which was suspended due to inactivity. It is anticipated to take 6-8 weeks before the non-profit status is reinstated. Tax returns need to be caught up, submitted, and incurred penalties paid if there are any.

The Senior Citizens Association has redone their by-laws and has elected seven new board of directors to oversee the activities and adherence to the by-laws and organizational guidelines. 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. The association has established a two-signature banking account and has identified three individuals to be responsible for incoming and outgoing mail. Monthly dues of \$15.00 per month were proposed to keep the dues affordable but may need to be changed. It was suggested to take donations to offset some of the cost for those who would like to participate in the association but can't afford the dues. The Senior Citizens Association hopes to become active again on August 1, 2022, if all goes well.

Mitch Cox questioned if the Senior Citizens Association could be financially independent and pay for monthly expenses that are incurred. He feels that at least 40-50 consistent members paying monthly dues is necessary to meet any financial obligations that may be encountered. He also expressed concerns of people remaining active in the association and compared it to the Chamber of Commerce which has become inactive.

Keith Reiter questioned, "If he is already paying taxes, how is he going to benefit from the Community Events Center?" The building will be available for any citizen of Lone Star to use for special events. The Senior Citizens Association will identify the fees charged for the usage of the building since they are responsible for the building upkeep. Keith is against the association being solely over the fees charged. He feels the City Council should oversee the fees and not the Senior Citizens Association.

Cody Wommack asked Rudy Dudley "What is a registered agent"? Rudy explained the function of a registered agent is a person who serves as an organizations representative to receive/submit documentation to the state and is not a member of the organization.

At the end of the hearing, the EDC Chairman asked the attendees if they had any additional comments. Lanita Goodrum expressed she moved to the city of Lone Star because she wanted to retire and be in a smaller town in which she could become involved in the community. Allison Hudson expressed how hard Covid was on everyone being shut-in and hoped the Senior Citizens Association would be an outlet for people to gather. Rudy Dudley expressed it was necessary for people to get involved in the community to help with improvements and growth in the area.

## **6. ADJOURN**

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

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

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