

SPECIAL MEETING
LONE STAR CITY COUNCIL
FIRE HALL – 201 WEST INDUSTRIAL
February 24, 2021 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.

This meeting will be closed to in-person attendance by the public. A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Telephonic capabilities will be utilized to allow individuals to address the Council. Emails may also be submitted. **Members of the public are entitled to participate remotely via GoToMeeting Teleconferencing.** Citizens may join the GoToMeeting by logging on at <https://global.gotomeeting.com/join/794942045>. They may also join by calling **+1 (872) 240-3311** and entering the Access Code: 794-942-045. Participants will be asked to mute their phones/microphones until invited to speak during the Public Comments part of the meeting. There will be an audio recording made of the meeting and uploaded to the City website the next business day.

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., Wednesday, February 24, 2021.

MINUTES

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

1. CALL TO ORDER by Randy Hodges at 6:03 P.M.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation led by Lynn Cox

Pledge of Allegiance recited 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.]*

Ryan Ivey spoke on behalf of his grandmother who lives at 210 West Germany. He expressed his concerns about the rezoning of 217 West Germany from residential to commercial. He provided the council site aerial view maps of Rocky Point and 217 West Germany via Morris County Appraisal District and google maps and discussed other aspects of the properties.

4. CONSENT ITEMS:

Minutes of the Regular Meeting on January 21, 2021.

A motion to accept the minutes for the of January 21, 2021 as is, was made by Mona Brown with a second from Jerry 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

A motion to approve Reports 5-1 through 5-6 was made by Jerri Chism with a second by Mona Brown. All present voted aye.

6. ACTION ITEMS

6-1: Review, Discussion, and Possible Action by the Council to allow Kevin Martin or Lesley Dalme discuss additional concerns about Rocky Point operating hours, vehicle turn around capabilities and docks or land connecting to Rocky Point being listed on their liability disclosure.

Lesley Dalme read a letter which identified several concerns she had about the rezoning of 217 W. Germany from residential to commercial. She does not want a bar or restaurant placed on this property and was concerned of its intended end use.

Kevin Martin discussed concerns and issues encountered with his fence damage and repairs. He discussed other issues about the property lines and fencing location. He expressed he wanted his fence contractor to reinstall his personal fence and not the Rocky Point contractor. The fencing issue is a civil matter and will need to be resolved between Mr. Martin & Rocky Point Adventures.

No actions taken.

6-2: Review, Discussion, and Possible Action by the Council to allow the Rocky Point Adventures Project Engineer speak and present an updated business model for the facility.

Karl Cochran, Project Engineer/Contractor notified the council and meeting participants that Rocky Point Adventures has rescinded their request to rezone the property located at 217 W. Germany.

Mr. Cochran discussed the fencing between Mr. Martins house and the new fencing being placed at Rocky Point Adventures.

Mr. Cochran described the Rocky Point Adventures business plan to include a children's swim area, a floating obstacle course, a sandy beach with lounge chairs, a 40 ft x 100 ft. wood deck with a roofline and sun deck along with deli food for purchase. He discussed various events such as birthdays, weddings or other special events could be held at the facility as well.

The Grand opening is tentatively scheduled for May 15, 2021. Hours of operation are from 10:00 am to 6:00 pm until June 30th, then hours change to 10:00 am to 7:00 pm

seven days a week. Special events may have extended hours, but not expected to exceed 10:30 pm.

6-3: Review, Discussion, and Possible Action by the Council to revisit the previously tabled item from the council meeting held on January 21, 2021 to rezone the property located at 217 W. Germany, Lone Star, Tx. from residential to commercial.

Rocky Point Adventures rescinded the request to rezone 217 W. Germany to commercial zoning, as referenced in item 6.2. The property will remain zoned residential and utilized as a turn-around location for patrons shuttled to and from Rocky Point Adventures. There will be signs placed on the roadway indicating Dead End, No Turn Around, No Outlet to reduce traffic. All patron parking will be at 108 Germany Street.

No action taken.

6-4: Review, Discussion and Possible Action by the Council to approve the Economic Development Committee to hire an independent contractor to display, remove, and warehouse Christmas decorations in the future; therefore, relieving the responsibility from city employees.

Mitch Cox expressed dissatisfaction in how the Christmas decorations and lights were handled and stored this past year. He stated some were damaged or broken and they were too expensive to not be properly stored. It was proposed to pay a contractor or third party, to display, remove, and warehouse the decorations yearly to remove the burden from the city employees. This item was tabled to a later date.

No action taken.

6-5: Review, Discussion, and Possible Action by the Council to consider a request by Hope Homes owner Bobbie Delese for a zoning variance from the 750 square feet minimum zoning ordinance for single family dwellings and to allow the placement of two or three tiny homes on property owned near the Hope Homes facility.

Ms. Bobbie Delese presented to the council the purpose and outreach Hope Homes of Texas provides to battered or abused women. The 501C3 non-profit organization opened on September 1, 2020 and is a community outreach to help those in need. Ms. Delese is asking for a housing variance so she can place two or three tiny homes on a lot purchased at 210 West Williamsburg.

Kenny Taylor described the zoning requirements established in the city ordinance. He explained the church property would need to be re-zoned as Commercial “B” since it is being utilized as a family dwelling. To place tiny homes at 210 West Williamsburg this property would also need to be re-zoned as Commercial “B” or request a zoning variance from the minimum 750 square ft. for a single-family dwelling. A housing variance would be required for each house, as well as any future housing placed on the property. Additionally, Ms. Delese should see if a zoning change to commercial would affect the 501C3 tax exempt status she currently has for Hope Homes of Texas .

A motion to have a public hearing at 5:30 PM on March 18, 2021 to consider rezoning this property Commercial “B” was made by Rudy Dudley, with a second by Lynn Cox. All present voted aye.

6-6: Review, Discussion, and Possible Action by the Council to consider paying Judge Foster mileage for call outs to the Morris County courthouse or police departments for arraignments and other functions outside her court responsibilities.

Judge Foster has been called out to Morris County courthouse and by police for defendants and juvenile arraignments of Lone Star residents. She incurs extra expenses which are outside her assigned court responsibilities and is asking for mileage reimbursement for these occurrences. The current IRS mileage rate is established at \$0.56/mile.

A motion to authorize Judge Foster mileage reimbursement at \$0.56/mile and reported once a month was made by Lynn Cox, with a second by Jerry Chism. All present voted aye.

6-7: Review, Discussion, and Possible Action by the Council to consider for approval or disapproval a 3.8% rate increase from Sanitation Solutions for garbage pickup.

The Council reviewed the proposal provided by Sanitation Solutions to increase the garbage pickup by 3.8% and denied the increase.

A motion to deny the rate increase by Sanitation Solutions was made by Lynn Cox, with a second by Jerry Chism. All present voted aye.

6-8: Review, Discussion, and Possible Action by the Council to consider approving a policy identifying and allowing time off for police or city employees who have experienced a traumatic incident while performing their job responsibilities.

Steven Blythe provided an information packet that identified intervention strategies when coping with stress after a traumatic incident. He described some recent issues that occurred and the impact it had on his employees. He reached out to Pastor Randy Seibert who volunteered to be the Police chaplain to help employees individually, as a group, and spouses of employees who have experienced a traumatic incident. Since there is not an established procedure identifying allowed hours away from work, a temporary guideline was requested until a procedure is created.

A motion to pay employees up to 72 hrs. after a traumatic incident was made by Mona Brown, with a second from Jerri Chism. All present voted aye.

6-9: Review, Discussion, and Possible Action by the Council to consider changing Municipal Court Clerk, Melissa Watkins, position from a part-time to a full-time position.

The Council convened into Executive Session to discuss the Municipal Clerk's position being changed from part time to full time.

7. EXECUTIVE SESSION: City Council to convene into executive session for the following issues:

7-1: To consider changing the Municipal Court Clerk position from part time to full time including benefits and retirement. (TEX. GOV'T CODE ANN. § 551.074). The council will then re-convene in open session for review, discussion, and possible action on this matter.

The Council reconvened after Executive Session at 8:03 pm. No official actions or vote were taken during Executive session.

A motion to keep the Municipal Court Clerk position part time at 32 hrs. per week was made by Mona Brown, with a second by Jerri Chism. All present voted Aye.

8. ADJOURN

A motion to adjourn the meeting was made by Jerri Chism, with a second from Mona Brown.

/s/Randy Hodges
Randy Hodges, Mayor

/s/ Tina Love
Tina Love, City Secretary