



The City of Bruceville-Eddy Rising into the Future

143 Wilcox Drive
Eddy, Texas 76524

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Minutes of the **Called Meeting** of the governing body of the City of Bruceville-Eddy was held on the 16th day of May 2019 at 6:30 PM at City Hall Council Chambers, located at 143 A Wilcox Drive, Eddy, Texas.

Call to Order. Mayor Connally Bass called the meeting to order at 6:30 PM. In attendance:
Gary Lucas was absent (excused family emergency in the family)

Councilmen present:

Mayor Connally Bass
Jason Dean
Allen Trigg
Linda Owens
Halbert Wilcox

Employees present:

Sonya Bishop
Chief Bill McLean
Johnny Tabor City Engineer

Citizens attendee sign-in sheet attached.

1. Council to meet, discuss, and consider and possibly take action on rezoning I-35 frontage property, approximately 10 acres to develop an upscale RV resort. Presentation by Mean Green Development LLC.

Mr. Chronister passed out an updated packet to all of council and the city administrator.

Mayor Bass asked if the investors are seeking rezoning of one side of the highway or both, Mr. Chronister explained they are seeking both sides of I-35 to save their time and make their trip worthwhile.

Mr. Chronister explained the former packet was given at the previous meeting. They created a new document to try to include questions asked in the previous meeting. Linda Owens asked when they sent out the references that had been asked for in the prior meeting response was "today around 4:00 PM." Ms. Owens replied by saying so right before the meeting tonight.

Mr. Chronister explained they are wanting to bring an upscale RV park to the area. Their goal is to purchase property along the I-35 corridor between Austin and Dallas. The heart being Bruceville-Eddy. The main difference among the current RV park and theirs is that their park will be well manicured, have a nice office, laundry facility, developed park and gated entry. Minimum standards that ensure the park is maintained.

Linda Owens asked if the pictures in the pamphlet is that actual pictures of a current property or is this picture of what they want the park to look like. Mr. Chronister responded by saying this is what we envision the park to look like. Ms. Owens asked is there a guarantee it will look like that and the response was that is our vision.

Ms. Owens asked who was going to run the 1-2- park, Mr. Chronister responded by saying they

would be running the park.

Jason Dean asked if the city would collect hotel tax. Sonya Bishop said she thought hotel tax would not apply to an RV park, but she would verify. Ms. Owens asked why nothing about Mean Green Development LLC could be found online, Mr. Chronister explained the three had sold out of other ventures to develop a new LLC for this project.

Mayor Bass mentioned the property would be a land improvement tax.

Mr. Chronister stated he would work with the school district to work out a process to assist students. He stated there are several students that reside at their other RV park.

Jason Dean stated there is limited rental property or short-term rental property. Mr. Dean asked what the proposed rental rates is, Mr. Chronister said the rates would be around \$50.00 to 60.00 nightly and monthly approximately \$400.00-500.00. Mr. Dean asked if any RV would be rented or is this specifically to bring your own RV. Mr. Chronister stated they would only rent lots.

Ms. Owens mentioned that in their last meeting it was mentioned to have tiny homes. Mr. Chronister explained potentially but those are more popular around lake areas.

Item Tabled until all councilmen are present.

2. Council to discuss and possibly take action on resolution 2019-09 approving the resignation of the city attorney.

Mayor Bass supplied council with a copy of a letter sent to Mr. Denny Lessman accepting his resignation from both positions at the city.

Mayor Bass asked Sonya Bishop if she had received the signed return mail form yet. Mrs. Bishop replied no.

Jason Dean asked if Mr. Lessman had resigned both positions. Mayor Bass explained that Mr. Lessman resigned one position via email on Friday. Later in the day Mr. Lessman responded to an email from Esther Moreno that he also resigned his position of city prosecutor.

Mayor Bass explained it is suitable for the council to formally accept resignations.

Linda Owens made a motion to accept and take action on approving the resignation of city prosecutor and city attorney.

Jason Dean asked out of curiosity how did the city breach Mr. Lessman's contract. Mayor Bass explained there is no contract. Mr. Dean explained the wording of his resignation stated for breach of contract. Linda Owens stated that she can explain. Ms. Owens said that earlier Mr. Lessman had sent in an invoice for 10 hours to get paid for and he did not come to the meeting to explain. Ms. Owens stated Mr. Lessman called her to find out what happened after the meeting Thursday. Ms. Owens told him she moved to not to pay his invoice and asked him about the charges on the invoice. Mr. Lessman stated to Ms. Owens during the phone call that when the council agreed to keep him as attorney, he decided to charge the city for the ten hours he used to investigate Sonya Bishop. Ms. Owens stated she questioned Mr. Lessman about who gave him permission. Ms. Owens said she explained to Mr. Lessman that she made the motion not to pay the invoice because it was part of a vendetta that Mr. Lessman had against Mrs. Bishop and that no one gave him permission or asked him to do this. Ms. Owens stated Mr. Lessman called her that night and asked did the council want him to resign as prosecutor. Ms. Owens stated she told Mr. Lessman that was up to him. Mr.



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Lessman told Ms. Owens if he did not hear anything from the city by 5:00 PM Friday he was going to resign and file a lawsuit against the city for nonpayment. He said he would get his money. Mayor Bass stated he did not wait until 5:00 PM that he emailed earlier Friday.

Mrs. Bishop stated she did not know about any of this until she was told by the mayor.

Mayor explained to Mr. Dean that the city attorney authorized himself to do this investigation.

Mayor Bass stated the city attorney should not be contacting councilmen and works for the city under supervision of the city administrator and mayor.

Sonya Bishop explained that she questioned the invoices because in prior discussion with the mayor she was told if he attempts to charge the city for his "investigation on her" to let the mayor know. Mrs. Bishop did that and was told by the mayor to contact Mr. Lessman. When she did she was not given the information and it became an issue. Mrs. Bishop explained the last email from Mr. Lessman was not very nice and she didn't respond any further to him. Mayor Bass stated the Mr. Lessman refused to answer questions from Mrs. Bishop. Mayor stated that he called Mr. Lessman and asked him who authorized him to do the investigation. Mr. Lessman told the mayor via the phone call he authorized himself. Mayor said that is when Mr. Lessman told him that as a city attorney, he has the authority. Mayor Bass stated that Mr. Lessman was asked to show him in writing where he was authorized to do that. Ms. Owens stated she also asked for Mr. Lessman to show her in writing. Mayor Bass said that Mr. Lessman does not have a contract. That he was paid as needed by the hour. Mr. Wilcox said that it is the same way with Mr. Gershon, Mr. *Bojorquez* or any other attorney is paid. Jason Dean said he appreciates the council explaining to him and bringing him up to date.

Mrs. Bishop gave the councilmen some information on lawyers that has contacted her to replace the former city attorney and prosecutor.

Linda Owens asked who decides what to goes on the agenda. The mayor responded by saying the mayor. Ms. Owens asked what if someone else has something, can they ask for it. Mr. Wilcox said that the mayor approves the agenda. Ms. Owens said that was something else brought up in her conversation with Mr. Lessman that anyone should be able to be on the agenda. Mr. Wilcox said that anybody can be on the agenda. Sonya Bishop explained there is a form people fill out and the mayor signs off on it and tells Mrs. Bishop when to put them on the agenda. Mayor said that just because they request it does not mean they will be on the agenda and that the city attorney does not make the agenda.

Mayor was going to introduce the information Mrs. Bishop found on city attorneys. Mr. Wilcox stated it will need to be another meeting. Jason Dean said he will not be at the next meeting he will be in Africa.

First Linda Owens 2nd Allen Trigg 4 All in favor 0 Against 1 Absent

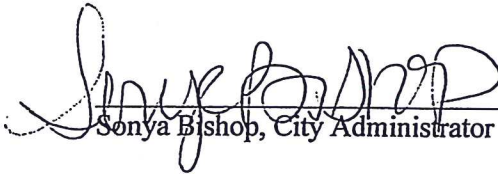
Adjourn

Meeting adjourned 6:45 PM



Mayor Connally Bass

Attest:



Sonya Bishop, City Administrator

seal

