



PUBLIC HEARING
Tuesday, August 8, 2023

Location: Wills Point City Hall
518 Houston Street
Wills Point, TX 75169

Time: 6:00 P.M.

The City of Wills Point will hold a public hearing on Tuesday, August 8, 2023, at 6:00 p.m. at the City Hall Municipal Building located at 518 Houston Street, Wills Point, Texas 75169.

The purpose of the hearing is to consider the recommendation of the Planning & Zoning Commission to zone the property further described below as Industrial.

Approximate 40.28-acre tract located in the R.C. Morris Survey, Abstract No. 506, adjacent to Wills Point Business Park, on the east side, in Van Zandt County, Texas.

CITY OF WILLS POINT
AGENDA
Tuesday, August 8, 2023

Location: Wills Point City Hall
518 Houston Street
Wills Point, TX 75169

Time: Immediately Following

NOTICE IS HEREBY GIVEN in accordance with order of the Office of the Governor issued March 16, 2020, the City Council of the City of Wills Point will conduct its Regular Meeting scheduled for 6:00 p.m. on August 8, 2023, located at City Hall, 518 Houston Street, Wills Point, Texas 75169 both in person for the public until the occupancy limits are reached given the social distancing restrictions and guidelines and this meeting also will be available by telephonic/video conference in order to comply with the public health goal of limiting face-to-face meetings (also called “social distancing”) and for the safety of our community to slow the spread of the Coronavirus (COVID-19).

This Notice and Meeting Agenda, is posted online at www.willspointtx.org

The public toll-free dial-in number to participate in the telephonic/video meeting is hosted through ZOOM. The virtual meeting instructions for online participation are:

The City of Wills Point is inviting you to a scheduled Zoom meeting.

Topic: City Council Meeting

Time: August 8, 2023, 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/5601348524?pwd=SFNkV09zeTFWK3NGUHNMSWt6WWwvUT09>

Meeting ID: 560 134 8524

Passcode: 1HhdDS

One tap mobile

+13462487799,,5601348524#,,, *838020# US (Houston)

+12532158782,,5601348524#,,, *838020# US (Tacoma)

Dial by your location

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 669 900 9128 US (San Jose)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 560 134 8524

Passcode: 838020

Find your local number: <https://us02web.zoom.us/j/5601348524>

PLEDGE OF ALLEGIANCE

INVOCATION

1) PUBLIC COMMENT / CITIZENS TO BE HEARD

**** The purpose of this item is to allow citizens an opportunity to address the City Council on issues that are not the subject of a public hearing or on the City Council agenda. For any item on the agenda and/or requiring a Public Hearing, the City Council will allow citizens*

or visitors to speak at the time the item appears on this agenda as indicated as "Public Hearing". The subject matter of a speaker's presentation during the "Public Comments" section should be one on which the City Council has legal authority to act, such as Council policy and legislative issues. Speakers should address their comments to the presiding officer, and not to any individual, city council member, or staff member. The Council prohibits disruptive comments from the public regarding staff or members of the Council. The speaker must avoid discussion of personalities, indecorous language, and refrain from personal attacks and verbal abuse. Complaints of discussion about individual council members, city staff, or City personnel that do not relate to their acts of omissions as representatives of the City will not be heard by the Council during the meeting. Charges or complaints about specific individuals shall be presented in writing to the Mayor or City Manager, as appropriate. Any disruptive behavior by the speaker or person in attendance at the council meeting may cause the individual to be removed from the meeting and charged with the crime of disrupting a lawful meeting.

- 2) PUBLIC RECOGNITION – CITIZENS / EMPLOYEES
Charlie Brown-Conway, Colby Gaines, Kyle Phillips and Brad Goggans

ACTION ITEMS

- 3) CONSIDER DECLARATIONS OF CONFLICT OF INTEREST BY THE WILLS POINT CITY COUNCIL MEMBERS
- 4) CONSIDER PROPOSED TAX RATE FOR THE 2023-2024 FISCAL YEAR
- 5) CONSIDER RESOLUTION 23-23 AS A CORRECTION TO RESOLUTION 23-20 APPROVING AND AUTHORIZING THE RE-PLATTING OF REAL PROPERTY LOCATED ON HIGHLAND AVENUE AND SITUATED WITHIN THE J. MURREY SURVEY, ABSTRACT NO. 605, VAN ZANDT COUNTY, TEXAS BEING PART OF LOTS 1R AND 2R, BLOCK B OF THE HUGHES ADDITION TO THE CITY OF WILLS POINT, TEXAS
- 6) CONSIDER SEALED BIDS RECEIVED OR PROVIDE DIRECTION ON CONTINUING TO PUBLISH NOTICE, INCLUDING ANY MODIFICATIONS TO NOTICE, IN THE WILLS POINT CHRONICLE REGARDING THE SALE OF 121 S 4TH STREET, A PROPERTY OWNED BY THE CITY OF WILLS POINT
- 7) CONSIDER AND RATIFY DECISION FROM JUNE 11, 2019, ON THE RE-ZONING OF PROPERTY LOCATED AT 907 E. O'NEAL STREET CORRECTING TO SHOW AS 908 E. SOUTH COMMERCE BOTH OWNED BY KEITH AND ANITA LYONS
- 8) CONSIDER ORDINANCE 23-02 ABANDONING, VACATING, AND CLOSING UNUSED ROADWAY RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 0.05 ACRES OF LAND LOCATED IN THE JOHN A. O'NEAL SURVEY, ABSTRACT NO. 642, CITY OF WILLS POINT, VAN ZANDT COUNTY, TEXAS, AND WHICH IS MORE PARTICULARLY DESCRIBED AND OR DEPICTED IN EXHIBIT A, WHICH IS

ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES;
PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE;
AND PROVIDING FOR AN EFFECTIVE DATE

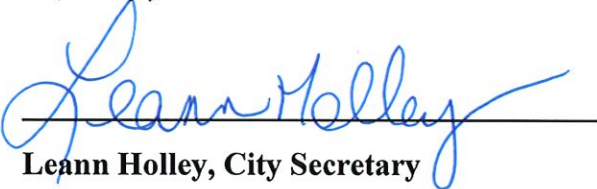
- 9) CONSIDER TERMINATION OF THE UNFULFILLED ENGAGEMENT LETTER AGREEMENT BETWEEN THE CITY OF WILLS POINT AND FULLERTON & ASSOCIATES PLLC. TO PERFORM THE CITY'S 2021-2022 AUDIT FOR BOOKKEEPING & RELATED ACCOUNTING SERVICES
- 10) CONSIDER RESOLUTION 23-24 APPROVING THE ENGAGEMENT LETTER AGREEMENT BETWEEN THE CITY OF WILLS POINT AND CAROLINE MCLANE CPA TO PERFORM THE CITY'S 2021-2022 AUDIT FOR BOOKKEEPING & RELATED ACCOUNTING SERVICES
- 11) CONSIDER APPROVAL OF THE CITY OF WILLS POINT'S 2021-2022 AUDIT AS PRESENTED BY CAROLINE MCLANE CPA
- 12) CONSIDER RECOMMENDATION OF THE WILLS POINT PLANNING AND ZONING COMMISSION TO ZONE THE PROPERTY FURTHER DESCRIBED AS THE 40.28 ACRE-TRACT LOCATED IN THE R.C. MORRIS SURVEY, ABSTRACT NO. 506, ADJACENT TO THE WILLS POINT BUSINESS PARK, ON THE EAST SIDE IN VAN ZANDT COUNTY, TEXAS AS INDUSTRIAL
- 13) HEAR FROM ALEX SEILER WITH HAKUNA MATATA INVESTMENTS REGARDING REQUEST TO CONNECT TO CITY WATER AND SANITARY SEWER SERVICES AT DIAMOND CREEK ESTATES, A PROPERTY LOCATED OUTSIDE THE CITY LIMITS OF WILLS POINT
- 14) CONSIDER APPROVAL TO PUBLISH NOTICE IN THE WILLS POINT CHRONICLE AND ACCEPT PROPOSALS FOR APPLICATION PREPARATION AND GRANT ADMINISTRATION SERVICES, IF AWARDED, FOR THE 2022 RESILIENT COMMUNITIES PROGRAM THROUGH THE GENERAL LAND OFFICE
- 15) **CONSENT AGENDA**
 - a) APPROVE MINUTES OF PREVIOUS MEETING
 - b) APPROVE MONTHLY BUDGET
 - c) CONSIDER REQUEST FROM THE WILLS POINT CHAMBER OF COMMERCE TO CLOSE ONE BLOCK OF W. HIGH STREET BETWEEN N. 4TH STREET AND N. 5TH STREET FROM 6:00 A.M. TO 5:00 P.M. ON SATURDAY, OCTOBER 28, 2023, FOR THE FOURTEENTH ANNUAL "BOO ON THE BRICKS"
- 16) ADJOURN

MAYOR/COUNCIL ITEMS OF COMMUNITY INTEREST AND/OR ITEMS FOR FUTURE COUNCIL CONSIDERATION SHOULD BE SENT TO LEANN OR PAM TO BE INCLUDED ON A FUTURE AGENDA.

The City Council for the City of Wills Point reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberation about Real property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City office 48 hours prior to this meeting at 903-873-2578 so that appropriate arrangements may be made. Pursuant to Section 46.035(c), Texas Penal Code, the concealed or open carry of any firearm by a person licensed under Chapter 411, Subchapter H (Handgun Licensing Law), into the room or rooms in which any meeting of the City Council or any other board or commission that is subject to Chapter 551, Texas Government Code (Open Meetings Act) is prohibited.

I, Leann Holley, City Secretary certify that this Agenda notice was posted on August 4, 2023 at 3:45 p.m. at the Wills Point City Hall in compliance with the Texas Open Meetings Act, Section 551.043(a).



Leann Holley, City Secretary