



**CITY OF WILLS POINT
AGENDA
Tuesday, May 14, 2024**

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

Time: 6:00 P.M.

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 May 14, 2024, 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: May 14, 2024, 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/kehAbnmtRi>

**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 Administrator, 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

Katelynn Sherrin
Gregory McBride
Dawn Wheeler
Zachary Sherrin
Charlie Hughes & K9 Hania

ACTION ITEMS:

- 3) CANVASS THE VOTES AND CONSIDER THE RESULTS OF THE MAY 4, 2024 CITY OF WILLS POINT GENERAL ELECTION
- 4) ADMINISTER OATHS OF OFFICE AND ISSUE CERTIFICATE OF ELECTION TO THE NEWLY ELECTED MAYOR AND TWO CITY COUNCIL MEMBERS

PUBLIC HEARING:

- 5) CONDUCT A PUBLIC HEARING TO CONSIDER ENACTING A TEMPORARY MORATORIUM, PURSUANT TO THE AUTHORITY CONTAINED IN CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, ON THE ACCEPTANCE, AUTHORIZATION, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, AND CONSTRUCTION WITHIN THE CITY LIMITS AND ITS PUBLIC WATER CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) SERVICE AREA.

ACTION ITEMS:

- 6) CONSIDER DECLARATIONS OF CONFLICT OF INTEREST BY THE WILLS POINT CITY COUNCIL MEMBERS
- 7) **EXECUTIVE SESSION: THE CITY COUNCIL WILL NOW HOLD A CLOSED EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:**
 - (a) **SECTION 551.071 - TO SEEK LEGAL ADVICE FROM ITS ATTORNEYS REGARDING PENDING OR CONTEMPLATED LITIGATION – *HMI WILLS POINT, LLC v. CITY OF WILLS POINT, TEXAS, ET AL.*, CAUSE NO. 6:24-CV-00114, UNITED STATES DISTRICT COURT, EASTERN DISTRICT OF TEXAS; *HMI-WILLS POINT, LLC v. CITY OF WILLS POINT, TEXAS*, DOCKET NO. 56330 BEFORE THE TEXAS PUBLIC UTILITY COMMISSION; AND RELATED MATTERS.**
 - (b) **SECTION 551.074 - REGARDING PERSONNEL MATTER CONSIDERING APPOINTMENT OF THE MAYOR PRO-TEM.**
 - (c) **SECTION 551.071 – TO SEEK LEGAL ADVICE FROM ITS CITY ATTORNEY REGARDING OPEN MEETINGS ACT ISSUES AND RELATED ISSUES.**

- 8) RECONVENE INTO OPEN SESSION TO DISCUSS AND TAKE ANY ACTION NECESSARY FROM THE EXECUTIVE SESSION
- 9) CONSIDER APPROVAL OF THE CITY OF WILLS POINT'S 2022-2023 AUDIT AS PRESENTED BY CAROLINE MCLANE CPA
- 10) CONSIDER APPROVAL OF RECOMMENDATION BY THE CITY OF WILLS POINT PLANNING & ZONING COMMISSION TO ENACT A TEMPORARY MORATORIUM, PURSUANT TO THE AUTHORITY CONTAINED IN CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, ON THE ACCEPTANCE, AUTHORIZATION, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, AND CONSTRUCTION WITHIN THE CITY LIMITS AND ITS PUBLIC WATER CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) SERVICE AREA.
- 11) FIRST READING AND DISCUSSION REGARDING IMPOSING A TEMPORARY 120-DAY MORATORIUM AUTHORIZED BY CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE ON PROPERTY DEVELOPMENT AFFECTING BOTH RESIDENTIAL PROPERTY AND COMMERCIAL PROPERTY, WITHIN THE CITY OF WILLS POINT TEXAS, AND ITS PUBLIC WATER CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) SERVICE AREA.
- 12) CONSIDER APPROVAL OF RECOMMENDATION BY THE CITY OF WILLS POINT PLANNING & ZONING COMMISSION REGARDING RE-ZONING THE PROPERTY OWNED BY CHARLIE ELLIS LOCATED AT 301 S 5TH STREET FROM "R-1" ONE FAMILY DWELLING DISTRICT TO "B-2" SECONDARY AND HIGHWAY BUSINESS DISTRICT
- 13) CONSIDER APPROVAL OF RECOMMENDATION BY THE WILLS POINT BUILDING AND STANDARDS COMMISSION FOR STRUCTURES LOCATED AT 222 E. HIGH STREET, 715 N. 3RD STREET, 713 S. 4TH STREET AND 725 S. 4TH STREET
- 14) HEAR FROM INTERIM PUBLIC WORKS DIRECTOR, CHARLIE BROWN-CONWAY AND CONSIDER QUOTE RECEIVED FROM CHIP MILLER PLUMBING IN THE AMOUNT OF \$49,790.00 TO UPGRADE AND REROUTE THE EXISTING SEWER LINE INCLUDING THE INSTALLATION OF THREE MANHOLES ALONG GOODNIGHT BLVD AND HOUSTON STREET
- 15) HEAR FROM INTERIM PUBLIC WORKS DIRECTOR, CHARLIE BROWN-CONWAY AND CONSIDER QUOTE RECEIVED FROM 4K FENCE & CONSTRUCTION IN THE AMOUNT OF \$19,818.00 TO BE USED FOR REPAIRS NEEDED TO THE ROOF AND EXISTING BUILDING EXTERIOR AT THE CITY OF WILLS POINT'S RAW WATER PUMP STATION
- 16) CONSIDER RESOLUTION 24-13 APPROVING A PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF WILLS POINT AND EXCEED ENGINEERING LLC, A TEXAS LIMITED LIABILITY COMPANY, AS IT RELATES TO THE CITY OF WILLS POINT WATER AND SEWER MODEL
- 17) CONSIDER APPROVAL TO AMEND THE SIGNER AND AUTHORIZE MAYOR PRO-TEM EMERSON TO EXECUTE THE DEBT MODIFICATION LOAN AGREEMENT AND

MODIFICATION OF DEED OF TRUST WITH AN EFFECTIVE DATE OF JANUARY 16, 2024 FOR THE ORIGINAL \$405,000.00 BANK LOAN IN THE AMOUNT OF \$350,348.48 WITH CITY NATIONAL BANK OF SULPHUR SPRINGS FOR PAYMENT AND EXPENSES RELATED TO THE PURCHASE OF PROPERTY FOR THE WILLS POINT CITY HALL BUILDING PREVIOUSLY APPROVED AT THE DECEMBER 12, 2023 CITY COUNCIL MEETING

- 18) CONSIDER RESOLUTION 24-14 APPROVING AND AUTHORIZING THE RE-PLATTING OF REAL PROPERTY LOCATED ON GIBBARD AVENUE AND SITUATED WITHIN THE CHANCELLOR SURVEY, ABSTRACT NO. 185, VAN ZANDT COUNTY, TEXAS BEING PART OF LOTS 17R, 18R AND 22R, BLOCK 3 OF THE HARRIS ADDITION TO THE CITY OF WILLS POINT, TEXAS
- 19) MAYOR JONES TO ISSUE PROCLAMATION PROCLAIMING THE SECOND SATURDAY OF JUNE AS BACK THE BLUE BBQ COOK-OFF DAY IN THE CITY OF WILLS POINT, TEXAS
- 20) CONSIDER RESOLUTION 24-15 ESTABLISHING POLICY #1206 RELATED TO "TAKE HOME VEHICLE" CONTAINED IN CHAPTER 12, "CITY PROPERTY" OF THE WILLS POINT PERSONNEL POLICY AND PROCEDURE MANUAL
- 21) CONSIDER APPROVAL OF REQUEST FROM KEEP WILLS POINT BEAUTIFUL ALLOWING THEM TO INSTALL A DECORATIVE LIT REMOTE-CONTROLLED FOUNTAIN IN THE POND AT LESTER PARK
- 22) CONSIDER RESOLUTION 24-16 APPROVING AMENDMENT #1 TO THE ENGINEERING AGREEMENT BY AND BETWEEN THE CITY OF WILLS POINT, TEXAS AND SCHAUMBURG & POLK, INC., FOR PROFESSIONAL SERVICES RELATED TO THE WATER TREATMENT PLANT BY REDUCING THE AMOUNT TO BE PAID BY \$15,180.00
- 23) PRESENTATION REGARDING TEXAS OPEN MEETINGS ACT AND RELATED ISSUES.
- 24) **CONSENT AGENDA**
 - a) APPROVE MINUTES OF PREVIOUS MEETING
 - b) APPROVE MONTHLY BUDGET
 - c) HEAR UPDATE FROM POLICE CHIEF LONG REGARDING THE UPCOMING "BACK THE BLUE" EVENT TO BE HELD ON JUNE 7 - 8, 2024, AT THE FIREMAN'S PAVILION AT LESTER PARK
- 25) ADJOURN

MAYOR/COUNCIL ITEMS OF COMMUNITY INTEREST AND/OR ITEMS FOR FUTURE COUNCIL

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 May 10, 2024, at 1:45 p.m. at the Wills Point City Hall in compliance with the Texas Open Meetings Act, Section 551.043(a).



Leann Holley, City Secretary