



Mike D. Jones
Mayor

Zachary DeLovely
Council Member

Wade Emerson
Mayor Pro-Tem

Kyle Anderson
Council Member

Oscar Rogers
Council Member

Kristy Petersen
Council Member

NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, AUGUST 13, 2024
6:00 P.M.

Notice is hereby given in compliance with Section 551.041, of the Government Code that the City of Wills Point City Council will meet in a **Regular Session on Tuesday, August 13, 2024, at 6:00 p.m.** at the City Hall / Municipal Building located at 518 Houston Street, Wills Point, Texas 75169. The items listed below are placed on the agenda for discussion and/or action.

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

The City of Wills Point is inviting you to a scheduled Zoom meeting
Topic: Regular City Council Meeting
Time: August 13, 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>

AGENDA

- 1) Call meeting to order and establish quorum
- 2) Pledge of Allegiance
 - a) US Flag
 - b) Texas Flag
“Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.”
- 3) Invocation
- 4) 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. Speakers are limited to 5 minutes.*
- 5) Public Recognition - Citizens / Employees
Kyle Phillips
- 6) CONSENT AGENDA

****Consent agenda items are considered routine and will be enacted with one motion. There will be no separate discussion of these items unless a Councilmember requests an item to be removed, in which event the item will be removed and considered separately.*

 - a) Consider approval of the minutes from the Regular City Council meeting held on July 9, 2024 and Called Meeting held on August 5, 2024
 - b) Consider approval of the monthly budget

Public Hearing:

7) Conduct a Public Hearing regarding the City of Wills Point's 2024-2025 Budget and Tax Rate

****The purpose of this item is to allow citizens to address the Board on topics already on the agenda. Speakers will be invited to speak at the time of the discussion for the item. Present your completed Speakers Request Form to the City Secretary prior to the opening of the meeting. Speakers are limited to 5 minutes.*

ACTION ITEMS:

8) Consider Declarations of Conflict of Interest By The Wills Point City Council Members

9) Executive Session: The City Council will now hold a closed executive session pursuant to the provisions of chapter 551 of the Texas Local 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 551.087 – Consideration of contracts and incentives for prospective business currently known as 23A for the Wills Point Business Park**

10) Reconvene into open session to discuss and take any action necessary from the executive session

11) Consider Ordinance 24-05 adopting the City of Wills Point's 2024-2025 Budget

12) Consider Ordinance 24-06 adopting the City of Wills Point's 2024 - 2025 Tax Rate

13) Consider approval of the Wills Point Economic Development Corporation 2024-2025 Budget

14) Consider approval to send Request for Qualifications for Engineering Services, Bond Counsel Services and Financial Advisory Services in connection with Texas Water Development Board projects for water system improvements

15) Discuss and Consider adoption of Resolution 24-21 authorizing application for financial assistance from the Texas Water Development Board for water system improvements; and making certain findings in connections therewith

16) Consider approval to submit an application through FEMA to the Rehabilitation of High Hazard Potential Dam (HHDP) Grant Program, send Statement of Assurance,

Engineering Scope of Work, and letter requesting a 12-month extension to update the approved Mitigation Plan with Van Zandt County

- 17) Consider award of auditor for the City of Wills Point and Economic Development Corporation
- 18) Consider Resolution 24-22 approving and adopting the City of Wills Point's Water Conservation Plan and providing for an effective date
- 19) Consider Resolution 24-23 approving and adopting a 2024 City of Wills Point, Texas Drought Contingency Plan and providing for an effective date
- 20) Consider Resolution 24-24 reviewing and revising policy #803 related to "Compensatory Time" contained in the Personnel Policy and Procedure Manual for the City of Wills Point, Texas
- 21) Consider Resolution 24-25 reviewing and revising policy #808 related to "Travel, Meal Reimbursement" contained in the Personnel Policy and Procedure Manual for the City of Wills Point, Texas
- 22) Consider Resolution 24-26 reviewing and revising policy #902 related to "Retirement" contained in the Personnel Policy and Procedure Manual for the City of Wills Point, Texas
- 23) Consider Resolution 24-27- establishing policy #905.1 related to "Bereavement Leave" contained in the Personnel Policy and Procedure Manual for the City of Wills Point, Texas
- 24) Consider termination of existing mowing contract with Rick Martinez d/b/a RLM Lawncare with an effective date of September 30, 2024 due to non-compliance as outlined in Section I, Scope of Agreement / Extent of Services
- 25) Consider approval to send request for proposals for mowing services with award to be considered at the September meeting and contract to be effective October 1, 2024
- 26) Hear from Interim Public Works Director Charlie Brown-Conway and consider streets to be rehabilitated in FY2025
- 27) Consider Resolution 24 -28 approving the Amendment to Recordkeeping Services Agreement & Trust or Custodial Agreement; Float Compensation Disclosure related to

the Employee Retirement Program between Empower Retirement and the City of Wills Point

- 28) Consider Resolution 24-29 approving the General Land Office Contract No. 23-160-044-E733, Resilient Communities Program, Non-Research & Development Mitigation Funding Agreement and related documents, in the grant amount of \$300,000, and authorizing the Mayor and City Administrator to execute any and all documents related to the same
- 29) Consider Resolution 24-30 approving a replat of certain real property on E. North Street, consisting of lots 2A and 2B of the Fuller Addition and being 0.324 of an acre of land, recorded in Document No. 2024-004309 and situated in the James Hamilton Survey, Abstract No. 409, City of Wills Point, Van Zandt County, Texas
- 30) Consider Resolution 24-31 amending Resolution 23-38 as the Centralized Master Fee Schedule containing all fees charged by the City of Wills Point Texas, and to revise certain fees related to garbage/waste services charged to all commercial and residential customers, all domestic water and sewer usage fees related to meters for residential and commercial customers, irrigation water rates, bulk water rates, and deposit collection for rental of the Fireman's Pavilion
- 31) Consider Resolution 24-32 approving the water, sewer and trash collection CPI increase in the rates charged to customers for waste services under the 2023 Ferris Containers LLC. agreement with the City of Wills Point, Texas
- 32) Consider approval to send request for proposals for building inspection and plan review services with award to be considered at the September meeting and contract to be effective October 1, 2024
- 33) Consider Resolution 24-33 adopting Policy 600, "Medical & Psychological Examination of a Licensee" in the Wills Point Police Department Policy Manual to be used by the Wills Point Police Department and providing for an effective date
- 34) Consider approval of the recommendation by the Wills Point Building and Standards Commission for structures located at 425 E. High Street and 803 E. James Street
- 35) 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 August 9, 2024 at 1:30 p.m. at the Wills Point City Hall in compliance with the Texas Open Meetings Act, Section 551.043(a).



Leann Holley, City Secretary