



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, SEPTEMBER 10, 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, September 10, 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: September 10, 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) Consider Declarations of Conflict of Interest By The Wills Point City Council Members
- 6) Public Recognition - Citizens / Employees

Maria Goggans
William Lamey
William Tomlin
Michael Barnes
- 7) **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 August 13, 2024

- b) Consider approval of the 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 26, 2024, for the fifteenth annual “Boo On The Bricks”
- d) Consider request from Municipal Court Judge Maria Goggans to close a section of N. 5th Street from W. James Street to the alley way at 120 N. 5th Street on Tuesday, October 1, 2024 from 5:00 p.m. – 7:30 p.m. for National Night Out

8) **Public Hearing:**

The City of Wills Point will now hold a Public Hearing to consider extending the 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.

****The purpose of this item is to allow citizens to address City Council 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:

- 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.**
- 10) Reconvene into open session to discuss and take any action necessary from the executive session
- 11) Consider Ordinance 24-07 extending the 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 the City of Wills Point CCN service area; providing an expiration date on the moratorium and process for extending the moratorium; providing a waiver procedure; providing a limitation on the

moratorium; providing a severability clause; providing a repealer clause; and providing for an immediate effective date

- 12) Mayor Jones to issue Proclamation Proclaiming October 1, 2024, as “National Night Out” in the City of Wills Point, Texas
- 13) Consider Resolution 24-34 reviewing Policy #812 related to certification pay contained in the City of Wills Point Personnel Policy and Procedure Manual
- 14) Consider approval to revise Internal Administrative Policy and Procedure (IAPP) #21 related to “Longevity Pay” for City of Wills Point full time employees after five years of continuous employment
- 15) Consider Resolution 24-35 revising policy #813 related to “Covid-19” contained in the City of Wills Point Personnel Policy and Procedure Manual
- 16) Consider Petition for Release from Exterritorial Jurisdiction of Wills Point, Texas, received from Curtis White, C T Sports, Inc., regarding the property identified as 21749 Hwy 80, Wills Point , Texas 75169; Property ID: 39479, Van Zandt County Texas
- 17) Consider Resolution 24-36 approving the East Texas Council of Governments Interlocal Contract for 911 Database Maintenance
- 18) Consider Resolution 24-37 approving the East Texas Council of Governments Interlocal Contract for GIS Mapping Services
- 19) Consider Resolution 24-38 approving the submission of an application for a Solid Waste Grant from East Texas Council of Governments
- 20) Consider Resolution 24-39 approving the engagement letter agreement between the City of Wills Point Texas and Mike Ward Accounting & Financial Consulting, PLLC., to perform the City’s 2024 Fiscal Year Audit
- 21) Consider sealed bids received regarding the City of Wills Point’s Mowing Services Contract award with an effective date of October 1, 2024
- 22) Consider approval of estimates received from Caldwell Electric and All Around A/C, Heating & Refrigeration regarding air conditioning upgrades needed for the City Hall Municipal Building specifically the City Council Meeting Room

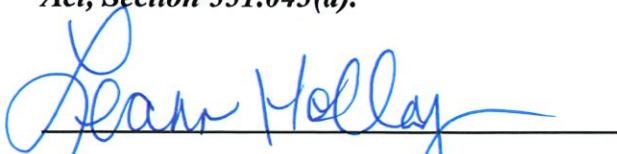
- 23) Consider approval of Request for Qualifications received and grant award for Engineering Services, Bond Counsel Services and Financial Advisory Services in connection with Texas Water Development Board projects for water system improvements
- 24) Consider Resolution 24-40 approving and re-adopting the Investment Policy for the City of Wills Point
- 25) 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 city owned property , specifically 1.22 acres, 0.970 and 0.25 of an acre of land, legal description BLK: 8, Lot: 1 & 2 of the Nixon’s Northwest Addition
- 26) Hear from Interim Public Works Director Charlie Brown-Conway and consider proposal received from Avante WWTAP not to exceed \$14,500 for on-site training and mentoring services at the City of Wills Point Wastewater Treatment Plant
- 27) Hear update from Interim Public Works Director Charlie Brown-Conway regarding the grant award received from Sabine River Authority of Texas Community Assistance Grant Program

28) 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 Friday, September 6, 2024 at 2:00 p.m. at the Wills Point City Hall in compliance with the Texas Open Meetings Act, Section 551.043(a).



Leann Holley, City Secretary