

**CITY OF SEVEN POINTS
MINUTES
SEVEN POINTS CITY COUNCIL
REGULAR MEETING
February 12, 2025, AT 7:00 PM
SEVEN POINTS CITY HALL**

1. The regular meeting of Seven Points City Council was called to order at 7:00 p.m. by Mayor Keith Betts. Mayor Pro-Tem Valeri Bahm, Council Member LaJonna Wells, Kevin Reynolds, and Mary Wennerstrom were present to make a quorum.
2. Deputy Chief Anthony Katsoulas gave the invocation and Mayor Keith Betts led everyone in the Pledge of Allegiance.
3. **Public Comments:** Ron Helms introduced himself as representing the Italy Texas News and Transparency Foundation. Ron referenced a prior removal from an Italy city council meeting due to using a profane gesture towards a particular council member. He stated he was present to exercise his rights, thanking the Mayor for allowing him to speak despite not residing within the City of Seven Points.

Wanda Nichols passed on public comments.

Steven Stuart introduced himself as a citizen who has lived within the City since 1983, with only one question directed at the Mayor regarding any policy or procedure for police response times. Steven stated that the current police response time is an estimated 9 hours. Steven was reminded that council are not allowed to respond during the public comments time, therefore Steven stated it was "kind of pointless then".

Lance Vernon introduced himself as a citizen of Seven Points for over 20 years. Lance brought up three topics: the old City Hall building, the audit, and the city website. He requested a cost breakdown for the old City Hall demolition versus repairing, pro vs. con of each, and updates at each city council meeting moving forward. Lance then went on to ask about the status of the three-year audit, indicating that the completion is critical for grant funding for the city infrastructure. The last topic Lance made comments on was the city website; requesting the city have an updated website "to get with the current technology", and that changing the host of the website would help accomplish this.

Raymond Wennerstrom chose to withhold his comments until item 14 on the agenda.

Shane Helton brought up his concern for when the public would know anything regarding the ongoing investigation. Stating "word on the street is that it is completed, word on the street was that things have been said about it already". Shane then asked about former employee appeals, and when they would be responded to.

The Mayor stated at the end of the Public Comments, that the previously referenced private investigation had been completed and had since developed into a criminal investigation. He deferred further explanation to Deputy Chief Anthony Katsoulas. Deputy Chief Katsoulas stated that the

internal administrative investigation is complete, a separate criminal investigation is ongoing and is not under the authority of the Mayor. He is in coordination with relevant law enforcement authorities and it will be handled through the appropriate judicial process. Deputy Chief Katsoulas stated that affidavits and warrants have been prepared and indicated that violations of the law had occurred. He emphasized that the matter would proceed through the appropriate legal channels. Further stating that public commentary and online discussions do not reflect the full scope of the investigation, the department is committed to upholding a professional standard, and any threats made toward law enforcement officers will be taken seriously and addressed accordingly. Deputy Chief Katsoulas concluded that due to the active criminal nature of this matter, no further details can be disclosed publicly at this time.

Consent Items

- A. A motion was made by Council Member Mary Wennerstrom and a second (2nd) by Council Member Kevin Reynolds to approve minutes from the January regular scheduled meeting. The vote was four (4) for and none opposed. Motion carried
- B. A motion was made by Council Member Kevin Reynolds, second (2nd) by Council Member Mary Wennerstrom to table the August 2025 through January 2026 financials. The vote was four (4) for and none opposed. Motion carried

4. Staff and Committee Comments:

- A. **Police Department:** Deputy Chief Katsoulas referenced a concern raised regarding a reported nine-hour response time. Responding that response times are impacted by staffing levels and workload demands. He stated he maintains a computerized log of his hours and reported working approximately 100 hours during the previous week. He also referenced prior weeks in which he had worked 74, 83, and 56 hours, respectively. Deputy Chief Katsoulas provided an example of a recent theft at a local gas station. He stated that a suspect was identified through witness information and video evidence, was arrested, and that an additional related matter remains outstanding. He concluded with stating that efforts are underway to bring on additional personnel, pending background review and hiring procedures.
- B. **Administration:** City Secretary Charlotte Witherspoon addressed several topics raised during public comments. Addressing the concern about the old City Hall building, she stated the mayor and the council will have to deliberate further together on it for any decisions made. Regarding the audit, City Secretary Witherspoon reports the audit process is nearing completion for the first 2 years that are under review, with the final year requiring additional work still. The Mayor noted that the city has never been audited before, and that the city is limited by how far back they can audit due to incomplete records. Court records for 2023 and 2024 have been updated and organized to proper standards. City Secretary Witherspoon emphasized that significant progress has been made and that the city is close to completion of the current audit phase. Concerning the City website, City Secretary Witherspoon acknowledges the concern regarding the City's website is outdated and difficult to navigate. The city is exploring different options for improvements and potential host changes. Concerning development, City Secretary Witherspoon reported increased workload due to recent development approvals, including previously approved residential projects and anticipated apartment construction in the spring. Due to the departure of staff and the technical nature of development and permitting review, she expressed the need for qualified person to be placed in this. Options under consideration, offered by Council Member Mary

Wennerstrom, include contracting with an external consultant to review plans and assist with development-related matters, noting they are paid hourly, though no formal action can be taken at this time.

- C. **Maintenance:** Mayor Keith Betts spoke for the maintenance foreman Casey Irvin, due to his absence from the council meeting. Mayor Betts reported on maintenance projects since August 2025. The maintenance department has placed approximately 85 tons of surface material for road repairs, dispersed 500 tons of road base, stockpiled 700 tons of road base, installed 400 feet of culverts, 100 feet of culvert remaining in stock, installed 15 LED light fixtures in the court and registration building, as well as replaced two toilets and 2 sinks in the civic center. Scheduled projects for maintenance include: Mason St. culverts, ditch work, and road base; Linda Ln. culverts, drainage improvements, and ditch work (including Causeway Cove); Causeway View drainage, culverts, and road base; E. Jess Hinton ditch improvements.
- D. **Senior Monitoring:** Mayor Pro-Tem Valeri Bahm reported that prior to the recent winter weather event, social media outreach was conducted regarding a senior assistance project. Efforts are ongoing to coordinate with local churches and community members to identify senior residents who may need assistance. The Mayor Pro-Tem expressed interest in receiving referrals and volunteers to support the initiative. A member of the public suggested to coordinate with Silver Angels of Cedar Creek. The fire department indicated that they respond to frequent calls involving the elderly residents, particularly fall related, and may be able to provide general information that could assist with identifying individuals who may benefit from outreach services.
- E. **Beautification:** Mayor Pro-Tem Valeri Bahm provided clarification regarding the post office building, stating that multiple bids were received and the City Council selected The Wall Doctor, LLC. as the contractor to use. After pressure washing the building, significant wood rot was discovered that had not been visible during the initial assessment. Portions of the wood required replacing, instead of painting over them. The additional repair work resulted in a \$6864.00 increase to the original bid amount of \$13,980. Mayor Pro-tem then expressed interest in pursuing additional beautification projects in the city. Discussion included the Optimist Club building as a potential future project, using community citizen volunteer help. Ron Helms interrupted Mayor Pro-Tem requesting clarification for the record regarding The Wall Doctor LLC. and confirmation that the final project cost exceeded the original approved bid amount. Helms expressed concern of the additional cost not being taken before the council before approval; continuing with stating "I don't know why we're seeking projects when the City has not approved its operating budget. You're actually mandated by law to approve your budget, so let's stop talking about extra projects and (*EXPLETIVE*) that we don't need to be spending money on and let's get the budget approved."

Action Items

- 5. A motion was made by Council Member Mary Wennerstrom, second (2nd) by Council Member LaJohnna Wells to approve the lease renewal between EDC and Cedar Creek Library. The vote was four (4) for and none opposed. Motion carried.
- 6. A motion was made by Council Member Mary Wennerstrom, second (2nd) by Council Member LaJohnna Wells to approve a grant for \$2,225.00 Striker's for repairs to business sign. The vote was four (4) and none opposed. Motion carried.

7. A motion was made to table ordinance #388 to annex a parcel of land located in the J. Baker Survey, A-17, Kaufman County Texas, being described as part of a called 17.603 acre tract of land described in deed to Amanda C. Miller and Jason H. Miller recorded in document No. 2012-0001173, of the deed records, Kaufman County, Texas. (DRKCT) by Council Member Mary Wennerstrom, second (2nd) by Mayor Pro-Tem Valeri Bahm. This was tabled due to not being announced in the newspaper prior to adopting the ordinance. The vote was four (4) for and none opposed. Motion carried.
8. A motion was made by Council Member Mary Wennerstrom, second (2nd) by Council Member LaJonna Wells, to table the ratification of expenditures from October 7, 2025 through February 12, 2026 to give the council more time to review them. The vote was four (4) for and none opposed. Motion carried.
9. A motion was made by Council Member Mary Wennerstrom, second (2nd) by Council Member LaJonna Wells, to table the authorization of the five (5) year loan agreement with Prosperity Bank in the amount, not to exceed, of \$145,416.00 for the two police vehicles purchase and outfitting from Sam Pack's Five Star Chevrolet. The vote was four (4) for and none opposed. Motion carried.
10. A motion was made by Council Member Mary Wennerstrom, second (2nd) by Council Member LaJohnna Wells, to approve the reimbursement for property taxes to Dian Matous for tax year 2023 and 2024, totaling \$1493.00, at the property address of 1330 E. Cedar Creek Pkwy, Seven Points. The vote was four (4) for and none opposed. Motion carried.
11. A motion was made by Council Member Mary Wennerstrom, second (2nd) by Council Member LaJohnna Wells, to approve the reimbursement for property taxes to JB Luxury Homes LLC for tax year 2023 and 2024, totaling \$1999.93, at the property address of 1340 E. Cedar Creek Pkwy, Seven Points. The vote was four (4) for and none opposed. Motion carried.
12. A motion was made by Council Member Mary Wennerstrom, second (2nd) by Mayor Pro-Tem Valerie Bahm to approve the INTERLOCAL AGREEMENT with Henderson County for provision of election equipment, total cost being \$3,333.53, on May 2, 2026. The vote was four (4) for and none opposed. Motion carried.
13. A motion was made by Council Member Kevin Reynolds, second (2nd) by Council Member Mary Wennerstrom, to approve the Order of General Election to be held on May 2, 2026, for the purpose of voting for Mayor (2-year term), two (2) Council Person (2-year term). The vote was four (4) for and none opposed. Motion carried.
14. Raymond Wennerstrom stood to read his resignation letter to the City Council and public. A motion was made to approve by Council Member Kevin Reynolds, for the acceptance of Raymond Wennerstroms resignation letter, second (2nd) by Council Member LaJohnna Wells. The vote was three (3) for and none opposed. Motion carried. Council Member Mary Wennerstrom recused of this vote, due to conflict of interest.
15. A motion was made to approve by Council Member Kevin Reynolds, second (2nd) by Mayor Pro-Tem Valeri Bahm for Resolution #195. The vote was three (3) for and none opposed. Motion carried. Council Member Mary Wennerstrom recused of this vote, due to conflict of interest.

16. Adjourn.

If during the course of this meeting covered by this notice, the City Council should determine that a closed or executive session of the City Council or consultation with the City Attorney is legally permissible and should be held or is required, then such closed or executive session shall be held concerning any items on the agenda which are permissible pursuant to the Texas Open Meetings Act including, but not limited to, the following purposes:

Texas Government Code:

Section 551.071 – consultation with attorney.

Section 551.072 - discussion of the purchase, exchange, lease, or value of real property.

Section 551.074 – discussion of personnel or to hear a complaint against personnel or a public official.

Section 551-087 – discussion by Economic Development Corporation

ATTEST:


Charlotte Witherspoon, City Secretary

APPROVED:


Keith Betts, Mayor