

**CITY OF SEVEN POINTS
MINUTES
SEVEN POINTS REGULAR CALLED MEETING, JULY 23RD, 2026 AT 7:00 P.M.
SEVEN POINTS CITY HALL**

1. **Call to order and Roll Call: Mayor Raymond Wennerstrom, Mayor Pro Tem Valerie Bahm, Council Members LaJohnna Wells, Lance Vernon, and Mary Wennerstrom.
(Quorum of 4 council members present/not present)**

Mayor Raymond Wennerstrom called the regular council meeting to order at 7:00 pm and did roll call. Mayor Wennerstrom, Mayor Pro Tem Valerie Bahm, Council Member LaJohnna Wells, Council Member Lance Vernon, and Council Member Mary Wennerstrom are all present. Quorum was established.

2. **Invocation and Pledge of Allegiance to the Flag.**

Andy Purdue gave the invocation and Mayor Wennerstrom Pledge of Allegiance to the Flag.

3. **CONSENT ITEMS:**

- A. Approve minutes for Special Meeting July 16th, 2026, 6:00 p.m. meeting.**

Motion was made by Valerie Bahm to approve minutes for July 16th, 2026, special meeting second (2nd) by Mary Wennerstrom. The vote was four (4) for, zero (0) opposed. Motion carried.

DISCUSSION/ACTION ITEMS:

4. **Discuss, consider, and/or take action on Mayor Wennerstrom signing a Proclamation making July 26, 2026, Victor Chaney (Vic Day).**

Mayor Wennerstrom read the Proclamation aloud. Motion was made by Mary Wennerstrom to approve to make July 26, 2026 Victor Chaney Day second (2nd) by Valerie Bahm. The vote was four (4) for, zero (0) opposed. Motion carried.

5. **Discuss, consider, and/or take action on contract for a new cleaning service.**

Motion was made by LaJohnna Wells to approve Jamie Veatch for the cleaning service contract for cleaning city hall. second (2nd) by Valerie Bahm. The vote was four (4) for, zero (0) opposed. Motion carried.

6. **Discuss, consider, and/or take action on the remodel of Optimist Building that the city will provide materials for 2 projects, as discussed on July 16th, 2026, meeting.**

The Council discussed the pricing for the city to purchase the material and pay the contractor for the labor.

Motion was made by Mary Wennerstrom to approve remodel of the optimist building and that the city will purchase and provide material and pay contractor for labor as discussed July 16th, 2026 meeting second (2nd) by LaJohnna Wells. The vote was four (4) for, zero (o) opposed. Motion carried.

7. **Discuss, consider, and/or take action to replat property located at 1021 County Road 2105 for Frankin Vu / Invictus Properties Services LLC for a total of 15 lots.**

Motion was made by Valerie Bahm to approve to replat property located at 1021 County Road 2105 for Frankin Vu / Invictus Properties Services LLC for a total of 15 lots. second (2nd) by LaJohnna Wells. The vote was four (4) for, zero (o) opposed. Motion carried.

8. **Discuss, consider, and/or take action to replat property located at 631 Quiram Lane for Michael Baldwin for 4 half acre lots.**

Motion was made by Mary Wennerstrom to approve to replat property located at 631 Quiram Lane for Michael Baldwin for 4 half acre lots. second (2nd) by Valerie Bahm. The vote was four (4) for, zero (o) opposed. Motion carried.

9. **Discuss, consider, and/or take action to replat property located at 421 Kelly Lane for 4 lots.**

Motion was made by Mary Wennerstrom to table until July 31st meeting second (2nd) by Valerie Bahm. The vote was four (4) for, zero (o) opposed. Motion carried

10. **Discuss, consider, and/or take action on Amending Personnel Policy by Ordinance.**

Motion was made by LaJohnna Wells to approve the ordinance amending Personnel policy. second (2nd) by Valerie Bahm. The vote was four (4) for, zero (o) opposed. Motion carried

11. **Discuss, consider, and/or take action on Amending Purchase Policy.**

Motion was made by LaJohnna Wells to approve of amending Purchase policy. second (2nd) by Valerie Bahm. The vote was four (4) for, zero (o) opposed. Motion carried

12. **Discuss Digital Sign at Old City Hall.**

No action was taken discussion item only.

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.

13. **EXECUTIVE SESSION:**

The City Council shall convene into Executive Session pursuant to Texas Government Code, Section 551.074, Personnel Matters for the following: Section 551-087 – discussion by Economic Development Corporation

Council went into executive session at 7:46 p.m.

A. Discuss personnel matters on Court Clerk.

B. Discuss EDC Grant for Shelly McClain's.

C. Discuss EDC Grant for Hills Insulation.

14. **RECONVENE INTO OPEN SESSION:**

**Consider and take appropriate action, if any, on matters discussed in Executive Session,
(13 A, B and C)**

Council reconvened into open session at 8:25 p.m.

A. Discuss personnel matters on Court Clerk.

Motion was made by Valerie Bahm to take no action as discussed in executive session regrading item #13 (A): second (2nd) LaJohnna Wells. The vote was four (4) for zero (o) opposed. Motion carried.

B. Discuss EDC Grant for Shelly McClain's.

Motion was made by Mary Wennerstrom to approve with the terms and conditions as discussed in executive session regrading item #13 (B): second (2nd) Valerie Bahm. The vote was four (4) for zero (o) opposed. Motion carried

C. Discuss EDC Grant for Hills Insulation.

Motion was made by LaJohnna Wells to approve only the terms and conditions discussed in executive session regrading item #13 (C): second (2nd) Valerie Bahm. The vote was four (4) for zero (o) opposed. Motion carried

15. **STAFF AND COMMITTEE COMMENTS:**

a. Beautification

Valerie Bahm

Council Member Bahm discussed tee shirt sales and her plans to try and get the Optimist building project completed

b. Senior Citizen Coalition

Valerie Bahm asked for volunteers to help reach out to the church.

c. Administrative Staff

The mayor disused item #9 audit issues. City Secretary discussed items on a Admin Notes please see attached forms.

d. Street Maintenance Staff

Casey provided a list of projects and work done for the moth please see the attached list

e. EDC no comments

16. **PUBLIC COMMENTS:**

Pursuant to Texas Government Code section 551.007, members of the public may speak on an agenda item during the public comments section of the meeting or at the time the agenda item is called for discussion by the mayor. Speakers shall be given three (3) minutes to speak and must address their comments to the mayor rather than to individual council members or staff. Speakers making impertinent, profane, or slanderous remarks may be removed from the meeting.

Unauthorized remarks from the audience, stamping of feet, whistles, yells, clapping, and similar demonstrations will not be permitted. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. The Council may refer the item to city staff for research and resolution or refer the matter to a future meeting.

Citizen asked about the evidence room and old investigation.

Mayor Wennerstrom advised as far as he knew the cases were closed, both TCLOE and DA office advised that the investigation was complete.

17. **AGENDA ITEM SUGGESTIONS FOR NEXT MEETING.**

Valerie Bahm asked for the Zoning committee to be placed on the next agenda.

18. **ADJOURN.**

Motion was made by LaJohnna Wells to adjourn; second (2nd) by Valerie Bahm. The vote was four (4) for , zero (0) opposed, Motion carried. Meeting adjourned at 9:16 p. m.

ATTEST:



Jennifer Thompson, City Secretary

APPROVED



Raymond Wennerstrom, Mayor

ADMIN

Things that have been found

1. As of May 28, 2026, there were 6,000 unread emails for city secretary
2. Nothing had been entered into QuickBooks since March 2026 and had not been balanced since February 2026
3. The previous admin would not share passwords to continue business; previous admin had it set to when changing passwords a code was sent to previous admin personal cell phone by text and refused to give codes.
4. The Court books has not been touched since August of 2025
5. Bright Speed was the old Wi-Fi for the city, and it was never cancelled so the city was still being charged monthly subscription. The finance clerk called in March 2026 to talk to them about the cancelation and never called back. The bill was \$3,106.00 when I called them, they did reduce the bill from March 2026 to the amount of \$2413.76, I paid the bill and canceled the contract.
6. Irs Payroll Tax (941Employer's Quarterly Federal Tax Return) & 940(Employer's Annual Federal Unemployment Tax) has not been filed for years 2024,2025 and 2022 941 were not paid so there was a penalty of \$44,146.45 which irs sent a levy to the bank. I then called and got an abatement for \$11,893.21 leaving a balance due to the irs 32,154.55 that was paid on July 01, 2026
7. The city has been paying for 11 cell phones that have not been used since the previous Mayor shut the police dept down. We now

have 4 city cell phones Mayor, City Secretary, Maintenance and Code Enforcement

8. Avaya (Great America) was the City's previous phone system which has not been used since May of 2025. I received a bill and the previous admin was supposed to send the phones system back, which was never done. To cancel the contract, it was 2617.65

9. (Mayor) Auditor had been calling for the previous City Secretary since March and no response until Mayor Wennerstrom received an email when he took office.

10. Guardian, which is our vision and dental Ins plan, has not been undated in a very long time, and the city was still paying for employees that have not been with the city in months. The bill was \$421.00 and after removing employees that were no longer here it took the bill to 223.00 a month.

11. The previous admin office had boxes all over the office with paperwork that was very important and should have been in files and filed it was stuff back from 2020 to now.

12. A representative from Waste Connections attended a meeting and when the discussion was brought up about the contract, he stated that he had been trying to contact previous admin by email, phone call and certified letter in Feb 2026 and never received a response.

13. When I was hired as the finance clerk the first day, I was given bills that needed to be paid I seen that the light bill was 3 months behind and there was a late fee and due to be shut off. The water bill

was behind as well when I went to make the payment the clerk at the water dept said they always had late payments.

As we begin this new administration, we are working to keep the city operating smoothly. Unfortunately, we did not receive all of the information and records we had hoped for from the previous admin, so there are some areas where we are still gathering facts and getting up to speed.

Thank you for understanding

Jennifer Thompson

**RE: Audit questions****From** Tung Pham [REDACTED]**Date** Tue 5/26/2026 1:27 PM**To** raymond wannerstrom [REDACTED], Joe Gorfida [REDACTED]

Hi Mayor Wennerstrom,

Thanks for reaching out! I have not received any communication from Charlotte regarding a special council meeting at 7pm.

The latest email I received from Charlotte was on March 26, 2026. Should I expect an email from this email address: citysecretary@sevenpointstexas.com?

My phone number can be found under my signature. I am happy to talk to you about where we stand for the audit.

Tung Pham, CPA
Shareholder

Office (972) 234-3333

Direct [REDACTED]

www.vailpas.com[leave us a Google review](#)

VAIL & PARK, P.C.

**AUDIT
TAX
ADVISORY****From:** raymond wannerstrom [REDACTED]**Sent:** Tuesday, May 26, 2026 12:47 PM**To:** Tung Pham [REDACTED], Joe Gorfida [REDACTED]**Subject:** Audit questions

You don't often get email from [REDACTED] [Learn why this is important](#)

Mr. Pham,

I am writing this email to confirm that the city secretary Charlotte Witherspoon with the City of Seven Points reached out to you in reference to being available on May 28th, 2026 for a special council meeting at 7 pm. The council and I have some questions on where the city stands to complete the audit that the firm is doing for the city. If you could please respond to this email and let me know what would be the best way to reach you so that we can get myself and the council their answers, I would appreciate it.

Thank you,

Raymond Wennerstrom - Mayor Seven Points

7-23-26

OPTIMIST PARK CLEANUP FOR THE FOURTH
OF JULY.

CLEANED GUTTERS

REMOVAL OF BATTING CAGES

TREE TRIMMING

TRASH CLEANUP

60 TONS OF PATCH

20 TONS OF ROAD BASE

DRAINAGE WORK ON LAKESHORE
+ HILLSIDE

100' OF CULVERT PIPE ON CAUSEWAY VIEW

DITCH CLEARING IN CAUSEWAY VIEW AREA

" " PRITCHET

WOOD ST

HOT WATER HEATER CIVIC CENTER

SEWER + TOILETS IN COURTHOUSE

HVAC MAINTENANCE COURTHOUSE + CIVIC CENTER

ALL PARK + EASEMENT UP KEEP

SCHEDULED MAINTENANCE ON MACHINES

REPAIR OF BACKHOE + DUMP TRUCK +

S. - MAINT