

City of Seven Points
Minutes
Regular City Council Meeting August 27th, 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. City Attorney Joe Gorfida (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, Council Member Mary Wennerstrom, and City Attorney Joe Gorfida are all present. Quorum was established.

2. Invocation and Pledge of Allegiance to the Flag.

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

3. **CONSENT ITEMS:**

- A. Approve minutes for Special Meeting July 31st, 2026, 6:00 p.m. meeting and Special Meeting August 12th, 2026, 6:00 p.m.

Motion was made by Valerie Bahm to approve minutes for Special Meeting July 31st, 2026, 6:00 p.m. meeting and Special Meeting August 12th, 2026, 6:00 p.m. second (2nd) by LaJohnna Wells. The vote was four (4) for, zero (0) opposed. Motion carried.

- B. Authorize the Mayor to execute a reimbursement agreement between the EDC for improvements at the Optimist Civic Center.

Motion was made by Mary Wennerstrom to approve Mayor to execute a reimbursement agreement between the EDC for improvements at the Optimist Civic Center second (2nd) by LaJohnna Wells. The vote was four (4) for, zero (0) opposed. Motion carried.

- C. Presentation of Certificates of Appreciation for Back to School Bash by the Mayor.

Mayor Wennerstrom presented Certificates of Appreciation for Back to School Bash to Shelly McClains, Cossacks motorcycle club, Dirk Dockside Bar & Grill, The Cut Loose Barber and Oh Hello Wreath Co.

DISCUSSION/ACTION ITEMS:

4. Discuss, consider, and/or take action on request by Donald Sivley to add a road in between Scottie's Exxon and the Fireworks stand.

No Action taken.

5. Discuss, consider, and/or take action, to award and authorize the Mayor to negotiate and execute a contract for Software for Municipal Courts.
No Action taken.
6. Discuss, consider, and/or take action on a new City Logo.
Motion was made by Mary Wennerstrom to have options 1 & 2 put on a shirt and bring back to choose an option second (2nd) by Valerie Bahm. The vote was four (4) for, zero (0) opposed. Motion carried.
7. Discuss, consider, and/or take action on changing the name of the Optimist Civic Center and Optimist Park.
Motion was made by Mary Wennerstrom on changing the name of the Optimist Civic Center and Optimist Park to Seven Points Civic Center and Seven Points Ball Park. second (2nd) by Valerie Bahm. The vote was four (4) for, zero (0) opposed. Motion carried.
8. Discuss, consider, and/or take action to Accept the 2026 certified tax rolls as approved by the Henderson County Central Appraisal District.
Motion was made by Mary Wennerstrom to Accept the 2026 certified tax rolls as approved by the Henderson County Central Appraisal District second (2nd) by Valerie Bahm. The vote was four (4) for, zero (0) opposed. Motion carried.
9. Discuss, consider, and/or take action to Accept the submission of the estimated 2026 no-new-revenue tax rate of \$0.228482 per \$100 taxable value and the estimated voter-approval tax rate of \$0.342993 per \$100 taxable value.
Motion was made by Mary Wennerstrom to Accept the submission of the estimated 2026 no-new-revenue tax rate of \$0.228482 per \$100 taxable value and the estimated voter-approval tax rate of \$0.342993 per \$100 taxable value. second (2nd) by LaJohnna Wells. The vote was four (4) for, zero (0) opposed. Motion carried.
10. Discuss, consider, and/or take action to Approve scheduling a public hearing on the FY 2026-2027 Proposed Budget on September 14th, 2026, City Council Meeting.
Motion was made by Mary Wennerstrom to approve scheduling a public hearing on FY 2026 -2027 Proposed Budget on September 14th, 2026, City Council Meeting at 6:00 p.m. second (2nd) by Valerie Bahm. The vote was four (4) for, zero (0) opposed. Motion carried
11. Discuss, consider, and/or take action to Approve scheduling a meeting to adopt the FY2026-2027 Tax Rate.
Motion was made by Mary Wennerstrom to approve a meeting to adopt the FY2026-2027 Tax Rate on September 14th, 2026, City Council Meeting at 6:00 p.m. second (2nd) by Valerie Bahm. The vote was four (4) for, zero (0) opposed. Motion carried

12. Discuss, consider, and/or take action on an Ordinance approving a Master Fee Schedule.
Motion was made by Mary Wennerstrom on an Ordinance approving a Master Fee Schedule and increasing the certificate of occupancy to \$120.00 dollars and bring back for any additional changes needed next regular meeting second (2ND) by Valerie Bahm. The vote was four (4) , zero (0) opposed. Motion carried
13. Discuss, consider, and/or take action on Approving an ordinance permitting TABC late night permit.
Motion was made by Mary Wennerstrom to approve an ordinance permitting TABC late night permit second (2nd) by Valerie Bahm. The vote was four (4) for, zero (o) opposed.
Motion carried
14. Discuss, consider, and/or take action approving an ordinance establishing short-term rental regulations including the requirement for such STR's to pay hotel motel tax.
15. Motion was made by Mary Wennerstrom to approve an ordinance establishing short-term rental regulations including the requirement for such STR's to pay hotel motel tax second (2nd) by Valerie Bahm. The vote was four (4) for, zero (o) opposed.
Motion carried

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.

16. **EXECUTIVE SESSION: - No Executive Session Scheduled**

RECONVENE INTO OPEN SESSION:

Consider and take appropriate action, if any, on matters discussed in Executive Session,

17. **STAFF AND COMMITTEE COMMENTS:**
 - a. Beautification Committee update
Valerie Bahm Thanked EDC
 - b. Senior Citizen Coalition update
No update
 - c. Administrative Staff & Audit update
City Attorney to get with Kendra King
 - d. Street Maintenance Staff & Street update
Casey Irvin showed new street signs
 - e. EDC grants/project update
No update

18. **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. 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.

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

Update on website

20. **ADJOURN.**

Motion was made by Mary Wennerstrom to adjourn; second (2nd) by Lance Vernon. The vote was four (4) for, zero (0) opposed, Motion carried.

ATTEST:

Jennifer Thompson, City Secretary

APPROVED:

Raymond Wennerstrom, Mayor

City of Seven Points

Minutes

Special City Council Meeting 09-03-2026

The City Council of Seven Points, Texas will meet for a Special Scheduled Council Meeting, Thursday, September 3rd, 2026, at 6:00 p.m. located in the Seven Points Temporary City Hall at 715 S. Seven Points Blvd., Seven Points, TX 75143

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.

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

DISCUSSION/ACTION ITEMS:

3. Discuss, consider, and/or take action to Approve scheduling a public hearing on the FY 2026-2027 Proposed Budget on September 17th, 2026, at 6:00 p.m., City Council Meeting.

Motion was made by Valerie Bahm to Approve scheduling a public hearing on the FY 2026-2027 Proposed Budget on September 17th, 2026, at 6:00 p.m., City Council Meeting Second (2nd) by LaJohnna Wells. The vote was four (4) for, zero (0) opposed. Motion carried.

4. Discuss, consider, and/or take action to Approve scheduling a meeting to adopt the FY2026-2027 Tax Rate on September 17th, 2026, at 6:00 p.m., City Council Meeting.

Motion was made by LaJohnna Wells to approve scheduling a meeting to adopt the FY2026-2027 Tax Rate on September 17th, 2026, at 6:00 p.m., City Council Meeting Second (2nd) by Valerie Bahm. The vote was four (4) for, zero (0) opposed. Motion carried.

5. Discuss, consider, and/or take action on changing Regular meetings to September 17th, 2026, at 6:00 p.m.

Motion was made by Mary Wennerstrom to change the time of the September meeting to 6:00 p.m., but keep the date for September 24th, 2026, second (2nd) by Valerie Bahm. The vote was four (4) for, zero (0) opposed. Motion carried.

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.

6. **EXECUTIVE SESSION: - No Executive Session Scheduled**

RECONVENE INTO OPEN SESSION:

Consider and take appropriate action, if any, on matters discussed in Executive Session,

7. **ADJOURN.**

Motion was made by Lance Vernon adjourn; second (2nd) by Mary Wennerstrom. The vote was four (4) for, zero (0) opposed, Motion carried.

ATTEST:

Jennifer Thompson, City Secretary

APPROVED:

Raymond Wennerstrom, Mayor

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City of Seven Points
Proposed Budget
FY 2026 - 2027

				FY26 Budget	FY26 YTD Actual	FY27 Proposed
	Expense					
	5000 · Expenditures					
	5010 · Accounting Services					
	5010-1 · Accounting Services-Admin			\$ -	\$ -	\$ 45,000
	5020 · Advertising (Advertising)					
	5020-1 · Advertising-G.A.			\$ 505	\$ 605	\$ 1,000
	5020-2 · Advertising-Police			\$ 100	\$ -	
	5020-3 · Advertising-Maint.			\$ 100	\$ -	
	5030 · Bank Service Charges (Bank Service Charges)					
	5030-1 · Bank Service Charges-Admin			\$ -	\$ 12	
	5030 · Bank Service Charges (Bank Service Charges) - Other				\$ 125	\$ 150
	5034 · Computer Expense					
	5034-1 · Admin			\$ 2,195	\$ 2,650	\$ 2,500
	5034-2 · Computer Exp.-Police			\$ 3,000	\$ 412	\$ 1,500
	5034-3 · Court			\$ 1,200	\$ 100	\$ 500
	5035-4 · Contracts/Lease (Contracts & Leased equipment)					
	5035-1 · Contracts-GA			\$ 8,005	\$ 16,908	\$ 38,725
	5035-2 · Contracts-Police			\$ 17,005	\$ 2,473	
	5035-3 · Contracts-Court			\$ 1,990	\$ 2,507	
	5035-5 · Contracts-Post Office			\$ -	\$ 303	
	5035- · Contracts-Code Enforcement (need new account for FY27)					\$ 1,200
	5035-4 · Contracts/Lease (Contracts & Leased equipment) - Maint			\$ -	\$ -	\$ 24,600
	5040 · Dues and Subscriptions					
	5040-1 · Dues and Subs-Admin			\$ 4,010	\$ 8,481	\$ 15,575
	5040-2 · Dues and Subs-Police			\$ 2,005	\$ 6,695	
	5040-# · Dues and Subs-Code Enforcement					\$ 2,000
	5040-4 · Dues and Subs-Court			\$ 1,990	\$ 4,065	\$ 2,065
	5050 · Employee Benefits					
	5050-1 · Employee Benefits-Admin			\$ -	\$ 16,757	\$ 25,300
	5060 · Equipment Purchases					
	5060-2 · Equipment Purchases-Police			\$ 7,150	\$ 2,775	
	5060-3 · Equipment Purchases-Maint			\$ -	\$ 16,321	\$ 20,000
	5060-4 · Equipment Purchases-Court			\$ -	\$ -	
	5060-5 · Equipment Pur Post Office			\$ -	\$ -	
	5065 · Gasoline & Oil					
	5065-2 · Gasoline-Police			\$ 19,010	\$ 2,018	
	5065-3 · Gasoline-Maint			\$ 15,000	\$ 8,302	\$ 16,600
	5065-4 · Gasoline-Court			\$ -	\$ -	
	5065-5 · Gasoline-Code Enforcement			\$ -	\$ -	\$ 8,000
	5070 · Insurance-Property and Liabilit					
	5070-4 · Liability			\$ 17,820	\$ 21,908	\$ 19,300
	5070-5 · Property			\$ 12,000	\$ 14,979	\$ 13,900
	5070-6 · Workers Comp.			\$ 26,185	\$ 22,970	\$ 23,885
	5080 · Insurance-Life/Denta!					
	5080-1 · Insurance-Life-Admin			\$ 1,320	\$ 860	\$ 1,720
	5080-2 · Insurance-Life-Police			\$ 4,030	\$ 1,481	\$ 675
	5080-3 · Insurance-Life-Maint			\$ 2,020	\$ 940	\$ 2,020
	5080-4 · Insurance-Life-Court			\$ 670	\$ 276	
	5080-5 · Insurance-Life-Post Off			\$ -	\$ 253	
	5110 · Legal Fees					
	5110-1 · Admin			\$ 18,000	\$ 38,038	\$ 45,000
	5110-2 · Court			\$ 1,295	\$ -	
	5110-3 · Legal Police			\$ -	\$ 2,300	

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Small Taxing Unit Notice

The City of Seven Points will hold a meeting at 6:00 p.m.
(Name of Taxing Unit) (Time)

on 09/17/2026 at 715 South Seven Points Drive, Ste. D, Seven Points, TX 75143
(Date) (Location)

to consider adopting a proposed tax rate for tax year 2026. The proposed tax rate is
(Year)

0.228482 per \$100 of value.
(Rate)

019.
334

SEVEN POINTS, TEXAS
ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEVEN POINTS, TEXAS, BY AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 1, SECTION 14.A.1, "CITY COUNCIL MEETINGS" TO ESTABLISH A NEW MEETING TIME FOR CITY COUNCIL MEETINGS TO BEGIN AT 6:00 P.M. ON THE FOURTH THURSDAY EACH MONTH; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEVEN POINTS, TEXAS:

SECTION 1. That the Code of Ordinances of the City of Seven Points, Texas, is hereby amended by amending Chapter 1, Section 14A.1, "City Council Meetings," to read as follows:

"SECTION 14: CITY COUNCIL

1) COMPOSITION AND MEETINGS

The City Council elected at large for two (2) year terms. The Mayor and two (2) Councilmembers shall be elected in even numbered years, and three (3) Councilmembers shall be elected in odd numbered years. The City Council shall meet on the fourth (4th) Thursday of each month at 6:00 p.m. and may hold such additional meetings as may be necessary to transact city business. All meetings shall be held in accordance with the provisions of the Texas Open Meetings Act.

SECTION 2. That all provisions of the Ordinances of the City of Seven Points, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and that all other provisions of the Ordinances of the City of Seven Points not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof other than the part thereof decided to be unconstitutional, illegal, or invalid.

SECTION 4. This ordinance is effective immediately upon its passage and approval.

IT IS ACCORDINGLY SO ORDAINED.

DULY PASSED AND APPROVED by the City Council of the City of Seven Points, Texas, on this the _____ day of _____ 2026.

APPROVED BY:

Raymond Wennerstrom, Mayor

ATTEST:

Jennifer Thompson, City Secretary