

**CITY OF WINONA**  
**Regular City Council Meeting**  
**520 Dallas St. Winona, TX**  
**Tuesday July 19<sup>th</sup>, 2022**

**MINUTES**

**On this 19<sup>th</sup> day of July 2022, the Winona City Council convened at the Community Center located at 520 Dallas St, Winona, Texas at 6:30 pm in a Regular City Council Meeting. The meeting was open to the public and the following were present:**

**Members Present:** Mayor Rachel Moreno, Alderman Craig Attaway, Alderman Gary Fox, Alderman Dee Roden, Alderman Terry Cole

**Members Absent:**

**Guest Present:** C Folley, David Beck, Leslie Lake, Craig McCollum, Jimmy Pleasant, Ronnie Pilcher, Scott Leavelle, Edward Gresham, Pat Land

**A. CALL TO ORDER**

**FIRST ORDER OF BUSINESS**

Roll Call. Public notice of this meeting has been given and a quorum is present.

**B. INVOCATION**

At this time Mayor Rachel Moreno asked everyone to observe in the Pledge of Allegiance and a moment of silence.

**C. VISITORS OPEN FORUM**

Pat Land spoke to the council and public to thank them for the kindness and support to her and late husband Mayor Curtis Land.

**D. APPROVAL OF MINUTES:**

**1. June 21<sup>st</sup>, 2022 Regular Meeting & June 29<sup>th</sup>, 2022 Special Call Meeting Minutes**

Motion was made by Alderman Terry Cole to approve the June 21<sup>st</sup>, 2022 & June 29<sup>th</sup>, 2022 Special Call, regular minutes and seconded by Alderman Craig Attaway.

All in favor; none opposed. Motion carried unanimously.

**E. APPROVAL OF FINANCIALS:**

**1. June 2022 Financials**

Motion was made by Alderman Dee Roden to approve the June 2022 financial reports and seconded by Alderman Gary Fox.

All in favor; none opposed. Motion carried unanimously.

**F. MONTHLY REPORTS OR UPDATES:**

**1. Utility Department**

Craig McCollum gave update on June utility department and utility reports for the sewer system (DMR), water (CCR) has been completed and sent out. All employment records are filed through Gusto payroll system, and the monthly and quarterly (omni & state) court reports have been completed and sent out.

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**2. Park/City Beautification**

Updated by Alderman Dee Roden, looking to get a bench at the park in memory of the late Mayor Curtis Land and maybe plant a tree as well. No trades days until September, EMS said that they would like to come and set, also a representative with Hiland Dairy setting up a booth.

**3. Mayor Updates**

**a) Commissioners Court Update**

Alderman Terry Cole attended commissioners court to be part of the representation for the City of Winona with regards to the America Rescue Plan Act (ARPA) funds available from Smith County along with a representative from Schaumburg & Polk, Inc (SPI) and East Texas Municipal Utilities District (East Texas MUD). East Texas MUD asked for a possible \$2+ million to go towards the lift station project and SPI asked for over \$3 million along with \$175,000 dollars to upgrade the road into the sewer plant. We will still need to increase our rates even if we get the funding from the county along with the funding from the Texas Water Development Board because we are 11 years behind on rate increases and we need to bring it up to cover the expenses. Alderman Cole is highly recommending the council think about the options of the tie-in with East Texas MUD or upgrade our own plant very seriously and is recommending the tie-in option. Any funds received by the County will have to be completely used by 2026 or it is lost.

**b) Wastewater Treatment Plant update**

Updated by our Wastewater Operator Benji Gresham and a representative from Mountain Supply Jimmy Pleasant on the status of the plant and how the microbes are doing. Mountain Supply stated that they were very close to being completely finished with their process. Pond 2 is complete and pond 1 is a few weeks from being complete. The only issue they are seeing is that we have a problem with the duckweed around the pond. Mountain is offering after completion of pond 1 to leave the trailers of microbes at the plant for an extra 2 weeks, let the city workers go around the ponds with weed killer to kill off the duckweed around the ponds and they will come back in and re-supply the ponds with microbes once they are done. So far, they have added 240,000 gallons of microbes into the ponds. Benji stated that he as been testing the plant on a weekly basis and said that the numbers have come down drastically and both lagoons are continuing to improve.

**c) Update on Code Enforcement**

Updated by Mayor Moreno that she has been looking for someone to help out with code enforcement and inspections and we actually have a few people around the community that can do inspection but not code enforcement. She has also had a company out of Dallas, AOKA, come down to be at this meeting to discuss what their company could offer the city with code enforcement and inspections as a 3<sup>rd</sup> party entity.

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**d) Update on trees at Pecan Grove Apartments**

Alderman Gary Fox had brought to Mayor Rachel Moreno's attention the two dead trees at the Pecan Grove Apartments close the gas meters that service the apartments. She stated that she emailed the apartments main office regarding taking them down and they responded that they would get it taken care of.

**G. DISCUSSION AND ACTION ITEMS:**

**1. Discussion and possible action on tabled discussion of passing by Ordinance 119-C-Modified to increase the water and sewer rates.**

Motion was made by Alderman Terry Cole to table this discussion until further information is available and seconded by Alderman Craig Attaway.  
All in favor; none opposed. Motion carried unanimously.

**2. Discussion and possible action to increase the deposit amount for rental properties for both water and gas. (Ordinance 119-C-Modified)**

Motion was made by Alderman Terry Cole to increase the rates for water deposit on renters from \$150 to \$200 and increase gas deposit for renters from \$300 to \$350 to be effective immediately and seconded by Alderman Craig Attaway.  
All in favor; none opposed. Motion carried unanimously.

**3. Discussion and possible action to update by Ordinances (numbers to follow next available) to replace Ordinances 153 (International Residential Code 2009), 149 (International Building Code 2009), 150 (International Plumbing Code 2009), 151 (International Fire Code 2003), 152 (International Fuel Code 2009), 154 (International Property Maintenance Code 2009), 156 (International Zoning Code 2009), 157 (International Existing Building Code 2009), and 158 (International Mechanical Code 2009) to the most current International Code.**

Motion was made by Alderman Terry Cole to pass by ordinances to update to the 2021 International code and add any codes that are missing in our current ordinances and seconded by Alderman Craig Attaway.  
All in favor; none opposed. Motion carried unanimously.

**4. Discussion and possible action on having a third-party inspector for the city to use for new construction projects on an as needed bases that can also be utilized by the builder at their expense.**

Motion was made by Alderman Terry Cole to table to get 3 proposals if not able to get 3 then 2 proposals and get more information to present to the council and seconded by Alderman Craig Attaway.

2 in favor; 2 opposed, Mayor broke the tie with a vote in favor to table until we can get an inspector. Motion carried by majority vote.

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- 5. Discussion and possible action to change the rate for new construction permits for residential and commercial from a flat rate to a per sqft rate, to be decided upon.**  
Motion was made by Alderman Gary Fox to table this discussion until further information is available and seconded by Alderman Craig Attaway.  
3 in favor; 1 opposed. Motion carried majority vote.
- 6. Discussion and possible action to update the cities building permit applications to reflect cost of permit and attorney approved verbiage of requirements to be met.**  
Motion was made by Alderman Gary Fox to table this discussion until further information is available and seconded by Alderman Craig Attaway.  
3 in favor; 1 opposed. Motion carried majority vote.
- 7. Discussion and possible action to approve building permit for 401 N Kay St.**  
Motion was made by Alderman Dee Roden to table this discussion until 3rd party inspector is decided upon and in place to review permit and inspect build and seconded by Alderman Craig Attaway.  
3 in favor; 1 opposed. Motion carried majority vote.
- 8. Discussion and possible action to approve building permit for 102 Elm St.**  
Motion was made by Alderman Dee Roden to table this discussion until 3rd party inspector is decided upon and in place to review permit and inspect build and seconded by Alderman Craig Attaway.  
3 in favor; 1 opposed. Motion carried majority vote.
- 9. Discussion and possible action to approve building permit for 106 Elm St.**  
Motion was made by Alderman Dee Roden to table this discussion until 3rd party inspector is decided upon and in place to review permit and inspect build and seconded by Alderman Craig Attaway.  
3 in favor; 1 opposed. Motion carried majority vote.
- 10. Discussion and possible action on the tabled discussion of the duties and evaluations with possible pay increases for the following employees: Carl Jones, Carl “Bo” Ingerson, Steven Craig McCollum Utility Department, Candy Folley Utility/Court Clerk and Deana Powell City Secretary. (Possible executive session)**  
Topic was discussed at length during executive session. Motion was made by Alderman Terry Cole to table this discussion until further information is available and seconded by Alderman Dee Roden.  
All in favor, none opposed. Motion carried unanimously.

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**11. Discussion and possible action to appoint someone to fill the vacant Alderman position.  
(Possible executive session)**

There were two candidates Mr. David Beck and Mr. Jason Romine. Both were spoke to during executive session. Motion was made by Alderman Terry Cole to appoint David Beck and seconded by Alderman Gary Fox.

All in favor, none opposed. Motion carried unanimously.

**12. Swear in newly appointed alderman.**

David Beck was sworn in at this time.

**H. EXECUTIVE SESSION:**

*The City Council reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meeting Act, Government Code, Section 551.071 (Consult with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personal Matters), 551.076 (Deliberations about Security Devices), and 551.087 (Economic Development). This session is session.*

Closed regular session at 8:37pm and opened into executive session at 8:37pm as authorized by the Texas Open Meeting Act, Government Code, Section 551.074 for personal matters.

Closed executive session at 9:38pm and opened into regular session at 9:38pm.

**I. ADJOURNMENT**

Alderman Terry Cole made the motion to adjourn this meeting at 9:45 pm.

Seconded by Alderman Dee Roden.

All in favor; none opposed. Motion carried unanimously.

With no further business to come before the council this meeting was adjourned.

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Rachel Moreno, Mayor

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Deana Powell, City Secretary