

NOTICE OF MEETING  
FOR THE GOVERNING BODY OF THE  
CITY OF WILLIS, TEXAS

Notice is hereby given that a regular meeting of the governing body of the above named City will be held on the 20<sup>th</sup> of March, 2012 at 6:30 p.m. in the City Hall at 200 N. Bell Street, Willis, Texas at which time the following subjects will be discussed, to-wit:

1. Call to order the regular meeting.
2. Roll call, Pledge of Allegiance, and Invocation  
I Pledge Allegiance to the Flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.  
Honor the Texas Flag. I pledge allegiance to thee Texas; one state under God, one and indivisible.
3. CITIZENS INQUIRY
  - a. Paul Nelson, Lone Star Groundwater Conservation District report
4. CONSENT AGENDA
  - a. Consider the minutes of the previous meetings; February 21, 2012.
  - b. Approval of accounts payable.
  - c. Approval of financial statements and tax collection report.
  - d. Approval of intent to use forfeited funds.
5. NEW BUSINESS
  - a. Receive and consider approval of agreement with Hawes Hill Calderon, LLP for TIRZ administration services.
  - b. Consider approval of Certificate of Completion for the Sam Houston Town Center Phase 1 project and accept guaranty.
  - c. Consider approval of a Resolution approving the Mutual Aid Law Enforcement agreement with Montgomery County Sheriff's Department.
6. ORDINANCES
  - 1<sup>st</sup> Reading
    - a. Consider an ordinance approving the Project Plan and Finance Plan for the Tax Increment Reinvestment Zone (TIRZ) Number One.
  - 2<sup>nd</sup> Reading
    - b. Consider an ordinance amending Ordinance #09-0721 providing designations for four un-zoned tracts in the City of Willis.
    - c. Consider an ordinance amending Ordinance #05-1018 and #11-0215 providing for parade rules.
7. Reports  
Input from Council related to issues for possible inclusion on future agendas; related to issues such as (but not limited to) municipal projects, personnel, public property, development, and other city/public business.
9. Adjourn.

Dated this 16<sup>th</sup> day of March, 2012.

CITY OF WILLIS, TEXAS

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Brenda Burns, City Secretary

I, the undersigned authority, do hereby certify that the above Notice of meeting of the governing body of the above named City Council is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at the City Hall of said City in Willis, Texas a place convenient and readily accessible to the general public at all times, and said Notice was posted on March 16, 2012 at 3:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated this the 16<sup>th</sup> day of March, 2012.

CITY OF WILLIS, TEXAS

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Brenda Burns, City Secretary

The City Council for the City of Willis 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, Section 551.071 (Consultation with Attorney); 551.072 (Deliberation about Real Property); 551.073 (Deliberations about Gifts & Donations); 551.074 (Personnel Matters); 551.076 (Deliberation about Security Devices; and 551.086 (Economic Development).

It is the policy of the City of Willis to afford disabled persons maximum access to all public meetings. The City of Willis will make reasonable accommodations to address the needs of persons with vision or hearing impairments or other disabilities, including the provision of readers or sign language interpreters when requested reasonably in advance.

Willis, Texas  
March 20, 2012  
6:30 p.m.

The City Council of the City of Willis, Texas convened in regular session at the City Hall on the date and time aforesaid, with the following members present:

Leonard Reed, Mayor  
Thomas Belinoski, Council Member  
Anna Ross, Council Member  
Tamara Young-Hector, Council Member  
John Lovelady, Council Member  
Bill Van Alstyne, Council Member  
Hector Forestier, City Manager  
James Nowak, Police Chief  
John Mangiameli, Community Development Director  
Arthur Faiello, Public Works Director  
Larry Foerster, City Attorney  
Brenda Burns, City Secretary

and the following members absent: none, constituting a quorum at which time the following business was transacted to-wit:

1. Call to order the regular meeting.  
Mayor called the meeting to order at 6:30 p.m.
2. Roll call, Pledge of Allegiance, and Invocation  
I Pledge Allegiance to the Flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all. Honor the Texas Flag. I pledge allegiance to thee Texas; one state under God, one and indivisible.  
Mayor Reed called roll, noting all members present.  
Pledges were recited.  
John Lovelady said the invocation.
3. CITIZENS INQUIRY
  - a. Paul Nelson, Lone Star Groundwater Conservation District report  
Mr. Nelson, Assistant to the General Manager reported the District appreciated the City's efforts with the exploration of wells in the Catahoula Aquifer. The District will be holding a presentation on Catahoula wells at the Convention Center and will be creating a network to gather information to share on the wells.
4. CONSENT AGENDA
  - a. Consider the minutes of the previous meetings; February 21, 2012.
  - b. Approval of accounts payable.
  - c. Approval of financial statements and tax collection report.
  - d. Approval of intent to use forfeited funds.

Mayor Reed called for any questions or comments on the consent agenda. None were received. Mayor and Council approved items 4a – 4d by unanimous consent.

## 5. NEW BUSINESS

- a. Receive and consider approval of agreement with Hawes Hill Calderon, LLP for TIRZ administration services.

Mr. Forestier stated the TIRZ board held the first meeting with a quorum present. The board approved the agreement with Hawes Hill Calderon, LLP and Council needs to consider for final approval. Motion was made by Tamara Young-Hector to approve the agreement with Hawes Hill Calderon, LLP for administration services. Bill Van Alstyne seconded the motion. Motion carried unanimously.

- b. Consider approval of Certificate of Completion for the Sam Houston Town Center Phase 1 project and accept guaranty.

Larry Foerster stated the City entered into a development agreement that provided once infrastructure was in place the City would enter into a one-year warranty and a guaranty. Ordinance requires a bond be posted. The guaranty would be in lieu of the bond and if issues arise during the maintenance period the developer would be responsible. Bill Van Alstyne made a motion that under the advisement of the city attorney to accept the guaranty of one-year and the certificate of completion. Thomas Belinoski seconded the motion. Motion carried unanimously.

- c. Consider approval of a Resolution approving the Mutual Aid Law Enforcement agreement with Montgomery County Sheriff's Department.

Mr. Forestier stated the agreement would be between the City and Montgomery County Sheriff's Department to assure aid between the agencies. Tamara Young-Hector made a motion to approve the Mutual Aid Law Enforcement agreement. John Lovelady seconded the motion. Motion carried unanimously.

## 6. ORDINANCES

### 1<sup>st</sup> Reading

- a. Consider an ordinance approving the Project Plan and Finance Plan for the Tax Increment Reinvestment Zone (TIRZ) Number One.

Mr. Forestier stated the ordinance was approved by the TIRZ board. Mayor read the caption and stated the second reading and final approval will be at the next meeting.

### 2<sup>nd</sup> Reading

- b. Consider an ordinance amending Ordinance #09-0721 providing designations for four un-zoned tracts in the City of Willis.

Mr. Forestier stated the public hearing and first reading was held last month. Mr. Forestier stated there were five tracts included and the city had removed tract two for 60-90 days for further review. The remaining four tracts will be zoned as recommended by the Planning and Zoning board. Mayor read the caption. Motion was made by John Lovelady that the following ordinance be passed, "AN ORDINANCE AMENDING CITY ORDINANCE NO.09-0721, DATED JULY 21, 2009, AMENDING THE CITY OF WILLIS ZONING REGULATIONS BY PROVIDING DESIGNATIONS FOR CERTAIN UNZONED TRACTS OF

PROPERTY IN THE CITY OF WILLIS; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE AND REPEALING CLAUSE; COMPLYING WITH THE TEXAS OPEN MEETINGS ACT; AND ESTABLISHING THE PASSAGE OF THE ORDINANCE UPON PROPER PUBLICATION". Motion was seconded by Thomas Belinoski. Motion carried unanimously.

- c. Consider an ordinance amending Ordinance #05-1018 and #11-0215 providing for parade rules.

Mr. Forestier stated discussions have taken place since the homecoming parade that led to some changes to the parade ordinance to prevent variance request for every parade. The amendment will lower the age for walkers to 1<sup>st</sup> grade and raised the adult supervision from 1 to 5 ratio to 1 to 10 ratio, changed violators to be fined and not the parade permittee, removed the requirement of fire extinguisher in every vehicle. Mayor read the caption. Motion was made by Thomas Belinoski that the following ordinance be passed, "AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILLIS, TEXAS AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 94, "PARADES;" DEFINING A PARADE PARTICIPANT; PROVIDING PARADE RULES; PROVIDING A PENALTY IN THE AMOUNT OF \$500 PER DAY WITH EACH VIOLATION EACH DAY CONSTITUTING A SEPARATE OFFENSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE UPON PUBLICATION". Tamara Young-Hector seconded the motion. Motion carried unanimously.

## 7. Reports

Input from Council related to issues for possible inclusion on future agendas; related to issues such as (but not limited to) municipal projects, personnel, public property, development, and other city/public business.

Anna Ross asked the status of North Danville. Contractor will be notified the next day to start project.

Bill Van Alstyne asked if the City of Conroe could bid projects for the City of Willis since they have the staff and equipment.

Thomas Belinoski reported on the grass growing over the sidewalks along Highway 75.

Mr. Forestier reported on the following:

Economic Summit set for August 14, 2012.

Staff has met with Valero

Anna Ross asked for an update on the A-1 project. Larry Foerster stated he has spoken with a representative and they are waiting on some testing to come back prior to the law suit being filed.

John Lovelady thanked everyone for their participation in the Blood Drive.

Anna Ross stated the website was very nice.

## 8. Adjourn.

Motion was made by Anna Ross to adjourn the meeting. John Lovelady seconded the motion. Motion carried unanimously. The meeting adjourned at 7:09 p.m.

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Leonard Reed, Mayor

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Brenda Burns, City Secretary