

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 19th of June, 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
4. CONSENT AGENDA
 - a. Consider the minutes of the previous meetings; May 15, 2012.
 - b. Approval of accounts payable.
 - c. Approval of financial statements and tax collection report.
5. NEW BUSINESS
 - a. Consider approval of a quit claim deed in the G. W. Lonis Survey to David Beauregard.
 - b. Consider approval of a quit claim deed for a 0.0281 acre tract in the G. W. Lonis Survey from James C. Hassell to be used for a city lift station.
 - c. Consider approval of the general warranty deed from Elan Development, LP to convey to the city a 0.124 acre tract of land in the Lincoln Ridge Subdivision, Section 1.
 - d. Award the bid for the installation of a SCADA system to sanitary sewer lift stations.
 - e. Consider an agreement with Texas Auto Title & Registration Consultants, Inc. for simple wrecker services.
 - f. Consider approval of a fireworks display for the American Legion Independence Day Celebration on July 3rd.
 - g. Consider approval of a resolution amending the ordinance(s) authorizing the City's Series 1995-A and 1995-B revenue bonds to redefine the term Operating and Maintenance Expenses.
 - h. Consider ordering 205 Cemetery Lane, Block 3, Lots 7 & 8, Golden Acres an unsafe structure and refer to the Building and Standard Commission to consider an order of demolition.
 - i. Consider ordering 209 N. Danville, Block 8, Lots 3-9, Town of Willis an unsafe structure and refer to the Building and Standard Commission to consider an order of demolition.
6. ORDINANCES
 - 1ST Reading
 - a. Consider adoption of an amendment to Ordinance No. 95-117B, and Chapter 152 of the Willis Code of Ordinances, by replacing the Building and Standards Commission with the City Council.
7. EXECUTIVE SESSION
 - a. Convene into closed executive session to confer confidentially with city attorney under an exception to the Texas Open Meetings Act, Section 551.071 of the Texas Government Code on potential lawsuit with A-1 Construction.
 - b. Take action deemed necessary from executive session.
8. 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.

- a. Engineering reports
Love's Update
Catahoula Well Update
- b. City Manager's report
Waste Management Update

8. Adjourn.

Dated this 15th day of June, 2012.

CITY OF WILLIS, TEXAS

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 June 15, 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 15th day of June, 2012.

CITY OF WILLIS, TEXAS

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
June 19, 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
John Lovelady, Council Member
Anna Ross, Council Member
Tamara Young-Hector, 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, all members were present.
Pledges were recited.
John Lovelady said the invocation.
3. CITIZENS INQUIRY
No citizen inquiries.
4. CONSENT AGENDA
 - a. Consider the minutes of the previous meetings; May 15, 2012.
 - b. Approval of accounts payable.
 - c. Approval of financial statements and tax collection report.
Mayor Reed called for any questions or comments on the consent agenda. None were received. Mayor and Council approved items 4a – 4c by unanimous consent.
5. NEW BUSINESS
 - a. Consider approval of a quit claim deed in the G. W. Lonis Survey to David

Beauregard.

Mr. Forestier stated Items a and b were both areas for the new site for the Hill Street Lift Station. Motion was made by Tamara Young-Hector to approve the quit claim deed to David Beauregard. Anna Ross seconded the motion. Motion carried unanimously.

- b. Consider approval of a quit claim deed for a 0.0281 acre tract in the G. W. Lonis Survey from James C. Hassell to be used for a city lift station.
Motion was made by Thomas Belinoski to approve the quit claim deed from James C. Hassell. Bill Van Alstyne seconded the motion. Motion carried unanimously.
- c. Consider approval of the general warranty deed from Elan Development, LP to convey to the city a 0.124 acre tract of land in the Lincoln Ridge Subdivision, Section 1.
Mr. Forestier stated the land was being donated by Mike Manners for the construction of a sanitary sewer lift station to provide sewer services from the Intersection of Lincoln Ridge and Young down Interstate 45 to Longstreet. John Lovelady made a motion to approve the general warranty deed from Elan Development. Tamara Young-Hector seconded the motion. Motion carried unanimously.
- d. Award the bid for the installation of a SCADA system to sanitary sewer lift stations.
Mr. Forestier was recommending the item be tabled due to only one bid being received and over the budget. More vendors have been contacted to bid the project. Motion was made by Anna Ross to table. John Lovelady seconded the motion. Motion carried unanimously.
- e. Consider an agreement with Texas Auto Title & Registration Consultants, Inc. for simple wrecker services.
Alton Nelson, Lieutenant stated the agreement would cover vehicles that have been abandoned or private party tows. The law allows the vehicle to become property of the Police Department. The wrecker service will notify the registered owner of the vehicle and if not claimed the vehicle will be auctioned. Funds will settle the wrecker service fees and the remaining will revert to the City. Mr. Nelson stated this will not include vehicles from an arrest or an accident. Thomas Belinoski made a motion to approve the agreement with Texas Auto Title & Registration Consultants, Inc. John Lovelady seconded the motion. Motion carried unanimously.
- f. Consider approval of a fireworks display for the American Legion Independence Day Celebration on July 3rd.
Mr. Forestier stated the local Post #618 was requesting permission for a fireworks display on July 3rd starting a 9:00 p.m. They have cleared the show with the fire marshal. Motion was made by Bill Van Alstyne to approve the fireworks display contingent upon fire marshal approval. John Lovelady seconded the motion. Motion carried unanimously.

- g. Consider approval of a resolution amending the ordinance(s) authorizing the City's Series 1995-A and 1995-B revenue bonds to redefine the term operating and Maintenance Expenses.

Mr. Forestier stated the Texas Water Development Board is requiring the terminology for the 1995-A and 1995-B Series Operating and Maintenance expenses be redefined to make the new 2012 Series for the Catahoula Wells share the first lien with the 1995 Series. Motion was made by Thomas Belinoski to approve the following Resolution, "RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILLIS, TEXAS AMENDING THE ORDINANCE(S) AUTHORIZING THE CITY'S SERIES 1995-A AND 1995-B REVENUE BONDS TO REDEFINE THE TERM "OPERATING AND MAINTENANCE EXPENSES". Tamara Young-Hector seconded the motion. Motion carried unanimously.

- h. Consider ordering 205 Cemetery Lane, Block 3, Lots 7 & 8, Golden Acres an unsafe structure and refer to the Building and Standard Commission to consider an order of demolition.

John Mangiameli asked Council to see the evidence and decide if there is enough evidence to refer the property to the Building and Standard Commission. Mr. Mangiameli stated the owner has obtained a demolition permit. The permit was issued approximately 60-days ago, but has not started. The permit is good for 6-months. Mr. Mangiameli would still like to proceed with sending to the Building and Standard Commission in case the owner's efforts are not followed through with. Motion was made by John Lovelady to refer 205 Cemetery to the Building and Standard Commission. Thomas Belinoski seconded the motion. Motion carried unanimously.

- i. Consider ordering 209 N. Danville, Block 8, Lots 3-9, Town of Willis an unsafe structure and refer to the Building and Standard Commission to consider an order of demolition.

John Mangiameli stated in 2009 the property was referred to the Building and Standard Commission and was ordered to be repaired within 90-days. The ordered was not followed through with. Mr. Mangiameli stated the structure is not in any danger of collapsing, but the issues need to be taken care of. Ernest Coker, lienholder stated he was embarrassed the matter was not taken care of and will fund the necessary repairs to resolve the issue. Mr. Forestier stated he is recommending Council still refer to the Building and Standard Commission. Thomas Belinoski made a motion to refer the property to the Building and Standard Commission. John Lovelady seconded the motion. Motion carried unanimously.

6. ORDINANCES

1ST Reading

- a. Consider adoption of an amendment to Ordinance No. 95-117B, and Chapter 152 of the Willis Code of Ordinances, by replacing the Building and Standards Commission with the City Council.

Mr. Forestier stated the City is having problems keeping the board positions filled, so this would replace the commission with council. Mayor read the caption

to the ordinance and stated this was the first reading and the final reading and approval will be at July's meeting.

7. EXECUTIVE SESSION

- a. Convene into closed executive session to confer confidentially with city attorney under an exception to the Texas Open Meetings Act, Section 551.071 of the Texas Government Code on potential lawsuit with A-1 Construction.

Mayor stated after a five-minute break Council will convene into executive session at 6:59 p.m.

- b. Take action deemed necessary from executive session.

Returning from executive session at 7:24 p.m. Mayor reconvened the meeting. No action was taken from executive session.

8. 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.

Council Member Van Alstyne asked for the street lighting on FM 1097 West from Highway 75 to Interstate 45 to be placed on the agenda for discussion next month.

- a. Engineering reports

Love's Update

Mike Mathena, Bleyl & Associates gave an update on the water, sewer, and street projects related to Love's. Water and sewer was just about complete and the street work was delayed on the west side of IH 45, so AAA will move on to the east side repairs.

Catahoula Well Update

The bid notice for the wells will be placed in the newspaper on Friday, 6/22 with the bid opening being 7/13.

- b. City Manager's report

Waste Management Update

Mr. Forestier stated the request from Waste Management to move the pickup day from Monday to Tuesday did not occur.

8. Adjourn.

Motion was made by Anna Ross to adjourn the meeting. John Lovelady seconded the motion. Motion carried unanimously. The meeting adjourned at 7:45 p.m.

Leonard Reed, Mayor

Brenda Burns, City Secretary