



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

Leonard Reed, Mayor  
William Brown, Mayor Pro-Tem  
Ashley Nixon, Place 1  
Barney Stone, Place 2  
Tamara Young-Hector, Place 3  
Tom Luster, Place 4

Sheyi I. Ipaye, City Manager  
Marissa Quintanilla, City Secretary  
Larry Foerster, City Attorney

Notice is hereby given that a regular meeting of the governing body of the above name city will be held on the 21<sup>st</sup> of June 2022, at 5:30 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 of 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. Public Comments
4. BUDGET WORKSHOP
  - a. Budget Workshop FY 2022-2023
5. CONSENT AGENDA
  - a. Consider the minutes of the previous meeting: May 17, 2022
  - b. Approval of Accounts Payable
  - c. Approval of financial statements and tax collection reports
6. ORDINANCE
  - First Reading
    - a. An ordinance by the City of Willis, Texas amending the City Code of Ordinances by Amending Title XV, Chapter 155, "Zoning," by adding to Section 155.051 of the Zoning Code a requirement for the payment of \$1,000 for the City's administrative costs to change a zoning classification
  - Second Reading
    - a. Discuss and consider approval of an ordinance of the City of Willis, Texas amending Section 51.02 of the City Code of Ordinances that prescribes fees for Water taps and Sewer connections inside and outside the City of Willis, Texas
    - b. Discuss and consider approval of an ordinance of the City of Willis, Texas amending Section 155.192(B) as found in Title XV, "Land Usage", Chapter 155 "Zoning Code" of the City Code of Ordinances, relating to storm drainage and to storm drainpipes
7. NEW BUSINESS
  - a. Consider and accept resignation of Tamara Young-Hector as Council Member Place No. 3 and discuss filling the vacant position
  - b. Discuss and consider appointment to the vacant position on the Willis Community Development Corporation
  - c. Discuss and consider approval of reappointing the City of Willis Tax Increment Reinvestment Zone Board
  - d. Discuss and consider approval of HF Holding Company, LLC Development Standards for the Woodland Hills Development

- e. Discuss and consider approval of a resolution approving the Multiple Use Agreement with the Texas Department of Transportation (“TxDOT”) for the installation of five pole mounted ALPR cameras in the TxDOT rights-of-way
- f. Discuss and consider approval of a resolution granting a voluntary petition for annexation of approximately 102.855 acres of land in the F. K. Henderson Survey, Abstract 248; requesting the City Planning and Zoning Commission to consider recommending “R-1” Single Family Residential Zoning, and setting a Public Hearing for the proposed annexation on July 19, 2022, at 5:30 p.m.
- g. Discuss and consider approval of setting a Joint Public Hearing with the Planning and Zoning Commission on July 19, 2022, at 5:30 p.m. to hear public comments on the proposed rezoning of 30.778 acres of land located in the George W. Lonis Survey, from Commercial Industrial to Single Family Residential
- h. Discuss and consider approval of setting a Joint Public Hearing with the Planning and Zoning Commission on July 19, 2022, at 5:30 p.m. to hear public comments on the proposed rezoning of 306 Bell Steet, Block 6, Lots 15 through 19, from General Commercial to General Industrial
- i. Discuss and consider approval of a sign variance request from Comet Signs on the size requirements for the wall signs HEB Grocery Store
- j. Discuss and consider nominating Sheyi Ipaye, City Manager or his nominee for the Cities of Montgomery County 9-1-1 Board of Mangers Appointment
- k. Discuss and consider approval of a proclamation proclaiming the month of June 2022, as Small Cities Month

## 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. Engineer’s Report
  - 1. Lindley Park Improvements
  - 2. MLK and Pine Circle Park Improvements
  - 3. Water Plant 3 Improvements
- b. City Manager’s Report
  - 1. 2022 – 2023 Holiday Schedule
  - 2. General Compliance Letter for the Modified Comprehensive Compliance Investigation at City Wastewater Treatment Plant

## 9. EXECUTIVE SESSION

- b. Convene into closed executive session as provided by the Texas Open Meetings Act under Section 551.072 (Deliberation about Real Property), Section 551.071 (Deliberation with Attorney), and Section 551.074 (Personnel Matters) of the Texas Government Code.
  - 1. Real Estate
  - 2. Deliberation with Attorney
  - 3. Personnel
- c. Reconvene into open session and take action, if necessary, on matters deliberated in closed executive session.

## 10. ADJOURN

Dated this the 17<sup>th</sup> day of June 2022

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Marissa Quintanilla, 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 17, 2022, 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 17<sup>th</sup> day of June 2022

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Marissa Quintanilla, City Secretary

The City Council of 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 551.087 (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