



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

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

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 19th of July 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. PUBLIC HEARINGS
 - a. Joint Public hearing with the Planning and Zoning Commission 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
 - b. Joint Public hearing with the Planning and Zoning Commission to hear public comments on the proposed rezoning of 306 Bell Steet, Block 6, Lots 15 through 19, from General Commercial to General Industrial
 - c. Public Hearing on annexation of approximately 102.855 acres in the F.K. Henderson Survey
4. CITIZENS INQUIRY
 - a. Public Comments
 - b. Presentation to Sergeant Kevin Rooney
5. BUDGET WORKSHOP
 - a. Budget Workshop FY 2022-2023
6. CONSENT AGENDA
 - a. Consider the minutes of the previous meeting: June 21, 2022
 - b. Approval of Accounts Payable
 - c. Approval of Financial Statements and Tax Collection reports
 - d. Consider and accept excess collections for 2021 Debt Service and Certification for Debt Service Collection Rate for 2022/2023
 - e. Approval of Willis Police Department Policy 7.16 – Vehicle Impoundment and Inventory
 - f. Approval of Willis Police Department Policy 7.17 – Communicable Diseases
 - g. Approval of Willis Police Department Policy 7.20 – Patrol Operations
 - h. Approval of Willis Police Department Policy 7.21 – Body Camera Equipment Usage and Data Security
7. ORDINANCES
First Reading
 - a. An ordinance of the City of Willis, amending the City official zoning map and Title XV, Chapter 155, “Zoning,” of the City code of ordinances by reclassifying two tracts of land composed of 30.778 acres in the G.W. Lonis Survey from a “GI” General Industrial classification to a “R-1” Single Family Residential Classification
 - b. An ordinance by the City of Willis, amending the City official zoning map and Title XV, Chapter 155, “Zoning,” of the City code of ordinance by reclassifying five City lots 15 through 19 located at 306 Bell

Street in Block 6 of the Town of Willis Subdivision from a “GC” General Commercial classification to a “GI” General Industrial Classification

- c. An ordinance of the City Council of the City of Willis, Texas, extending the boundaries of the City of Willis, Texas by annexation by voluntary petition of approximately 102.855 acres in the F. K. Henderson Survey

Second Reading

- a. Discuss and consider approval of 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 cost to change a zoning classification

8. NEW BUSINESS

- a. Elect Mayor Pro Tem
- b. Discuss and consider appointment to the vacant position of Council Member Place No. 3 and administer Oath of Office
- c. Discuss and consider approval of a resolution approving the Montgomery County Emergency Communication District Budget for Fiscal Year 2023
- d. Discuss and consider approval of audit for year ending September 30, 2020
- e. Discuss and consider approval of commissioning BrooksWatson & Co. to conduct the audit for fiscal year ending September 30, 2021
- f. Discuss and consider approval of the Willis Community Development Corporation Plan 2022-2023 Fiscal Year
- g. Discuss and consider approval of the Willis Community Development Corporation Fiscal Year 2022-2023 budget
- h. Discuss and consider approval of an annexation service agreement between the City of Willis, Texas, M/I Homes of Houston, LLC, and Friendswood Development Company
- i. Discuss and consider approval of Change Order No. 2 for the Water Plant 3 Elevated Tank Recoating and Electrical Upgrades
- j. Discuss and Consider approval of a resolution authorizing the suspension of the effective date for an additional ninety days beyond the August 5, 2022, effective date proposed by Entergy Texas, in connection with its rate increase application
- k. Discuss and consider approval of a resolution granting a voluntary petition for annexation of approximately 8.20 acres of land in the J. Elkins Survey, Abstract 198; Requesting the City Planning and Zoning Commission to consider recommending “R-2” Multi-Family Residential Zoning, and setting a Public Hearing for the proposed annexation on August 16, 2022, at 5:30 p.m.
- l. Discuss and consider approval of setting a public hearing for August 16, 2022, to hear comments on a replat of Market at Willis a subdivision of 39.133 acres of land in the G. W. Lonis Survey to create eight reserves
- m. Discuss and consider approval of setting a public hearing for the Building and Standard Commission on August 16, 2022, to hear comments on the condemnation of an abandoned, unsecure, and substandard structure located at 206 West Powell

9. 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. Sanitary Sewer Model, ARP
- b. City Manager’s Report
 1. TCEQ Letter of Notice of SSO Plan Acceptance

10. EXECUTIVE SESSION

- a. Convene into closed executive session as provided by the Texas Open Meetings Act under Section 551.087 (Economic Development) and Section 551.071 (Deliberation with Attorney) of the Texas Government Code
 1. Development agreements with HF Holding Company, LLC
 2. Confidential legal matters with City Attorney

- b. Reconvene into open session and take action, if necessary, on matters deliberated in closed executive session.

11. ADJOURN

Dated this the 15th day of July 2022

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 July 15, 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 15th day of July 2022

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