



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

Leonard Reed, Mayor  
Tom Luster, Mayor Pro-Tem  
Ashley Nixon, Place 1  
Barney Stone, Place 2  
Thomas Belinoski, Place 3  
William Brown, Place 5

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 16<sup>th</sup> of August 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. CITY COUNCIL AS BUILDING AND STANDARDS COMMISSION
  - a. Public hearing to hear citizens and property owners on an abandoned, unsecured, and substandard structure located at 206 West Powell, Block A, Lot 8-D and take action deemed necessary
  - b. Discuss and consider approval of setting a public hearing for the Building and Standards Commission on September 13, 2022, at 5:30 p.m. to hear comments on the condemnation of an abandoned, unsecured, and substandard structure located at 206 West Powell
  - c. Discuss and consider approval of a variance request from Quest Engineering to waive permit and inspection fees in the historical renovation of Thomas Chapel
4. PUBLIC HEARINGS
  - a. Public hearing to hear comment on a replat of Market at Willis a subdivision of 39.133 acres of land in the G. W. Lonis Survey
  - b. Public Hearing on annexation of approximately 8.20 acres in the J. Elkins Survey
5. CITIZENS INQUIRY
  - a. Public Comments
6. BUDGET WORKSHOP
  - a. Budget Workshop FY 2022-2023
7. CONSENT AGENDA
  - a. Consider the minutes of the previous meeting: July 19, 2022
  - b. Approval of Accounts Payable
  - c. Approval of Financial Statements and Tax Collection reports
  - d. Approval of Willis Police Department Policy 12.1 – Property and Evidence Management
8. ORDINANCES
  - First Reading
    - a. 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 8.20 acres in the J. Elkins Survey
    - b. An ordinance of the City Council of the City of Willis, Texas, declining to approve the change in rates requested by Entergy Texas, Inc
  - Second Reading
    - a. Discuss and consider approval of an ordinance by 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. Discuss and consider approval of 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. Discuss and consider approval of 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

#### 9. NEW BUSINESS

- a. Discuss and vote on the proposed tax rate, and schedule a public hearing for September 13, 2022, at 5:30 p.m. to hear public comments on the proposed rate
- b. Discuss and consider approval of setting a public hearing for September 13, 2022, at 5:30 p.m. to hear public comments on the City of Willis Budget FY 2022-2023
- c. Discuss and vote for Cities and Towns of Montgomery County 911 Board of Managers Appointment for October 1, 2022, through September 30, 2024
- d. Discuss and consider approval of a resolution casting vote for candidate for appointment to GRP Contract Review Committee
- e. Discuss and consider appointment to the Willis Community Development Corporation Board to fill a vacancy
- f. Discuss and consider approval to advertise and receive bids for the proposed MLK Park improvements
- g. Discuss and consider approval to advertise and receive bids for proposed Pine Circle Park improvements
- h. Discuss and consider approval of a replat of Market at Willis a subdivision of 39.133 acres of land in the G. W. Lonis Survey
- i. Discuss and consider approval of an Annexation Service Agreement between the City of Willis and Majestic Land Holding, LLC
- j. Discuss and consider approval of a Development Agreement between the City of Willis and Majestic Land Holding, LLC
- k. Discuss and consider approval of a Development Agreement between the City of Willis and HF Holding Company, LLC, dba Woodlands HF Holding Company, LLC
- l. Discuss and consider approval of a Utility Functions and Services Allocation Agreement between the City of Willis and HF Holding Company, LLC, dba Woodlands HF Holding Company, LLC
- m. Discuss and consider approval of a TIRZ Reimbursement Agreement between the City of Willis, Reinvestment Zone Number One, and HF Holding Company, LLC, dba Woodland HF Holding Company, LLC

#### 10. 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. Sanitary Sewer Model, ARP
- b. City Manager’s Report

#### 11. EXECUTIVE SESSION

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

#### 12. ADJOURN

Dated this the 12<sup>th</sup> day of August 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 August 12, 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 12<sup>th</sup> day of August 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