



**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 special meeting of the governing body of the above name city will be held on the 13th of September 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 special 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
4. PUBLIC HEARINGS
 - a. Public hearing to hear comments on the proposed tax rate of \$.5556
 - b. Public hearing to hear comments on FY 2022-2023 Budget
5. CITIZENS INQUIRY
 - a. Public Comments
 - b. Introduction of new Code Enforcement Officer
6. PROCLAMATION
 - a. A proclamation proclaiming October 5, 2022, Willis Teachers' Day
7. CONSENT AGENDA
 - a. Consider the minutes of the previous meeting: August 16, 2022
 - b. Approval of Accounts Payable
 - c. Approval of Financial Statements and Tax Collection reports
8. ORDINANCES
Second Reading
 - a. 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 8.20 acres in the J. Elkins Survey
 - a. Discuss and consider approval of an ordinance of the City Council of the City of Willis, Texas, declining to approve the change in rates requested by Entergy Texas, Inc
9. NEW BUSINESS
 - a. Discuss and consider approval of a resolution approving the City of Willis FY 2022-2023 Budget
 - b. Consider, adopt, and set by resolution the 2022 Ad Valorem Tax Rate for Maintenance and Operation, \$0.3766/\$100
 - c. Consider, adopt, and set by resolution the 2022 Ad Valorem Tax Rate for Debt Service \$0.1790/\$100
 - d. Discuss and consider approval of a Development Agreement with GRFIS2L, LLC
 - e. Discuss and consider approval of proposal from Bleyl Engineering for Catahoula Wells Upsizing, not to exceed the amount of \$129,800

- f. Discuss and consider approval of proposal from Bleyl Engineering for Water Distribution System Improvements, not to exceed the amount of \$115,300
- g. Discuss and consider approval of proposal from Bleyl Engineering for Water Plants 1, 2 and 3 Improvements, not to exceed the amount of \$495,540
- h. Discuss and consider approval of a resolution consenting to a petition for the creation of Montgomery County Municipal Utility District No. 129 in Montgomery County, Texas and establishing conditions applicable to the creation of the District
- i. Discuss and consider approval of a resolution declining to approve the change in rates requested by Entergy Texas, Inc.'s Statement of Intent
- j. Discuss and consider approval of a resolution for nomination to fill a vacancy to the Montgomery Central Appraisal District, Board of Directors
- k. Discuss and consider approval of nomination to fill a vacancy for the Region 14 TML Health Benefits Pool Board of Trustees
- l. Discuss and consider appointment to the Willis Planning and Zoning Commission to fill a vacancy
- m. Discuss and consider approval of setting a joint public hearing with the Willis Planning and Zoning Commission on October 18, 2022, at 5:30 p.m. to hear public comments on the zoning of 102.855 acres of land in the F.K. Henderson Survey Abstract 248 to "R-1" Single Family Residential Zoning
- n. Discuss and consider approval of setting a joint public hearing with the Willis Planning and Zoning Commission on October 18, 2022, at 5:30 p.m. to hear public comments on the zoning of 8.20 acres of land in the J. Elkins Survey, Abstract 198 to "R-2" Manufactured Home Residential Zoning
- o. Discuss and consider approval of setting a joint public hearing with the Willis Planning and Zoning Commission on October 18, 2022, at 5:30 p.m. to hear public comments on the rezoning of 9.84 acres of land in the JB Tong Survey, Abstract 39 from General Commercial to "R-2" Manufactured Home Residential Zoning
- p. Discuss and consider approval of setting a joint public hearing with the Willis Planning and Zoning Commission on October 18, 2022, at 5:30 p.m. to hear public comments on the rezoning of 1.55 acres of land in the JB Tong Survey, Abstract 39 from General Commercial to "R-2" Manufactured Home Residential Zoning

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
 1. ICMA Conference
 2. Homecoming Parade

11. ADJOURN

Dated this the 9th day of September 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 September 9, 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 9th day of September 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