



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 18th of October 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 to hear comments on the zoning of 102.855 acres of land in the F.K. Henderson Survey Abstract 248 to "R-1" Single Family Residential
 - b. Joint public hearing to hear comments on the zoning of 8.20 acres of land in the J. Elkins Survey, Abstract 198 to "R-2" Manufactured Home Residential Zoning
 - c. Joint public hearing to hear 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
 - d. Joint public hearing to hear comment 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
4. CITIZENS INQUIRY
 - a. Public Comments
5. CONSENT AGENDA
 - a. Consider the minutes of the previous meeting: September 13, 2022
 - b. Approval of Accounts Payable
 - c. Approval of Financial Statements and Tax Collection reports
6. ORDINANCES
First Reading
 - a. An Ordinance of the City of Willis, Texas amending Title XV, Chapter 155, "Zoning," of the City Code of Ordinances by reclassifying two tracts of approximately 11.39 acres of land in the JB Tong Survey, Abstract 39 from "GC" General Commercial to "R-2" Manufactured Home Residential Zoning
 - b. An Ordinance of the City of Willis, Texas amending Title XV, Chapter 155, "Zoning," of the City Code of Ordinances by classifying a tract of land approximately 8.20 acres in the J. Elkins Survey, Abstract 198 as "R-2" Manufactured Home Residential Zoning
 - c. An Ordinance of the City of Willis, Texas amending Title XV, Chapter 155, "Zoning," of the City Code of Ordinances by classifying three tracts of land of approximately 102.855 acres in the F.K. Henderson Survey, Abstract 248 as "R-1" Single Family Residential District Zoning
7. NEW BUSINESS
 - a. Discuss and consider approval of audit for year ending September 30, 2021
 - b. Discuss and consider approval of a resolution of the City of Willis, Texas, providing for the release and exchange of certain extraterritorial jurisdiction with the City of Conroe
 - c. Discuss and consider approval of a resolution of the City of Willis, Texas, granting a petition for voluntary annexation of approximately 238.225 acres of land in the Uriah Springer Survey, Abstract 532

and the F.K Henderson Survey, Abstract 248 and setting a public hearing for November 15, 2022, at 5:30 p.m. on the proposed annexation

- d. Discuss and consider approval of a resolution of the City of Willis, Texas, authorizing the acceptance of American Rescue Plan Act (ARPA) – Coronavirus Local Fiscal Recovery Funds (CLFRF); and authorizing the Mayor and City Manger to act as the City’s Executive Officers and Authorized Representatives in all matters pertaining to the City’s implementation of the American Rescue Plan Act (ARPA) – Coronavirus Local Fiscal Recovery Funds (CLFRF)
- e. Discuss and consider approval of a resolution adopting polices in connection with the City of Willis, Texas, participation in federally funded projects associated with the American Rescue Plan Act – Coronavirus Local Fiscal Recovery Fund (ARPA-CLFRF) and adherence to the regulations described therein.
- f. Discuss and consider approval of a field change order for the Water Plant 3 CDBG Improvements for the upsizing of the proposed automatic transfer switch due to equipment availability
- g. Discuss and consider approval for rehabilitation of Jasper wells and authorize the City Manager to move forward with the bid solicitation for project
- h. Discuss and consider approval for using the American Rescue Plan (ARP) Funds (\$1,743,160.47), for rehabilitations of sewer lift stations at Big Pin Oaks, FM 1097 East, and North Forest Drive and direct the City Manager to move forward with the project
- i. Discuss and consider approval of proposal from Bleyl Engineering for professional services for Catahoula wells upsizing at a cost not to exceed \$130,000 and direct the City Manager to move forward with the project
- j. Discuss and consider approval of proposal from Bleyl Engineering for professional services for water distribution system and improvements at a cost not to exceed \$120,000 and direct the City Manager to move forward with the project
- k. Discuss and consider approval of proposal from Bleyl Engineering for professional services for Water Plant 1 and 3 at a cost not to exceed \$440,000 and direct the City Manager to move forward with the project

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. Sanitary Sewer Model, ARP
 2. MLK Park Improvements
- b. City Manager’s Report

9. EXECUTIVE SESSION

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

10. ADJOURN

Dated this the 14th day of October 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 October 14, 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 14th day of October 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