



COMMUNITY DEVELOPMENT CORPORATION
CITY OF WILLIS, TEXAS
MINUTES: FEBRUARY 8, 2022

Mary Reed, President
Sharon Luster, Vice President
Sonda Toliver, Treasurer
Lisa Toliver, Board Member
Tamara Young-Hector, Board Member
Yolanda Harris, Board Member
Tony Williams, Board Member

Sheyi I. Ipaye, City Manager
J. Rice General Manager
Marissa Quintanilla, City Secretary

The Willis Community Development Corporation of the City of Willis, Texas convened into special session at city hall on the date and time aforesaid, with the following members present:

Mary Reed, President
Sharon Luster, Vice President
Sonda Toliver, Treasurer
Tamara Young-Hector, Board Member
Yolanda Harris, Board Member
J. Rice, General Manager
Alton Nelson, Lt. Police Department
Sheyi Ipaye, City Manager
Leonard Reed, Mayor

And the following members absent: Anthony Williams and Lisa Toliver, constituting a quorum at which time the following business was transacted to-wit:

1. Call to order the regular meeting.
Mrs. Reed called the meeting to order at 5:30 p.m.
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.
Ms. Reed called roll. Pledges were recited. J. Rice gave the invocation.
3. CITIZENS INQUIRY
 - a. Public Comments
Mayor Reed introduce City Manager Sheyi Ipaye to the Board. Mr. Ipaye thanked the board for what they do for the City of Willis and thank Mayor and Council for the opportunity to serve the City of Willis.
4. NEW BUSINESS
 - a. Discuss and take action on Willis CDC HOME Program Guidelines.
Mr. Rice stated that the Board was ready to accept applications for the HOME program, but before applications can be accepted the Board had to pass guidelines so that everyone will know what we are supposed to do. Mr. Rice stated that these guidelines were handed out at the last meeting and asked if Board had any questions. Mr. Rice stated if guidelines are approved, then board can proceed with taking applications. Ms. Reed asked if the Board would be choosing who would get a home. Mrs. Reed did not feel like the Board is qualified to make this decision. Mr. Rice stated it was based on a rating system. Mr. Rice stated that the Texas Department of Housing Community Affairs states that this program is for people who are below the income level of 80% of the median income, so this is one qualification everyone must meet. Mr. Rice stated the priority system is Board is not okay with it, it can be changed. Mr. Rice stated that number one is if your currently displaced from your primary residence, you get the highest priority. Mr. Rice continued to go over the priority list with the Board. Mrs. Reed stated that she understood the rating portion, but still questioned if the Board members were qualified to make the final

decision. Ms. Rice stated that the THDA has a set of qualifications that people have to meet in order for them to receive a home. All of those requirements in terms of income and things like that are laid out line by line by the TDHCA and they will review the applications and they are the final word on whether the applicant will be accepted. Motion was made by Tamara Young-Hector to approve the Willis CDC HOME Program Guidelines. Sharon Luster seconded the motion. Motion passed unanimously.

- b. Discuss and take action on proposal and contract with Bleyl Engineering for design and project coordination regarding park improvements at MLK Park and Pine Circle Park.

Mr. Rice stated this was approved in the budget last year to do the restrooms at Pine Circle Park and then the additional parking in MLK Park and lighting. Mr. Rice stated this would approve the engineering for design on both projects. Mr. Wind stated that at MLK Park they are proposing a new parking lot with an underground storm sewer to collect the drainage and take it into the storm system that was recently installed along MLK Park as well as for proposed lights, they think will be adequate to increase the security lighting for the park. Mr. Wind stated that at Pine Circle Park, it started with wanting to have a restroom there, and if there is a restroom installed, we also must have the parking for handicap accessible space and sidewalk. Mr. Wind stated this was the result of adding the restroom and making sure we have utility connections and making sure we make it accessible to the public. Mr. Wind stated that scheduling wise, if approved today they could have everything ready and bid to start construction in the middle of summer. Mrs. Reed stated that she believed that at the last park committee meeting they discussed closing Philpot Street. Mr. Rice stated this would be up to the City if they wanted to close the street. Mr. Wind stated if that is what the Board is proposing to do, the City does have ordinances to say that you must have off street parking, and that is what is being shown off of Philpot, so if Philpot was no longer a street, you could put the parking lot on Philpot. Mrs. Reed stated she would like to wait and talk to the City about the street, before moving forward. Mrs. Reed asked the City Manager for his thoughts. Mr. Ipaye stated that he would need time to review this so that he can make a meaningful recommendation. Mr. Ipaye asked about the logic behind the canopies over the basketball courts. Mr. Ipaye stated that his concern was in July the temperature is high and playing basketball on a hot day with a tin building is not a good idea. The Board continued to discuss the design of the Pine Circle Park restrooms and the layout. Mr. Wind stated that this is something that can be looked at as far as different location, nothing has been designed yet. Motion was made by Tamara Young-Hector to table item 4b until the park committee meets about the Pine Circle Park and more information is received on MLK and Philpot Street. Sonda Toliver seconded the motion. Tamara Young-Hector, Mary Reed, Yolanda Harris, and Sonda Toliver voted for the motion. Sharon Luster voted against the motion. Motion passed.

5. REPORTS

Input from Council related to issues for possible inclusion on future agendas.
No reports

6. ADJOURN

Motion was made by Tamara Young-Hector to adjourn the meeting. Yolanda Harris seconded the motion. Motion passed unanimously. The meeting adjourned at 6:04 p.m.

Marissa Quintanilla, City Secretary