



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

MINUTES: JULY 19, 2022
FOR THE GOVERNING BODY OF THE
CITY OF WILLIS, TEXAS

Sheyi I. Ipaye, City Manager
Marissa Quintanilla, City Secretary
Larry Foerster, City Attorney

The City Council of the City of Willis, Texas convened into regular session at city hall on the date and time aforesaid with the following members present:

Leonard Reed, Mayor
Ashley Nixon, Council Member
Barney Stone, Council Member
Tom Luster, Council Member
Sheyi Ipaye, City Manager
Larry Foerster, City Attorney
Marissa Quintanilla, City Secretary
James Nowak, Chief of Police
Jeff Cross, Director of Community Development
Robert Byerly, Superintendent of Public Works
Scott Fong, City Financial Analyst

And the following members absent: William Brown, constituting a quorum at which time the following business was transacted to-wit:

1. Call to order the regular meeting.
Mayor called the joint meeting with Planning and Zoning Commission 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.
City Secretary called roll for the City Council and Planning and Zoning Commission, Councilman Brown was absent, and Commissioner Powell was absent. Pledges were recited. Pastor Cook, from Covenant Church gave the invocation.
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
Mr. Cross stated this is for the rezoning of the Camp Creek subdivision located out on FM 1097 East to be built by Academy Development. Mr. Cross stated that the Planning and Zoning Commission has already given their recommendation to move forward with the zoning change. Mayor asked if anyone in the public had comments or question on the zoning change for Camp Creek subdivision. No one from the public had any comments. Commissioner Vornsand stated that the Planning and Zoning Commission has discussed this and do recommend to the City Council that it be approved. No further comments were made.
 - 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
Mr. Cross stated this was for zoning change at 306 N Bell, where they have built a fence to put in a wrecker storage. Mr. Cross stated that the Planning and Zoning Commission has discussed this and found that they did not want to recommend the rezoning to City Council. Mr. Cross stated that the zoning

from General Commercial to General Industrial, the building official has made the call that it is required that it be General Industrial for this to allow they type of business. Mr. Cross stated that he has received a letter from the one person for the public hearing. Mr. Cross read the following letter: *“My name is Jerry Walker and I own the land on the southeast corner of Bell Street at MLK street adjoining the property to the proposed vehicle impound yard. We do not want this business next door it will send the wrong message to consumers looking to trade with our tenants and area businesses. I was raised in Willis and have lived and conducted business in Willis and surrounding area my entire life. My family, and I feel this will negatively affect our property values and create the wrong impression for the City of Willis. We have leased our property to a company for the last 15 years and believe a vehicle storage business will harm business for current or future tenants. We support area business owners and feel that it is definitely not the highest and best use for this location. We would appreciate it if you would not allow this business to move next to our property.”* Mayor Reed asked Chairman Vornsand if he had anything to add. Mr. Vornsand stated that this matter has been discussed thoroughly with the Commission, and after considering the matter the Commission has declined recommending approval of the rezone to City Council. Mayor had some public comment cards. Bordie Muson stated he was speaking on behalf of the owner Chris Zimmerman who was not able to make the meeting due to being out of town. Mr. Munson stated that Mr. Zimmerman owns property on Highway 75, which he leases to a wrecker company that has been in business there for several years, and it is in the general commercial zone. Mr. Munson stated that the property at 306 N Bell was zoned general commercial. Mr. Muson stated that he has put up a very nice fence that blocks the view and will put up a gate to match the existing fence. Mr. Munson stated that every community has all types of things that keep the community going, whether it is a church, grocery store, wrecker driver, whatever it be they all make the city. Mr. Muson stated the zoning did not need to be changed, the general commercial allows for automotive sales, new used repair shops, bike workshops and body workshops. Mr. Munson stated that on behalf of Mr. Zimmerman, he asked that the City reconsider their stance. Marcus James stated he was a good friend of Mr. Zimmerman and spoke on his behalf, about Mr. Zimmerman’s character. Pastor Cook from Covenant Church had concerns regarding the proposed rezoning. Pastor Cook stated that they care deeply about the City and have long been active and doing their part to help the ongoing developments and improvements. Pastor Cook stated the Church strongly believes rezoning the property would have potential adverse impact on them and given the proximity that they have to the land this is a concern on his self, the board of directors, and elders and the potential buyers who are currently under contract with them for the purchase of their property. Pastor Cook stated their intent is to bring business here to Willis but share his concern about the potential negative impact of land values and the general appearance of an industrially zoned area next to business that are servicing our community. Pastor Cook stated the concern is the intent could be right now with the industrial zoning, being a good thing, but once it is zoned industrial, it can be so many other things, and that is their concern. Pastor Cook stated they realize that the outcome may be unintended, but the potential adverse impact is significant enough. Pastor Cook stated that in the City of Willis Comprehensive Plan, Section 3.3 the land use plan goal number three stated that the City leadership wants to encourage the development of commercial business along I-45 and Highway 75, and the number one objective is to establish a rapport with potential developers. Pastor Cook stated they respectively ask all members of City Council to say no to the rezoning.

- c. Public Hearing on annexation of approximately 102.855 acres in the F.K. Henderson Survey
Mr. Cross stated that this was part of the Moran Ranch. Mr. Cross stated this was the development led by M I Homes and Friendswood development. Mr. Cross stated there is supposed to be building from the backside of HEB across and then back farther south and then cutting all the way over to Highway 75. Mr. Cross stated there is supposed to be roughly about 200 homes. Mayor asked for any questions or comments on the annexation. No one from the public had any questions or comments. Mayor closed the public hearing at 5:50 p.m.

4. CITIZENS INQUIRY

- a. Public Comments

John Bleyl with Bleyl Engineering updated the Mayor and Council on changes Bleyl Engineering would be making to keep up with the unprecedented growth in the City. Mr. Bleyl stated that he has had meeting with Mr. Ipaye about internal changes. Mr. Bleyl stated that Derek Wind and Jonny Green do a great job, but everybody is so busy they are having a hard time keeping up, so he will be rearranging his

schedule and reducing his hours he spends at Shenandoah and committing those hours to the City of Willis. Mr. Bleyl stated that the goal is to make sure Bleyl Engineering is giving the City what we expect from them as our City Engineer.

b. Presentation to Sergeant Kevin Rooney

Chief Nowak present Sergeant Rooney with retirement plaques. Chief Nowak stated that as far as we can determine, although other officers have retired from the City in the past Sergeant Rooney is the first police officer to retire after 20 years of service with the City of Willis. Chief Nowak thanked Sergeant Rooney for his two decades of service and all that he has done for the City and the citizens of Willis and wished him well in his retirement.

5. BUDGET WORKSHOP

a. Budget Workshop FY 2022-2023

Mr. Ipaye stated that the budget was presented last month, and various issues were tackled. Mr. Ipaye stated there was information in Council's packet about health insurance and rates going up 18 to 20%. Mr. Ipaye stated that he has a plan that may work. Mr. Ipaye asked Mr. Fong how much employees are paying now in the following categories: employee only, employee with children, employee with spouse, and employee with family. Mr. Fong stated that three quarters of employees have the Collective Copay 3K-6K. Mr. Fong stated that currently for Employee only their cost is \$575, with the new rates that cost will be \$678. For employee and spouse, they are going from \$1,100 up over \$1,300, for employee with children they are going from \$1,000 to almost \$1,200 and employee with family are going from \$1,700 to \$2,000. Mr. Fong stated that out of pocket right employee only gets a credit, but employee spouse, children they are paying about \$160 out of pocket a month and employee with family pays almost \$500 month. Mr. Fong stated that with the new rates employee only will pay about \$78 a month, employee with spouse, children, will be about \$380, and employee with family will be about \$800. Mr. Ipaye stated that the City is already putting in \$600 a month for the employee only. Mr. Ipaye stated that with this new increase, the decision needs to be made is how much more does the Council want to commit to ease the burden of the employees. Mr. Ipaye stated this is the direction he is needing from the Council. Mr. Ipaye stated he would be meeting with the employees on July 29, 2022, at 8:00 a.m. to discuss the health insurance, pay raises, retirement, and things of this nature that are very important to the employees. Mr. Ipaye stated that all of Council was invited to attend. Mr. Ipaye asked for any questions or direction regarding this and stated that he had a plan if Council would like to hear it. Mayor asked what he was proposing. Mr. Ipaye stated the easiest way to handle it and what he is recommending to Council is to increase every category of recipients by \$100. Mr. Ipaye stated so for employee instead of \$600 it would increase to \$700, employee with children instead of \$850 it would increase to \$950. Mr. Ipaye stated that one of the questions that will come up at the meeting will be that insurance is increase, what will be the pay raise. Mr. Ipaye stated sometimes when you give a pay raise it may not be efficient to cover the cost of health insurance. Mr. Ipaye stated that he is planning to propose a 5% pay raise for employees, because the kind of development that is coming to Willis is commendable. Mr. Ipaye stated that other item has to do with the infrastructure. Mr. Ipaye stated that development is here and what Willis is doing right now is trying to play catch up, because some of these developments were not done how they were supposed to be done. Mr. Ipaye stated in his letter to Commissioner Walker is a list of streets that he requested their assistance with repairs. Mr. Ipaye stated he and the Mayor met with Commissioner Walker and during the discussion he stated he would fix Bell Street before the end of this year. Mr. Ipaye stated this was just one street out of 10, and for us to get to where we need to be, the City must do minimum six to eight street a year to catch up, so we are going to be setting more money aside to do this. Mr. Ipaye stated that last thing is the debt of the City. Mr. Ipaye stated right now the City has about 28 million in debt. Mr. Ipaye stated that because we have been keeping up with our obligations, our bond rating has increase from triple B- to A and this was good news. Mr. Ipaye asked for any questions. None were received.

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
- Mayor asked if there was anything that needed to be removed from the consent agenda and addressed separately. Mayor stated hearing none if there was any objection to approving the consent agenda. Hearing no objections Mayor and Council approved the consent agenda by unanimous consent.

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
Mr. Cross stated this is located on FM 1097 East, will be a subdivision being built by Academy Development. Mr. Cross stated that they have giving more open space and put in walking trails. Mr. Cross stated that this ordinance would change the zoning from general industrial to single family residential. Mayor asked for any questions. None were received. First reading no action taken.
- 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
Mr. Cross stated this is located down the street from city hall, where they are wanting to put in a wrecker storage lot. This ordinance would change the zoning from general commercial to general industrial. Mayor asked for any questions. None were received. First reading no action taken.
- 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
Mr. Cross stated that this ordinance would accept the annexation for the subdivision in the Moran Ranch, with the developers being MI Homes and Friendswood Development. Mayor asked for any questions. None were received. First reading no action taken.

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
Mr. Cross stated this is an ordinance that will allow the City to charge \$1,000 for any zoning changes on their property. Mr. Cross stated this will cover the cost of personnel, mailings, publication, and legal fees. Mayor asked for any questions. Councilman Luster asked if it was \$1,000 whether the zoning was changed or not. Mr. Cross stated this was correct. Motion was made by Councilman Luster to approve an ordinance by the City of Willis, Texas amending the City Code of Ordinances by Amending Title XV, Chapter 155, “Zoning,” by adding 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. Councilman Stone seconded the motion. Mayor asked for any discussion. None was received. Motion passed unanimously.

8. NEW BUSINESS

- a. Elect Mayor Pro Tem
Mayor stated that the Mayor Pro Tem conducts the meeting in the absence of the Mayor. Councilman Luster volunteered for the Mayor Pro Tem position. No one opposed. Councilman Luster was elected as Mayor Pro Tem.

- b. Discuss and consider appointment to the vacant position of Council Member Place No. 3 and administer Oath of Office
City Secretary stated that we only had one qualified applicant which was Thomas Belinoski. Motion was made by Councilman Stone to appoint Thomas Belinoski to the vacant position of Council Member Place No. 3. Councilman Luster seconded the motion. Mayor asked for any discussion. None was received. Motion passed unanimously. Mayor administered the Oath of Office to Mr. Belinoski.
- c. Discuss and consider approval of a resolution approving the Montgomery County Emergency Communication District Budget for Fiscal Year 2023
Chip Vansteenburgh of the Montgomery County Emergency Communications District present their Fiscal Year 2023 Budget to Council and gave a brief overview. Motion was made by Councilwoman Nixon to approve a resolution approving the Montgomery County Emergency Communication District Budget for Fiscal Year 2023. Councilman Stone seconded the motion. Motion passed unanimously.
- d. Discuss and consider approval of audit for year ending September 30, 2020
Mike Brooks with BrooksWatson & Co. Mr. Brooks went over the audit process with Council, stating that the audit can be broken into three general phases, the first being the planning and risk assessment phase, which is conducted in the summer. Mr. Brooks stated this is when they come out and talk with city management, finance staff, trying to find out what has been going on during the year, if there is any new debt, big new projects, changes in departments, any operational changes, and information that is going to factor into the risk assessment. Mr. Brooks stated that phase is the bulk of what they do which is the year end field work, so this is after the year end books have been closed, they are coming out and auditing any material asset liability, revenue, and expenditure across all funds city wide. Mr. Brooks stated the final phase is the conclusion and reporting which is the wrap up of any findings that they did find, the preparation of the annual financial report, they provide us with journal entries they are proposing for the financial statements and the acceptance of this financial. Mr. Brooks stated the components of the financial report are the auditor's opinion followed by the management's discussion and analysis, then the basic financial statements, which include the government wide statements and notes to the financial statements, then final, the required supplementary information which includes the budget to actual and pension information. Mr. Brooks stated that next is the most important statement in the audit, which is the Independent monitors report. This report has four possible outcomes, the best being an unmodified audit opinion, and the worst being and adverse modified audit opinion. Mr. Brook stated they have issued a clean unmodified audit opinion on the City's financials, which is the highest level of assurance that we can get these financial statements are free of any material misstatement and all footnotes are disclosed in accordance with GAAP. Mr. Brooks stated that for the year total revenues across all governmental funds combined was \$6,171,000, this was an increase just over \$900,000 from the prior year. Mr. Brooks stated some of the more notable changes were related to sales tax, which increased \$884,000. The primary reason for this increase was the consolidation of the EDC at the end of last year. Mr. Brooks stated that permit and code enforcement increased just under \$160,000 due to the new development, fines and forfeitures decreased \$132,000 this year due to the decrease in red light camera. Mr. Brooks stated that governmental funds expenditures across all governmental funds for the year totaled 4.5 million, this was an increase of just under \$100,000, so a very small change over the prior year. Mr. Brooks stated that the governmental funds ending fund balances had an increase of \$952,000, this was almost specifically related to the general fund and the increased sales tax. The general fund had an increase alone by itself of \$887,000 due to sales tax and the city came in under budget, and some expenditures. Mr. Brooks stated that the unassigned fund balance for the general fund is important to look at is the City wants to maintain an adequate unassigned fund balance reserve for any unplanned expenditure, future capital commitments for budgeting, so as of the end of the year, the total unassigned portion of the general fund balance was about 4.2 million. Mr. Brooks stated that the GFO recommends a minimum fund balance reserve of 15% of your annual expenditures for the fund and as of the end of the year the general fund has approximately 98%. Mr. Brooks stated that on the City's Budget to Actual overall the City had a positive budget variance of \$822,000. On water and sewer revenues and expenses, 2020 compared to 2019-year, overall water and sewer revenues decreased \$471,000. Mr. Brooks stated this was specifically related to a decrease in investment income and interest rates that were applied on deposits and other non-recurring revenue. Mr. Brooks stated that operating expenses increased about \$63,000, and overall water and sewer fund net position increased about \$775,000, so overall fairly good. Mr. Brooks stated that the audit was significantly

delayed this year, and this was related to some staffing issues, and everybody was playing catch up and trying to get the pieces to complete the audit. Mr. Brooks stated that they did have several recommendations and comments. Mr. Ipaye asked if anyone had any questions for Mr. Brooks. None were received. Mayor asked for a motion. Motion was made by Councilman Stone to approve and accept Audit ending on September 30, 2020. Councilman Luster seconded the motion. Motion passed unanimously.

- e. Discuss and consider approval of commissioning BrooksWatson & Co. to conduct the audit for fiscal year ending September 30, 2021
Mr. Ipaye stated that he wanted the same firm to do the audit for 2020-2021 because we are behind and are trying to catch up and BrooksWatson know the situation and recommends Council approve them to do the audit. Mayor asked for questions. None were received. Motion was made by Councilman Luster to commission BrooksWatson & Co. to conduct the audit for fiscal year ending September 30, 2021. Councilman Stone seconded the motion. Mayor asked for any discussion. None was received. Motion passed unanimously.
- f. Discuss and consider approval of the Willis Community Development Corporation Plan 2022-2023 Fiscal Year
Mr. Rice stated that the Willis CDC presents the Corporation Plan annually to Council. Mr. Rice stated that the goals have changed very little over the years, but the CDC has been busy this last year doing lots of projects mostly in Parks. Mr. Rice stated that last year they have jumped into affordable housing, they are looking to improve some housing for low to moderate income homeowners over the next couple of years. Mr. Rice asked for questions. None were received. Motion was made by Councilman Belinoski to approve the Willis Community Development Corporation Plan 2022-2023 Fiscal Year. Councilwoman Nixon seconded the motion. Motion passed unanimously.
- g. Discuss and consider approval of the Willis Community Development Corporation Fiscal Year 2022-2023 budget
Mr. Rice stated that for the budget expenditures and revenues are based on what they were seeing this year. Mr. Rice stated that it looks like they will have good revenue next year especially with some of the retail coming online during the next fiscal year. Mr. Rice stated that major projects will be the affordable housing and some additional improvements to MLK Park, which will include more parking as well as additional parking and restrooms at Pine Circle Park, and the Veterans Park. Mr. Rice asked for any questions. None were received. Motion was made by Councilman Stone to approve the Willis Community Development Corporation Fiscal Year 2022-2023 budget. Councilwoman Nixon seconded the motion. Motion passed unanimously.
- 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
Mr. Cross stated that this is an agreement with Moran Ranch section that was talked about earlier. Mr. Cross stated that this agreement basically says that the City of Willis will take care of all the police work within the first 30 days of signing this agreement. Mr. Cross stated it will require that the City of Willis will take care of maintenance on water, sewer, and streets after they are accepted. Motion was made by Councilman Stone to approve an annexation service agreement between the City of Willis, Texas, M/I Homes of Houston, LLC, and Friendswood Development Company. Councilman Luster seconded the motion. Mayor called for any discussion. None was received. Motion passed unanimously.
- i. Discuss and consider approval of Change Order No. 2 for the Water Plant 3 Elevated Tank Recoating and Electrical Upgrades
Mr. Green stated that this project has been going on for quite some time. Mr. Green stated that we are still waiting on electrical equipment which has been continually delayed. Mr. Green stated the last update they had on the ship date for the equipment was July 20, which is tomorrow. Mr. Green stated that even if it did ship tomorrow, it would not be installed by July 31, 2022, which is the current contract end date. Mr. Green stated the change order is proposing an extension to the end of September and hoping that will give them enough time to get the equipment installed. Mr. Green stated this change order was for time only no change in the contract price. Mayor asked for any questions. None were received. Motion was made by Councilwoman Nixon to approve Change Order No. 2 for the Water Plant 3 Elevated Tank Recoating and

Electrical Upgrades. Councilman Luster seconded he motion. Mayo asked for any discussion. None was received. Motion passed unanimously.

- 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

Mr. Ipaye stated that Entergy has requested increase of about 11.4%. Mr. Ipaye stated that the request is to authorize the suspension of the effective date beyond the August 5, 2022. Motion was made by Councilman Belinoski to approve 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. Councilwoman Nixon seconded the motion. Mayor asked for any discussion. None was received. Motion passed unanimously.

- 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.

Mr. Cross stated there was a typo on the agenda “R-2” is not Multi-Family it is actual Manufactured Home. Mr. Cross stated this is the 8.2 acres behind the tiny home community on Highway 75 and African Hill. Mr. Cross stated that this approval for granting them voluntary annexations. Mr. Cross stated that they want to be zoned R-2, which is for manufacture homes, and we utilize that for RV Parks. Mr. Cross stated this will also set up a public hearing for August 16, 2022. Mayor asked for any questions. None were received. Motion was made by Councilman Stone to approve 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” Manufactured Home Residential Zoning and setting a Public Hearing for the proposed annexation on August 16, 2022, at 5:30 p.m. Councilman Luster seconded the motion. Motion passed unanimously.

- 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

Mr. Cross stated that they had to replat to allow the proper signs to be placed. Mr. Cross stated that when they originally platted, they did not realize that our ordinance would not allow but one to two signs on a piece of property. Motion was made by Councilwoman Nixon to approve 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. Councilman Stone seconded the motion. Motion passed unanimously.

- 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

Mr. Cross stated that this residence that has been let got, they have stripped everything out of it, there is no piping, no wiring, all the sewer is wide open. Mr. Cross stated that they have ripped most of the sheet rock off the walls, it appears there may be some leaks in the roof. Mr. Cross stated we were asking for a public hearing with the Building and Standard Commission on August 16, 2022. Motion was made by Councilman Stone to approve 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. Councilman Belinoski seconded the motion. Motion passed unanimously.

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.

Councilman Stone asked about the City of Willis signs on the outside of city hall not lighting up. Councilman Belinoski asked what the procedure for turning in streetlights that are out. Mr. Cross stated they can call the front office and talk with the permit technician, and she passes that on to him or public works.

- a. Engineer’s Report

1. Lindley Park Improvements
Mr. Wind stated that Lindley Park was completed, and open, public works did a good job doing some improvements to the waterline. A couple of minor items the contractor came out to fix have been resolved, park is running well. Mayor asked if the flood lights were fixed. Mr. Wind stated he would take a look at them.
2. Sanitary Sewer Model, ARP
Mr. Wind stated the preliminary model was completed. Mr. Wind stated that additional data in the field with some survey data, and that has been completed and backed into the model. Mr. Wind stated that with that and information that was completed in their sanitary sewer overflow plan, they hope in the next month or so to have some good recommendations on ARP funds for sewer improvements.

b. City Manager's Report

1. TCEQ Letter of Notice of SSO Plan Acceptance

Mr. Ipaye stated this letter was concerning discharges at the sewer plant. Mr. Ipaye stated that it was reported that during the last 18 months there had been five unauthorized discharges. Mr. Ipaye stated to correct that a plan was submitted to TCEQ and are working to establish and implement the plan so that we will not be in that position again. Mr. Ipaye stated that they have accepted the plan and want to see us continue to work on making sure that there are no unauthorized discharges anymore. Mayor asked about the register change outs. Mr. Ipaye stated that the City has issues with water leaks. Mr. Ipaye stated that back in February they had about 160 register change outs have gone down to zero.

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

Mayor closed open session at 7:13 and convened into closed executive session in the upstairs conference room.

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

Mayor and Council reconvened into open session at 8:08 p.m. Mayor asked for any action coming out of executive session. No action was taken.

11. ADJOURN

Motion was made by Councilman Stone to adjourn. Councilman Luster seconded the motion. Motion passed unanimously. The meeting adjourned at 8:09 p.m.

Leonard Reed, Mayor

Marissa Quintanilla, City Secretary

