



MINUTES: JULY 26, 2022
COMMUNITY DEVELOPMENT
CORPORATION
CITY OF WILLIS, TEXAS

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

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

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

Mary Reed, President
Tony Williams, Vice President
Sharon Luster, Board Member
Lisa Toliver Board Member
Yolanda Harris, Board Member
Sonda Toliver, Board Member
J. Rice, General Manager
Sheyi Ipaye, City Manager
Marissa Quintanilla, City Secretary
James Nowak, Chief of Police

And the following members absent; none, constituting a quorum at which time the following business was transacted to-wit:

1. Call to order the regular meeting.
Ms. Reed called the meeting to order at 5:30 p.m.
2. Roll Call, Pledge of Allegiance, and Invocation
I Pledge 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. Chief Nowak gave the invocation.
3. CONSENT AGENDA
 - a. Approval of the minutes from the previous meetings: May 24, 2022, June 28, 2022
 - b. Approval of Financial Statements
Motion was made by Tony Williams to approve the minutes from the past meetings May 24, 2022, and June 28, 2022. Sonda Toliver seconded the motion. Motion passed unanimously.
4. CITIZENS INQUIRY
 - a. Public Comments
No public comments
5. NEW BUSINESS
 - a. Public Hearing on 2022-23 Fiscal Year Budget and projects.
Mr. Rice stated that it is required by the State of Texas that the CDC hold a public hearing on the budget each year, at least 60 days prior to spending any funds. Mr. Rice stated this is on all the projects that we have anticipated in the budget for the next year. No comments from the public. Ms. Reed closed the public hearing at 5:34 p.m.
 - b. Discuss and take action on preliminary site layout for MLK Park Improvements.
Mr. Wind stated that included in the boards packet was 90% set of plans for both MLK Park and Pine Circle Park. Mr. Wind stated that the schedule they have been talking about is trying to have bids ready for recommendation of award around October. Mr. Wind stated the main topic is the lighting at MLK Park. Mr. Wind stated there were two options, lighting that Entergy would maintain or lighting that the City would maintain. Mr. Wind stated that cost is added to the City's monthly bill. Mr. Wind stated that an example is Entergy has an existing pole that they put a light fixture on like a floodlight. Mr. Wind stated there is different wattages an example is 400-watt floodlights; the cost is \$18.99 per month to maintain. Mr. Wind stated that if you add a pole, they can do that overhead at no additional cost for the installation. The pole itself cost an additional \$7 and the light fixtures are anywhere in the range from \$19 to \$25, depending on the wattage. Mr. Wind stated his recommendation is to consider putting lights on the existing poles that are out there. Mr. Wind stated there is three poles along Philpot that we could use to light the parking lot and there is one pole by Miller Hall, beyond that trying to get Entergy to light additional, would be those additional poles, which add additional monthly costs. Mr. Williams asked about the 400 watts lights and if this is what Bleyl was recommending. Mr. Wind stated that 400 watt was just an example. Mr. Wind stated the 400 watt is \$19 a month if you went to a 1000 watt it would be about \$25 a month. Mr. Rice asked about putting more lights on the buildings and if we have the electrical infrastructure for that. Mr. Wind stated both building currently have lights, the basketball cover has lights that shine towards the exterior to the parking lot and splash pad, the pavilion has interior lights to shine on the picnic tables on the inside. Mr. Wind stated that the LED lights with very low power and

low wattage, you can add quite a few on one circuit. The Board continued to discuss where the lights could be installed, the poles on Philpot Drive and the Pole next to Miller Hall. Mr. Rice asked the Board if they were proposing the light on Philpot have two lights on it and the one at Miller Hall have one light. Mrs. Reed said that was correct. Mr. Rice asked if there was any need to put lights on the buildings. The Board did not think it was necessary. Mr. Rice stated that the question for the Board was if they are confident that the plans are okay, the Board will not meet again in August, and Bleyl can take it before Council in August or September and go out for bids. Ms. Luster asked to talk about the lighting at Pine Circle Park, and how they have talked about the bathroom lights, but would that be enough lighting there. Mr. Wind stated they are adding the lighting on the bathroom, but other lighting was not part of their scope. Mrs. Reed stated the Board did not budget for lighting at Pine Circle Park. Mr. Ipaye asked about the lighting at Lindley Park. Mr. Wind stated that the basketball court lighting and the parking lot lighting was put on the same circuit, the contractor has agreed to come back out and put them on separate circuits, that way the basketball court lighting could be off while the parking lot lighting would stay on. Mr. Wind stated that on thing that still needs to be decided and his recommendation is to put the parking lot light on photocell so that comes on at night but does not have to be that way. Mr. Rice stated that if the Board wants to approve these plans which are 90% complete, and the lighting questions have been answered, the Board can approve and proceed for Council approval. Mr. Wind stated that at MLK Park the only parking they are adding is the parking between the trees and keeping the gravel area as parking. Mrs. Reed stated this was correct. Motion was made by Ms. Luster to approve the site layout plan for the lighting at MLK Park, two on Philpot and one next to Miller Hall, and possible light at Pine Circle Park and to take it before City Council. Mr. Williams seconded the motion. Motion passed unanimously.

6. REPORTS

Input from Board related to issues for possible inclusion on future agendas.

Mr. Williams stated he is still exploring the whole issue of the Christmas festival. Ms. Luster asked for an update from Mr. Ipaye on the pipes and bathroom at Lindley Park. Mr. Ipaye stated that there was an issue with the door to the bathroom, but the contractor has fixed the problem. Mr. Ipaye stated that public works is working to make sure that the grass is wet. Mr. Ipaye stated a new pipe was put in and the pressure has improved. Mr. Ipaye reminded the Board about the Park and Clean City Commission that was created. Mr. Ipaye stated that if anybody wants to continue to serve on the CDC that is fine as far as the Mayor is concerned, however he wants everybody that wants to sit on the CDC to take the Texas Economic Development Council training. Ms. Reed asked about the Park and Clean City Commission and when it would start taking place. Mr. Ipaye stated it would take effect the first of October. Ms. Reed stated that cars are being parked in the actual park at MLK instead of the parking lot. Mr. Ipaye stated he would look into it.

7. ADJOURN

Motion was made by Tony Williams to adjourn. Sonda Toliver seconded he motion. The meeting adjourned at 6:22 p.m.

Marissa Quintanilla, City Secretary