



MINUTES: AUGUST 16, 2022
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

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
Tom Luster, Mayor Pro-Tem
Ashely Nixon, Council Member
Barney Stone, Council Member
Thomas Belinoski, Council Member
William Brown, Council Member
Sheyi Ipaye, City Manager
Larry Foerster, City Attorney
Marissa Quintanilla, City Secretary
Jeff Cross, Director of Community Development
James Nowak, Chief of Police
Robert Byerly, Superintendent of Public Works

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.
Mayor 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.
City Secretary called roll. Pledges were recited. Councilman Brown gave the invocation.
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
Mr. Cross stated that this is a structure that has been in poor shape for several years. Mr. Cross stated that the structure has been without utilities for many years, all the windows and doors have been busted out, it has become infested with garbage, there are drug needles all in the yard. Mr. Cross stated that all neighbors have been battling this to the point where they have put up fences all the way around to keep the unsightly odors and things that are going on there from being seen by children. Mr. Cross stated that the owner is in and out, but right now she's living in other places, she is in town, but not living at this place. Mr. Cross stated that code enforcement has asked her to board it up, clean it up, but she is not physically and financially able to do it, and because of this code enforcement is moving to try to have the house removed. Mayor asked if there was anyone from the public to speak about 206 West Powell. Robin Haynes of 109 West Powell, the salon on West Powell. Ms. Haynes stated that this had been an ongoing battle for the last several years. Ms. Haynes stated there has been drug activity on a daily and nightly basis and is very unsightly. Ms. Haynes stated that this is beginning to affect her customer base, and customer wanting to know how come the City has not been able to do anything about it. Ms. Haynes thanked the Council for their time. Andrea Lopez at 208 West Powell also spoke about the nuisance at 206 West Powell. Ms. Lopez spoke about the trash and drug needles everywhere, the cockroaches and fly infestations, and the verbal abuse that her family has received from the people to hang out there. Ms.

Lopez stated that she has spoken to several detectives, officers, and code enforcement and it does not seem like anyone is hearing her. Ms. Lopez stated she was thankful to finally get in touch with Mr. Cross and asked that the City please assist in helping take care of the issues. Mr. Cross stated that Ms. Enochs notified several times and has been cited with citations. Mr. Cross stated that most of the time they are dismissed because she doesn't have the money to pay them. Mr. Cross stated that this has been going on for some time and keep hitting dead ends, so it had to be addressed differently to get things moving. Mr. Cross stated that he believes that she will be able to repair this facility and does not believe she will be able to clean it up. Mr. Cross stated that the only way he feels the neighborhood can move forward is put that structure behind her, once it is gone, she will not be there anymore. Mr. Cross stated that we are waiting on the lien holder to release their answer to us and as soon as we get that, if Council is ready, we want to make something happen. Mr. Foerster stated that there was just an in-house title search and found that there had been a lawsuit filed by an owner who was claiming he had a right to close on the sale of the property. Mr. Foerster stated that he informed the lawyer about the situation and sent him photographs on the condition of the property and within a few weeks the lawsuit was dropped. Mr. Foerster stated that it was discovered that there is a deed of trust held by Wells Fargo Bank and have sent them a letter. Mr. Foerster stated that with respect to Ms. Enochs circumstances, given what he has been told and what he can see, his recommendation would be that the property needs to be demolished, cleaned up by the City, and independent contractor retained by the City and then a lien placed on the property. Mr. Foerster stated that because Wells Fargo was just recently notified, his suggestion is to set another public hearing, notifying them again and at that time take action.

Mayor asked for any questions or further comments. No questions or further comments were received.

- b. Discuss and consider approval of setting a public hearing for the Building and Standards Commission on September 13, 2022, at 5:30 p.m. to hear comments on the condemnation of an abandoned, unsecure, and substandard structure located at 206 West Powell

Councilman Brown asked if the owner was living on the property now or was it just random people. Mr. Cross stated that she will stay there one night once and a while, but it is usually a large group of people that are there, he assumes allegedly doing drugs together and she is with this group. Mr. Cross stated they just go to abandoned houses around town. Motion was made by Councilman Belinoski to set a public hearing for the Building and Standards Commission on September 13, 2022, at 5:30 p.m. to hear public comments on the condemnation of an abandoned, unsecure, and substandard structure located at 206 West Powell. Councilman Luster seconded the motion. Mayor asked for any further discussion. None was received. Motion passed unanimously.

- c. Discuss and consider approval of a variance request from Quest Engineering to waive permit and inspection fees in the historical renovation of Thomas Chapel

Ronald Saikowski of Quest Engineering spoke to Council about Thomas Chapel on Martin Luther King Boulevard. Mr. Saikowski stated that Thomas Chapel is a structure recognized by the Texas Historical Commission. Mr. Saikowski stated the current structure was built in the 1890s and has seen better days, it is deteriorating. Mr. Saikowski stated they are struggling financially, to be able to move forward they have stabilized the foundation, but they have other work, the plumbing, the water is off, the gas is off, because he does not trust the piping, it is going to have to be redone. Mr. Saikowski stated they are going to have to redo the water and wastewater lines and are going to have to do some of the natural gas that does the heating inside the building. Mr. Saikowski stated the roof needs redoing, the siding is rotting and the bell tower is starting to lean and so they are seeking funding from a variety of sources. Mr. Saikowski stated they are asking the City to waive fees for permits and inspections. Mr. Saikowski stated that he is contributing the engineering services and is hoping the City will set an example for other citizens in the community to provide a means of preserving this historical structure. Mayor asked for any questions or comments. Mr. Cross stated that the permit fees he is discussing is going to be basically somewhere between 25 and \$3,500. Mr. Cross stated the purpose of the variance is because he is required to charge the fees unless a variance is granted. Mr. Cross stated that staff did not have a recommendation, this would be up to Council. Motion was made by Councilman Brown to approve a variance request from Quest Engineering to waive permit and inspection fees in the historical renovation of Thomas Chapel. Councilwoman Nixon seconded the motion. Mayor asked for any other discussion. Councilman Stone asked what kind of timeline it would be for the restoration to be done on the church. Mr. Saikowski stated that it is going to take some time because they are also working on funding sources from the state and

federal government and private foundations, so he is looking at sometime over the next two or three years.
Motion passed unanimously.

4. PUBLIC HEARINGS

- a. Public hearing to hear comment on a replat of Market at Willis a subdivision of 39.133 acres of land in the G. W. Lonis Survey
Mayor asked for any questions or comments from the public or Council. None were received.
- b. Public Hearing on annexation of approximately 8.20 acres in the J. Elkins Survey
Mr. Cross stated that this is on Highway 75 behind the tiny homes. Mayor asked for any questions or comment from the public or Council. None were received. The Mayor closed the public hearings at 5:59 p.m.

5. CITIZENS INQUIRY

- a. Public Comments
No public comments.

6. BUDGET WORKSHOP

- a. Budget Workshop FY 2022-2023
Mr. Ipaye stated the budget itself is a total amount of about 12.9 million of which 6.6 million is the general fund and 4.3 million is enterprise fund which is water and wastewater and then \$912,000 for the general debt service and \$700,000 for community development. Mr. Ipaye stated there are three goals that this budget is going to target. One is to address the organizational issues within the city government, while emphasizing the quality customer service at all levels of the organization. Second, promote a positive environment for economic development in the community to achieve a stable and positive financial condition for the city and third, enhance the quality of life by improving the city capital infrastructure. Mr. Ipaye stated that some of the priorities that we set for the budget as follows, we continue to maintain the rate. Mr. Ipaye stated that rate we are going to have will not be the same as the current rate, it is going to go down a bit. Secondly, we are going to reposition staff and the staffing levels to better reflect the demand for service throughout the organization, maintain adequate funding for street infrastructure needs and capital improvement, continue funding for adequate pay and benefits for the city employees, address improvement of municipal facilities. Fleet replacement, particularly in the Public Works. Mr. Ipaye stated we have order about six trucks that is going to go to Community Development and Public Works, and, we have some vehicles for the Police Department, continue to promote positive economic activities and make Willis an ideal place to live, work, and play. Mr. Ipaye stated that information was received from the County from Mrs. McRae. Mr. Ipaye stated that the current tax rate is \$0.565 per \$100 valuation. Mr. Ipaye stated that we can have a rate that is called no new revenue rate, this will allow us to bring in the same amount that we have brought in 2021-2022 for 2022-2023, or we can go with the voters approved tax rate. Mr. Ipaye stated his recommendation is to go with the voters approved tax rate and we are dropping a penny out of that so with that move, there is going to be an increase of the revenue that we are bring in because the no new revenue rate will bring a decrease to the tax rate at the rate of \$0.4364 that would be too severe. Mr. Ipaye stated if we elect the voter approval tax rate that is going to be \$0.5556, this is the rate we are proposing. Mr. Ipaye stated that with that the taxable property value for all the properties in Willis is a little over 573 million which reflects an increase of 157 million from 2021. Mr. Ipaye stated that taxable value because some people get some credit is going to be 460 million. Mr. Ipaye stated that fiscal issues require a constant vigilant, bearing in mind achieving a long term stable positive financial condition is paramount to the growth of the City of Willis. Mr. Ipaye stated that with this rate the City is going to bring in approximately \$190,000 more in revenue, and we are still dropping taxes on top of that. Mr. Ipaye stated this is a good position to be in because we do not want to build the City on the back of our citizens. Mr. Ipaye stated that the leadership of the Council is very critical and thanked the Council. Mr. Ipaye stated that he felt 2022-2023 is going to be a very positive year for the City of Willis. Mr. Ipaye asked for any questions. None were received.

7. CONSENT AGENDA

- a. Consider the minutes of the previous meeting: July 19, 2022
- b. Approval of Accounts Payable
- c. Approval of Financial Statements and Tax Collection reports

- d. Approval of Willis Police Department Policy 12.1 – Property and Evidence Management
Mayor asked for any questions on the consent agenda, and if anything needed to be taken out and addressed separately. No questions were received. Mayor and Council approved the consent agenda by unanimous consent.

8. ORDINANCES

First Reading

- a. 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
Mr. Cross stated this was basically Majestic Hill II, the developers want to increase the size of the park on 75. Mr. Cross stated that they have agreed to comply with all the requirements that the Council has placed and have taken care of a development agreement with them to extend our water and sewer and this would be the first reading for that annexation. Mayor stated this was the first reading no action would be taken. Mayor read the following caption. “AN ORDINANCE OF THE CITY OF 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, ABSTRACT 198 OF ADJACENT AND CONTIGUOUS TERRITORY LOCATED ALONG AFRICAN HILLS ROAD; MAKING FINDINGS INCIDENT TO SUCH ANNEXATION; PROVIDING REPEALING AND SEVERANCE CLAUSES; PROVIDING FOR AN EFFECTIVE DATE UPON PASSAGE, AND ORDAINING OTHER RELATED MATTERS.”
- b. An ordinance of the City Council of the City of Willis, Texas, declining to approve the change in rates requested by Entergy Texas, Inc
Mr. Ipaye stated that Entergy has come forward with an increase rate change and the ordinance is to decline the rate increase. Mayor stated this was the first reading. Mayor read the following caption. “AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILLIS, TEXAS, DECLINING TO APPROVE THE CHANGE IN RATES REQUESTED IN ENTERGY TEXAS, INC.’S STATEMENT OF INTENT TILED WITH THE CITY ON JULY 1, 2022, AND FINDING AND DETERMINING THAT THE MEETING AT WHICH TIME THIS ORDINANCE WAS CONSIDERED WAS OPEN TO THE PUBLIC AND IN ACCORDANCE WITH TEXAS LAW.”

Second Reading

- a. Discuss and consider approval of an ordinance by 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 the subdivision out FM 1097 East being called Camp Creek. Mr. Cross stated that the Planning and Zoning Commission sent their recommendation over on June 8th. Mr. Cross stated this is the second reading to approve changes on the zoning map. Mayor asked for any discussion. None was received. Motion was made by Councilman Belinoski to approve an ordinance by the City of Willis, amending the City official zoning map and Title XV, Chapter 155, “Zoning,” of the City code of ordinances by reclassifying tow tracts of land composed of 30.778 acres in the G. W. Lonis Survey from “GI” General Industrial classification to a “R-1” Single Family Residential Classification. Councilman Stone seconded the motion. Mayor asked for any questions. None were received. Motion passed unanimously.
- b. Discuss and consider approval of 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 was the property just up the street from City Hall. Mr. Cross stated they are requesting general industrial so that they may have a wrecker service park their vehicle there. Mayor asked is this is the one that the Planning and Zoning recommending not approving. Mr. Cross stated this was correct. Mayor asked for any questions. Chris Zimmerman, property owner stated he did not actually want or believed that this property needed to be rezoned. Mr. Zimmerman stated that he believes it is zoned appropriately for what they are trying to do. Mr. Zimmerman stated that he has looked at the

classifications and there is no classification for a car storage lot. Mr. Zimmerman stated you can have a used car lot under GC, you can have a body shop. Mr. Zimmerman stated he has spoken with Mr. Cross several times and he has told him it falls under GI because it falls under storage facilities. Mr. Zimmerman stated he has looked up the definition of facilities and does not see how it is a facility. Mr. Zimmerman stated he feels like he is being pushed to another classification because somebody does not want him to have a car storage lot there, which is providing a service to the citizens of the city. Mr. Zimmerman stated he is asking to let him open and have a business there. Mr. Cross stated he would expand on the decision on this. Mr. Cross stated that when he looked at the intent of the ordinances, the ordinance reflects in general commercial that you have a building, and in that particular section, it says that you can have outside storage, but it has to only be 50% of the property, because the building had got to take 50%. The way that is written, it indicated that you could have as much outside storage as you have building. The general industrial is designed where all the storage in that is not considering a building. Mr. Cross stated that it does talk about buildings, but the intent is for storage without a structure. Mr. Cross stated that an example was if he had a body shop and he built a building to do body work in, he would be able to have as much storage on the outside that the footprint of that shop would be. If he had a car dealership, he would be able to have as many cars out front to sale, in square footage as he has footprint for that building, but all general commercial reflects talking about a structure. Mr. Cross stated that the intent of general commercial is to have the public come in and out buying, selling, even wholesale. Mr. Cross stated that general industrial is set up where you can have storage without a structure there. Councilman Brown asked if the Planning and Zoning Commission have a problem with the classification of the zoning or did they have a problem with what the property owner was trying to do on the property. Mr. Cross said that they did not express either way. They were concerned about what it is going to look like. Mr. Cross stated that at the public hearing the City heard from several citizens about their feelings on this. Mr. Ipaye stated that what the Planning and Zoning Commission was focusing on is the highest and best use for that land and they did not believe that putting an impound lot on that facility is the highest and best use for the property. Motion was made by Councilman Stone to not approve an ordinance by the City of Willis, amending the City official zoning map and Title XV, Chapter 155, "Zoning" of the City code of ordinances 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. Councilman Belinoski seconded the motion. Motion passed unanimously.

- c. 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 102.855 acres in the F. K. Henderson Survey

Mr. Cross stated that this is a subdivision over in the Moran Ranch tract. Mr. Cross stated this section is the MI Homes Friendswood Development. Mr. Cross stated it was 102 acres and have gone through all of the development agreements. Motion was made by Councilman Stone to approve 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. Councilman Luster seconded the motion. Motion passed unanimously.

9. NEW BUSINESS

- a. Discuss and vote on the proposed tax rate, and schedule a public hearing for September 13, 2022, at 5:30 p.m. to hear public comments on the proposed rate
Mr. Ipaye stated that the proposed tax rate that staff is recommending is the voters approval tax rate and we are coming down from that by one, so the proposed tax rate is going to be 0.5556, the voters approval tax rate is 0.5557. Mr. Ipaye stated we decided to do this so that it will not be a burden n our citizens. Motion was made by Councilman Brown to approve the proposed tax rate of 0.5556 and setting a public hearing for September 13, 2022, at 5:30 p.m. Councilman Luster seconded the motion. Motion passed unanimously. Councilwoman Nixon, Councilman Stone, Councilman Luster, Councilman Brown, and Councilman Belinoski voted for the proposed tax rate of .0556.
- b. Discuss and consider approval of setting a public hearing for September 13, 2022, at 5:30 p.m. to hear public comments on the City of Willis Budget FY 2022-2023

Mr. Ipaye this public hearing was for the Budget FY 2022-2023. Motion was made by Councilman Brown to approve setting a public hearing for September 13, 2022, at 5:30 p.m. to hear public comments on the City of Willis Budget FY 2022-2023. Councilwoman Nixon seconded the motion. Motion passed unanimously.

- c. Discuss and vote for Cities and Towns of Montgomery County 911 Board of Managers Appointment for October 1, 2022, through September 30, 2024

Mr. Ipaye stated this was discussed at the last meeting. Mr. Ipaye stated this vote would be for the City Manager or his designee to sit on the Board of the Montgomery County Emergency Communications Districts. Motion was made by Councilman Brown to vote for Mr. Ipaye to serve as a representative for the City of Willis on the Cities and Towns of Montgomery County 911 Board of Managers for October 1, 2022, to September 30, 2024. Councilman Belinoski seconded the motion. Motion passed unanimously.

- d. Discuss and consider approval of a resolution casting vote for candidate for appointment to GRP Contract Review Committee

Mr. Ipaye stated that the former Public Works Director was sitting on this seat representing Willis and when he resigned this position became vacant. Mr. Ipaye stated he was recommending putting Mr. Robert Byerly to represent the City of Willis on this committee. Mr. Ipaye stated that Mr. Byerly is a committed individual who knows his job and has been doing public works operations for almost 40 years and is going to represent the City well. Motion was made by Councilman Belinoski to approve a resolution casting vote for Mr. Robert Byerly for appointment to the GRP Contact Review Committee. Councilman Stone seconded the motion. Motion passed unanimously.

- e. Discuss and consider appointment to the Willis Community Development Corporation Board to fill a vacancy

Mr. Ipaye stated that Council had approved the creation of the Willis Park, Clean City and Beautification Commission. Mr. Ipaye stated that some of the people that are sitting on the CDC will be moving to the new commission. Mr. Ipaye stated there is a vacancy from former Councilwoman Tamara Young-Hector's resignation. Mr. Ipaye stated that Mayor Reed had submitted an application to be appointed to the board. Mayor stated he submitted an application to be reappointed to the board. Mayor stated that he had served on the board in the past and got off the board because we had enough volunteers but now that we have a vacancy, he would like to serve on the board again. Motion was made by Councilman Belinoski to appoint Leonard Reed to the CDC Board vacancy. Councilwoman Nixon seconded the motion. Mayor asked for any discussion. None was received. Motion passed unanimously.

- f. Discuss and consider approval to advertise and receive bids for the proposed MLK Park improvements

Mr. Wind stated that this is for the MLK Park improvements. Mr. Wind stated that the Willis CDC asked them to design and bid the project to improve the parking area along Philpot Drive, which is the road that goes to the school bus barn and two other residential areas. Mr. Wind stated that they have provided the plans and the specs to Council for their review. Mr. Wind stated that they are asking that the Council approve them going out to receive bids. Councilman Belinoski asked if this was mainly for parking. Mr. Wind stated this was correct and that originally, they had lighting in the scope but have changed that to work with Entergy to put some lights on their existing poles. Motion was made by Councilman Stone to approve advertising and receiving bids for the proposed MLK Park improvements. Councilman Luster seconded the motion. Mayor asked for any further discussion. None was received. Motion passed unanimously.

- g. Discuss and consider approval to advertise and receive bids for proposed Pine Circle Park improvements

Mr. Wind stated that improvements for Pine Circle Park are the paving the gravel parking lot and adding a bathroom facility with two stalls and a utility closet. Motion was made by Councilman Brown to advertise and receive bids for the proposed Pine Circle Park improvements. Councilman Luster seconded the motion. Mayor asked for any further discussion. None was received. Motion passed unanimously.

- h. Discuss and consider approval of a replat of Market at Willis a subdivision of 39.133 acres of land in the G. W. Lonis Survey

Mr. Cross stated that the Planning and Zoning Commission has recommended approval. Mr. Cross stated the replat just move lines to allow them to have the proper number of pylon signs that were originally

designed. Motion was made by Councilman Belinoski to approve a replat of Market at Willis a subdivision of 39.133 acers of land in the G. W. Lonis Survey. Councilman Stone seconded the motion. Mayor asked for any other discussion. None was received. Motion passed unanimously.

- i. Discuss and consider approval of an Annexation Service Agreement between the City of Willis and Majestic Land Holding, LLC

Mr. Cross stated that the annexation service agreement is for the Majestic Hills property. Mr. Cross stated it guarantees that we will serve them with water and sewer, they are going to run it up and we will allow them to use it at the standard inside city rate. Mr. Foerster stated it also provides police services and other services that the City provides routinely to all citizens. Councilman Luster stated that he was reading the agreement and the property currently does not have backflow preventers in it. Councilman Luster asked if they would have to put those in. Mr. Cross stated that would be for the next item on the agenda. Mr. Cross stated that whenever they do this annexation service agreement, they will have backflow at the meter to take care of all of those. Motion was made by Councilman Stone to approve an Annexation Service Agreement between the City of Willis and Majestic Land Holding, LLC. Councilman Luster seconded the motion. Mayor asked for any further discussion. None was received. Motion passed unanimously.

- j. Discuss and consider approval of a Development Agreement between the City of Willis and Majestic Land Holding, LLC

Mr. Cross stated this was a development agreement with Majestic Hills. Mr. Cross stated that this one where Phase One did not have the backflow that they needed. Mr. Cross stated that they have installed them on all the RVs, and they are in the process of hooking up to the City water where they will have a big one to protect the rest of the City. Mr. Cross stated that this development agreement is for the third phase where they will run the sewer on through the edge of the corner of the property and give us an easement to there, and then the water will be on Highway 75, and they will be installing all of this. Mayor asked why the problem was with them being on City water and was there not an agreement to get this done. Mr. Cross stated that agreement was made with Kory Freels and is set up to be done, he has everything there but the meter and that is all that must be done. Mr. Cross stated that Mr. Freels ordered the meter just before he sold the property and are waiting for the meter. Mayor stated that months ago we gave Mr. Freels 90 days to get this done. Mr. Cross stated this was correct. Mayor asked what time frame the new owner was given. Mr. Cross stated that he spoke with them, and they are still two months from getting meter. Councilman Belinoski asked how much further the waterline is going to be. Mr. Cross stated it is going to go to the farthest edge of their property on Highway 75. Motion was made by Councilwoman Nixon to approve a Development Agreement between the City of Willis and Majestic Land Holding, LLC. Councilman Luster seconded the motion. Motion passed unanimously.

- k. Discuss and consider approval of a Development Agreement between the City of Willis and HF Holding Company, LLC, dba Woodlands HF Holding Company, LLC

Mr. Cross stated that this was for the Woodland Hills Development. Mr. Ipaye stated that the City Attorney went over this information in executive session during the last meeting. Mr. Ipaye stated that for the sake of time if anyone had any specific questions, he would answer them. Mr. Foerster stated that he had sent out a summary to Council. Mr. Foerster stated the development agreement addresses the concept for what it is going to look like, which was previously approved, and allows for us to modify our ETJ lines between the City of Willis and the City of Conroe. Mr. Foerster stated that utility functions and services allocation agreement is allowed under Chapter 552 of the Texas Local Government Code. Mr. Foerster stated that a similar agreement was done with the Moran Ranch Development. Mr. Foerster stated that Mud 129 will be building out all of the infrastructure, the streets, the water and conveying that to the City of Willis and to assist, the law allows us to enter into an agreement by which part of the tax collection will go back to pay the Mud for that expense. Mr. Foerster stated that the TIRZ Agreement provides that once an improvement is on the ground, any incremental increase in the base rate collected in taxes will be paid back, in this case both the developer and to the City. Mr. Foerster stated that part of this includes the City's commitment to expand water and sewer facilities to serve this property, it also provides that part of Old Montgomery Road will be expanded from two lanes to three lanes. Part of that is going to be paid by the developer and part of it will be paid by the City. Mayor thanked everyone involved in negotiating these agreements with Woodland Hills and believes this will be good for the City. Mr. Foerster stated these would be effective August 1, 2022, even though they Council will be taking action after the first. Motion

was made Councilman Belinoski to approve a Development Agreement between the City of Willis and HF Holding Company, LLC, dba Woodlands HF Holding Company, LLC. Councilman Stone seconded the motion. Mayor asked for any further discussion. None was received. Motion passed unanimously.

1. Discuss and consider approval of a Utility Functions and Services Allocation Agreement between the City of Willis and HF Holding Company, LLC, dba Woodlands HF Holding Company, LLC

Mr. Ipaye stated that in conjunction with has been discussed earlier, this is part of that agreement, and this has to do with the utility functions for the Woodland Hills project to function in Willis. Mayor asked for any specific question on this agreement. Motion was made by Councilman Brown to approve a Utility Functions and Service Allocation Agreement between the City of Willis and HF Holding Company, LLC, dba Woodlands HF Holding Company, LLC. Councilman Luster seconded the motion. Motion passed unanimously.

- m. Discuss and consider approval of a TIRZ Reimbursement Agreement between the City of Willis, Reinvestment Zone Number One, and HF Holding Company, LLC, dba Woodland HF Holding Company, LLC

Mr. Ipaye stated that the TIRZ Board met last week and approved and recommended approval for the Council to approve the tax reimbursement agreement. Motion was made by Councilman Belinoski to approve a TIRZ Reimbursement Agreement between the City of Willis, Reinvestment Zone Number One, and HG Holding Company, LLC dba Woodland HF Holding Company, LLC. Councilwoman Nixon seconded the motion. Mayor asked for any discussion or questions. None was received. Motion passed unanimously.

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.

Councilman Brown stated that the City of Willis is looking good as your driving through. Councilman Brown thanked staff for working hard getting it cleaned up, getting the roads patched and keeping the grass mowed. Councilman Brown stated he loves the growth and is excited about Willis's future. Mayor mentioned to Council about the TIRZ agreement some language had been changed towards the end of the agreement, but it did not have any effect on the agreement.

a. Engineer's Report

1. Sanitary Sewer Model, ARP

Mr. Wind stated that the sewer model is completed and will be presenting a memo to the City Council with the results. Mr. Wind stated that a tentative meeting is scheduled for early next week with City staff. Mr. Wind stated they have about 15 projects that they would like to do on the sewer system that relate to the findings of the model feedback from staff as well as sanitary sewer overflow plan with TCEQ. Mr. Wind stated the plan is to hopefully suggest using some of the ARP funds to help improve the sewer system, they will be talking with staff and then coming back to Council with projects they think are appropriate for those funds. Councilman Belinoski asked about the lift station past Calvary Road, he stated someone is always working on it. Mr. Wind stated that the lift station is functional and running, there is a part that they are working with the contractor under a warranty issue to install, which was to protect the lift station pumps from power surges.

b. City Manager's Report

No report

11. EXECUTIVE SESSION

- a. Convene into closed executive session as provided by the Texas Open Meetings Act under Section 551.072 (Deliberation on Real Property) and Section 551.074 (Personnel Matters) of the Texas Government Code

1. Real Estate

2. Personnel

Mayor closed open session at 7:04 p.m. 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 8:21 p.m. Mayor asked for any action coming out of executive session. Motion was made by Councilman Stone to approve the City Manager to move forward with acquiring property and appraisal for public works. Councilman Brown seconded the motion. Mayor asked for any further discussion. None was received. Motion passed unanimously.

12. ADJOURN

Motion was made by Councilman Brown to adjourn. Councilman Luster seconded the motion. Motion passed unanimously. The meeting adjourned at 8:22 p.m.

Leonard Reed, Mayor

Marissa Quintanilla, City Secretary