



MINUTES: JANUARY 17, 2023
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
Ashley 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 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.
City Secretary called roll. Pledges were recited. Chief Nowak gave the invocation.
3. PUBLIC HEARING
 - a. Public hearing on voluntary annexation of approximately 46.577 acres in the F.K. Henderson Survey, Abstract 248
Mr. Cross stated this is the 46 and half acres that runs along the side of I-45 on the other side of HEB. Mr. Cross stated this is past where the second phase of Market At Willis will be. Mr. Cross stated it follows the creek on the other side. Mr. Cross stated this is the portion they are looking to annex, and it meets existing boundary of the City on the north end and along the edge of the creek. Mayor asked for any questions. None were received. Mayor closed the public hearing at 5:34 p.m.
4. CITIZENS INQUIRY
 - a. Public Comments
No public comments.
5. CONSENT AGENDA
 - a. Consider the minutes of the previous meeting: December 13, 2022
 - b. Approval of Accounts Payable
 - c. Approval of Financial Statements and Tax Collection reports

Mayor asked for any questions on the consent agenda. None were received. Motion was made by Councilman Belinoski to approve the consent agenda. Councilman Luster seconded the motion. Motion passed unanimously.

6. ORDINANCES

Second Reading

- a. Discuss and consider approval of an Ordinance by the City of Willis, Texas, extending the boundaries of the City of Willis, Texas, by the annexation of approximately 46.577 acres of land in the F. K. Henderson Survey, Abstract 248, of adjacent and contiguous territory located in the former Moran Ranch Tract

Mr. Cross stated that this is the second reading of the ordinance and is the same property that was discussed during the public hearing earlier in the meeting. Mayor asked for any questions. None were received. Motion was made by Councilman Belinoski to approve an ordinance by the City of Willis, Texas, extending the boundaries of the City of Willis, Texas by annexation of approximately 46.577 acres of land in the F. K. Henderson Survey, Abstract 248, of adjacent and contiguous territory located in the former Moran Ranch Tract. Councilman Brown seconded the motion. Mayor asked for any further discussion. None was received. Motion passed unanimously.

7. NEW BUSINESS

- a. Discuss and consider approval of an election services agreement with Montgomery County, Texas for the May 6, 2023, election

Mr. Ipaye stated this item was concerning the election on May 6, 2023, for Mayor and Council Positions one through five. Mr. Ipaye stated that we will be having a joint election with Montgomery County. Mr. Ipaye stated all the information was provided to Council and would answer any questions on the election agreement. Motion was made by Councilman Brown to approve an election services agreement with Montgomery County, Texas for the May 6, 2023, election. Councilman Stone seconded the motion. Mayor asked for any further discussion. None was received. Motion passed unanimously.

- b. Discuss and consider approval of a joint election agreement with Montgomery County, Texas for the May 6, 2023, election

Mr. Ipaye stated this is for the May 6, 2023, election so that the City can have the assistance of the County on the election. Motion was made by Councilman Belinoski to approve a joint election agreement with Montgomery County, Texas for the May 6, 2023, election. Councilwoman Nixon seconded the motion. Mayor asked for further discussion. None was received. Motion passed unanimously.

- c. Discuss and consider approval of a resolution ordering the City of Willis Election to be held on May 6, 2023, for the election of Mayor and five City Council positions

Mr. Ipaye stated this was the resolution ordering the election for May 6, 2023, for Mayor and five Council Positions. Motion was made by Councilman Brown to approve a resolution ordering the City of Willis Election to be held on May 6, 2023, for the election of Mayor and five City Council positions. Councilwoman Nixon seconded the motion. Mayor asked for further discussion. None was received. Motion passed unanimously.

- d. Discuss and consider approval of awarding bid for Water Well 4 Rehabilitation

Mr. Ipaye stated that well number 4, at pump station 2 has been down for almost a year. Mr. Ipaye stated that we are going to rehabilitate this well. Mr. Ipaye stated that three bids were received as follows: Weisinger Incorporated for \$66,060, Alsay Incorporated for \$104,750 and C & C Water Services for \$109,200. Mr. Ipaye stated that the recommendation staff has for Council is to award bid to Weisinger Incorporated for \$66,060. Mr. Ipaye stated that the difference between Weisinger and other bids is about \$43,000 so the City is saving quite a bit of money, and it is time to move forward with this rehabilitation. Mr. Ipaye stated this is a Jasper well. Mr. Ipaye stated that LightPoint Engineering was present for any questions. Councilman Belinoski asked what the timeline on this would be. Mr. Mathena from LightPoint Engineering stated for the rehab itself would be about 30 to 60 days, depending on rig availability, and weather. Mr. Mathena stated if we have to order components for it, we may need a new pump and are not certain on that yet, then it could be longer. Mayor asked for any other questions.

Councilman Luster asked if this was just for rehabbing the well, not up sizing. Mr. Mathena stated this is just for the rehab. Mr. Mathena stated it has been offline for some time since we started the Catahoula well some years ago, and in order to bring it back we need to get in there and do some cleaning. Councilman Brown asked if they had already looked at it to see exactly what needs to be done. Mr. Mathena stated to the best of their ability, yes, they have not been able to pull the well out or pull the pump out. Mr. Mathena stated the cost to do that is 25 or 30 grand. Mr. Mathena stated they pulled the records from when the well was drilled back in '84 and looked at the last GM services report that was done, and that report was several years old. Mr. Mathena stated that based on that and some experience, they put together a project, they feel they will get in there, rehab the well, clean out the screens, and acidize it if we have bacteria issues and test the pump. Mr. Mathena stated they are test pumping it back up to 700 gallons a minute. Mr. Ipaye stated that this well is our backup system. Mr. Ipaye stated it is something that we need to be using, pumping 5 to 10 thousand gallons per week, just like we are doing at well number one. Mr. Ipaye stated that with the development coming to the City we have to be ready. Mayor asked for any other questions. None were received. Motion was made by Councilman Stone to award the bid for Water Well 4 Rehabilitation to Weisinger Incorporated for \$66,060. Councilman Brown seconded the motion. Mayor asked for any further discussion. None was received. Motion passed unanimously.

e. Discuss and consider approval of awarding bid for Water Well 5 Rehabilitation

Mr. Ipaye stated this was for water well number 5 at water plant 3. Mr. Ipaye stated this was a Jasper well also. Mr. Ipaye stated that three bids were received as follows: Weisinger Incorporated for \$227,895, Alsay Incorporated for \$264,160 and C & C Water Services for \$335,825. Mr. Ipaye stated that the difference between the low bid and the high bid was \$107,930. Mr. Ipaye stated staff recommended award of bid to Weisinger Incorporated for \$227,895, and this well will be put back into operations. Councilman Stone asked what the difference was between well 4 and 5 and why well 5 was more expensive. Mr. Mathena stated that two things, one, it is a bigger well. Well 4 is 700 gallons a minute and well 5 is about 1,200 gallons a minute, and the second thing is with well 4 they are planning to reuse the pump and the motor, but with well 5, the pump and motor are not there anymore, so the bulk of that money is buying pump and motor as well as all the column pipe, all the shaft, all the stabilizers, spiders, airline, everything that goes into that well. Mayor asked for any other questions. None were received. Motion was made by Councilman Brown to award the bid for Water Well 5 Rehabilitation to Weisinger Incorporated for \$227,895. Councilwoman Nixon seconded the motion. Mayor ask for further discussion. None was received. Motion passed unanimously.

f. Discuss and consider approval of a variance request from Evrdrive Facility on the vehicle storage

Mr. Cross stated that this location is on FM 1097 East, and they have 2 ½ acres of parking at this time. Their goal is to help the supply chain out. Mr. Cross that the 2 ½ acres is full of vehicles that they are distributing throughout, and more are still coming. Mr. Cross stated they take in vehicles and prep them so that they are suitable for their customers, and then they ship them out to wherever their customers may be. Mr. Cross stated they have an area of about eight acres that is just raw land. Mr. Cross stated that our ordinance indicates that we must not store vehicles on raw land that are for sale or lease, they must be on a paved surface, asphalt, or concrete. Mr. Cross stated the variance they are indicating a hardship, not necessarily for themselves, but for the supply chain for this area of the country. Mr. Cross stated they would like to go in and gravel this area so that it is safe for the vehicles and safe for their personnel. This portion would be for the vehicles coming in, before they go out. This area would be where the vehicles would be processed before they go up to the 2 ½ acres and be shipped out. Mr. Cross stated that staff must go black and white with our ordinances, and we can not allow that, it has to be paved, which would incur a cost of engineering for them. Mr. Cross stated that the owner of Evrdrive were present and wanted to speak with Council. Mr. Ipaye stated the request made by Jason Ortt who oversees their real estate construction. Mr. Ipaye stated that this is a new business in Willis. Mr. Ipaye stated they are selling vehicles online and the value of the business is at \$10 million, so as Willis begins to grow, these are the kind of business that we need to work with. Mayor added that this is a unique business, and the City ordinance was really written for car lots. For the safety of people going over and walking around the car lots to buy vehicles. Mayor stated that in this instance what Evrdrive does is sale vehicles online, they do not have customer coming out looking at vehicles. Brian Singh, CEO of Evrdrive and Jason Ortt, VP of real estate construction. Mr. Ortt stated that they would like to ask for a variance, and know they have to

go through the development process. Mr. Ortt stated they are limited right now with their inventory and not being able to bring more cars on site. Mr. Ortt stated they planned to move about 100 cars in January and they are on an upward trajectory, so the more cars that they can inventory, bring onsite the better. Mr. Ortt stated that their dealer's license is based out of Willis, so that tax base will come back to the City. Mr. Ortt stated that they are seeking a variance to at least be able to move maybe an acre and a half of organics and put some gravel down. Mr. Ortt stated that the cars that will be coming in they will keep in the back, but the ones that are cleaned and ready to go will be up front on the paved location. Mayor asked for any further questions. Councilman Luster asked if the long-term plan is to pave it eventually? Mr. Ortt stated this is a request they would like to talk about, he stated it is a lot of concrete to go down and perhaps a relaxation for a time period if Council would allow until the revenue is up. Mayor asked for any further questions. None were received. Motion was made by Councilman Brown to approve a variance request from Evrdrive Facility on the vehicle storage. Councilman Luster seconded the motion. Mayor asked for any further discussion. None was received. Motion passed unanimously.

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.

Councilman Belinoski thanked Mr. Byerly and Mr. Cross on some things that they corrected and noticed that public works was working on the water leaks. Councilman Luster stated that he had reported a pothole on his street and the street department had it repaired in just a few hours, and he appreciated that. Mayor Reed stated that he spoke with the person that fixes the streetlights and has noticed they have done a good job on fixing them.

a. Engineer's Report

1. Catahoula Wells Upsizing
2. Water Plants 1 & 3 Improvements
3. Water Distribution System Improvements

Mr. Wind stated that items 1-3 are together. Mr. Wind stated these are the water system improvements to help expand the system to accommodate the Moran Ranch and Woodland Hills, as well as other developments that are coming to town. Mr. Wind stated they finished the survey and should see by the March meeting having bids ready for the well portion of the project. Mr. Wind stated that they will be bidding these separate times and have three separate contractors.

4. American Rescue Plan Lift Station Improvements

Mr. Wind stated that the survey will be next week and once the survey is done, they will be able to put the plans together and should be seeing progress come through quickly after that.

b. City Managers Report

1. Chief of Police Retirement

Mr. Ipaye stated that Chief of Police James Nowak would be retiring on January 31, 2023, after more than 18 years of service with the City of Willis. Mr. Ipaye and City Council presented Chief Nowak with a plaque and thanked him for his service to the City of Willis.

2. Property owned by City

Mr. Ipaye gave the Council an update on the properties owned by the City of Willis. Mr. Ipaye stated according to county records, there are 27 properties owned by the City. Mr. Ipaye stated most were lift stations, but there are some that are vacant that we are losing money on by maintaining them and no taxes are being collected on them so some of these properties will be auctioned off. Mr. Ipaye asked for any questions. Mayor Reed asked what the time frame would be for the action. Mr. Ipaye stated sometime between now and June and will come back to Council with more information. Mayor asked about the auction for the Vehicles. Mr. Ipaye stated that the action for the vehicles should be taken care of by the end of March.

9. ADJOURN

Motion was made by Councilman Luster to adjourn. Councilman Stone seconded the motion. Motion passed unanimously. The meeting adjourned at 6:06 p.m.

Leonard Reed, Mayor

Marissa Quintanilla, City Secretary