

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

Leonard Reed, Mayor
Barney Stone, Mayor Pro-Tem
Tamara Young-Hector, Council Member
Thomas Luster, Council Member
Thomas Belinoski, Council Member
Teresa Herod, Council Member
William Brown Council Member
Marissa Quintanilla, City Secretary
Pat Riley, Director of Public Works
Rick Valdez, Director of Finance
James Nowak, Police Chief
Steven Hill, Director of Community Development

1. Call to order the special meeting.

Mayor Reed calls 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.

Mayor called roll.

Pledges were recited.

Pastor James Bishop said the invocation.

3. ELECTION

- a. Consider approval of a resolution canvassing the returns and declaring the results of the City Election held on May 4, 2019, for the election of Mayor and five City Council Positions; and Proposition M, the abolition of local sales and use tax for street and maintenance repair, and Type A Economic Development Corporation.

A motion was made by Thomas Belinoski to approve a resolution canvassing the returns and declaring the results of the City Election held on May 4, 2019, for the election of Mayor and five Council Positions, and Proposition M. Tom Luster seconded the motion. Mayor asked for questions. None were received. Motion passed unanimously.

- b. Consider approval of a resolution canvassing the returns and declaring the results of the City Election held on May 4, 2019, for amendments to the City of Willis Home Rule Charter Propositions A through L.

A motion was made by Tamara Young-Hector to approve a resolution canvassing the returns and declaring the results of the City Election held on May 4, 2019, for amendments to the City of Willis Home Rule Charter. Thomas Belinoski seconded the motion. Mayor asked for questions. None were received. Motion passed unanimously.

- c. Administer the Oath of Office for Mayor and Council.

Judge Wayne Mack administers the Oath of Office for Mayor and Council. Council Member Teresa Herod relinquished her seat to Council Member William Brown.

4. PUBLIC HEARING

a. JOINT PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION:

Hear comments concerning the proposed reclassification of the property located at 201 East Powell from General Industrial District to General Commercial District.

Kenneth Vornsand called the Planning and Zoning meeting to order at 5:45 p.m. Present were Kenneth Vornsand, Luther Powell, and Bill Buller. Mayor asked for any comments from the public. No public comments were regarding the rezoning of 201 East Powell was heard. Bill Buller spoke to the Council regarding the duplexes on the corner of South Campbell and First Street. Mr. Buller felt that the public was not properly notified, and feels that this matter should have gone before the Planning and Zoning Commission. Mayor Reed advised Mr. Buller that all board meeting agendas have to be posted for 72 hours and are posted at City Hall in three places and they are also posted on the City website. Mr. Vornsand closed the joint public hearing and recommended approval of the rezoning of 201 East Powell.

b. Public hearing to hear public comments or concerns on a re-plat for Rogers Road Estates

No public comments were heard for the rezoning of 201 East Powell, and the re-plat of Rogers Road Estates. Mayor closed the public hearing at 5:55 p.m.

5. CITIZENS INQUIRY

a. Introduction of new employees

Pat Riley introduced Steven Hill, the new Director of Community Development, and Joe Ramirez the new Water Operator. Rick Valdez stated that new employee Ty Florence was the new Utility Billing Clerk 1, was not able to stay for the introduction.

6. CONSENT AGENDA

a. Consider the minutes of the previous meeting: April 16, 2019

b. Approval of accounts payable

c. Approval of financial statements and tax collection reports

Mayor asked if any items needed to be removed from the consent agenda and be considered separately. A motion was made by Barney Stone to approve the consent agenda as presented. Mayor asked for questions. None were received. Tom Luster seconded the motion. Motion passed unanimously.

7. ORDINANCES

First Reading

a. An ordinance amending Section 155.030 of the Willis City Code of Ordinances, by appointing the City Council to serve as the City Zoning Board of Adjustments.

Mayor read the caption and stated that this was because it was difficult to fill the board with members. Mayor stated this was the first reading no action was to be taken.

8. NEW BUSINESS

a. Consider approval of a re-plat for Rogers Road Estates Section 6 Lot 2, Block 1.

Mayor stated that no public comments were heard during the public hearing for the re-plat on Rogers Road. A motion was made by Thomas Belinoski to approve a re-plat of Rogers Road Estates Section 6 Lot 2, Block 1. Tamara Young-Hector seconded the motion. Mayor asked for questions. None were received. Motion passed unanimously.

b. Consider approval of a request from a developer to utilize part of the existing alley at the southwest corner of south highway 75 and FM 1097, as part of an entrance to a convenience store.

Pat Riley stated that a developer looking to develop the property where the Moran building is located has approached the City. Mr. Riley stated they are wanting to put in a convenience store

and for them to have an entrance, TxDOT will not allow them to have two entrances that close together next to a traffic light. Mr. Riley stated that TxDOT wants to combine the alley and side entrance into one entry. Mr. Riley stated that the developer is ok with the maintenance and the upgrade of the alley, and had a letter from Pizza Shack stating that they were not opposed to combining the alley and the entrance. Tom Luster asked if they would have an entrance on Highway 75 and one on FM 1097 West. Tom Luster asked about the sewer line running down the alley. Mr. Riley stated that the sewer line had been upgraded when Highway 75 had been widened. Mr. Riley stated that there would be a memorandum of understanding on the alley with the developer stating who would be responsible for any issues and any concerns regarding the future upgrade of sewer lines would be addressed. A motion was made by Tamara Young-Hector to approve a request from a developer to utilize part of the existing alley at the southwest corner of South Highway 75 and FM 1097 West, as part of an entrance to a convenience store. William Brown seconded the motion. Mayor asked for questions. Mayor asked if the whole width of the alley up to the convenience store would be used or the whole alley. Mr. Riley stated probably the whole length of the alley. The engineer for the developer stated it would be back to the store, and that they want to widen the alley to 25 ft. from the current width of 17 ft. and making it all concrete. Mayor asked if this would run to the end of the developer's property. The engineer stated that it would. The engineer stated that they could do the entire alley to improve traffic conditions. The engineer stated that they could make it happen. Mayor asked for any more questions. None were received. Motion passed unanimously.

- c. Consider approval of using the local sales and use tax from street and maintenance repair for the repair of Mill Street.

Pat Riley stated that in 2018 during the heavy rains and hurricane, Mill Street collapsed. Mr. Riley stated the street has been closed for some time and that the City has been trying to get FEMA funds, but were turned down for the project. Mr. Riley stated that there might be some money in the local sales, use tax from street maintenance and repair to proceed with repairs. Mayor asked if we were talking about street maintenance tax or something else. Mr. Valdez stated that it would be the sales and use tax from street maintenance and repair and the EDC local sales use and tax. Mayor asked how much was in the street maintenance and repair. Mr. Valdez stated it was about \$384,000. Mayor wanted to know if it could not all be paid from street maintenance tax and repair. Mr. Valdez stated that we could, but that debt service payment still needed to be paid and that amount he would not know until August and does not know how much will be available after the debt service is paid. Mayor stated that he does not want to start using the 4A EDC until the budget is brought up and then decides where to go with that. Mayor stated that he would prefer to use the street maintenance tax and not the 4A EDC tax. Thomas Belinoski asked about putting in two 30" pipes, and if that would be enough to handle any more potential water. Derek Wind stated that Council had approved the proposal for Bleyl to look at the hydraulics of it, but have not completed the study, but that is part of the scope of what they are doing. Mr. Wind stated that they want to evaluate whether or not larger culverts are needed and what the effects are. Mr. Wind stated that this is a flood plain area. Mr. Belinoski asked if drop structures would be put down to slow the water. Mr. Wind stated that the upstream side there is not much drop but the downstream side there is a huge drop. Mr. Wind stated that whether it is done under the road or have some type of erosion protection downstream would be part of the consideration. Mayor stated that was a good question and that if we do that, it would change the price. Mayor stated if Bleyl is not through with the study, we are not sure exactly what we need. Mr. Wind stated that originally they were removing the three 18" culverts and replacing them with two 30" culverts. Mr. Wind stated that there is a possibility with the erosion protection, and if larger culverts are needed that there could be some impact on the price. Mayor asked if there was a motion to use the Street Maintenance Repair Tax for Mill Street repairs. Thomas Belinoski entertained said motion. Tom Luster seconded the motion. Mayor asked for any discussion. None was received. Motion passed unanimously.

- d. Consider approval of a variance request from American Legion Post 618, for a fireworks display on July 4, 2019.
Mayor asked if they had met all the requirements for a variance. Ms. Quintanilla stated that they had. A motion was made by Tamara Young-Hector to approve a variance request from American Legion Post 618, for a fireworks display on July 4, 2109. Barney Stone seconded the motion. Mayor asked for questions. None were received. Motion passed unanimously.
- e. Consider approval of a proclamation proclaiming May 19-25, 2019 as National Public Works Week.
Pat Riley stated that each year one week is dedicated to the Public Works profession. Mr. Riley stated it is a way to let the citizens learn about public works, but also to recognize the individuals who perform the work. A motion was made by William Brown to approve a proclamation proclaiming May 19-25, 2019 as National Public Works Week. Tamara Young-Hector seconded the motion. Mayor asked for any discussion. None was received. Motion passed unanimously.
- f. Consider approval of a proclamation proclaiming May 15 as Peace Officer’s Memorial Day, and May 12 – 18, 2019 as Police Week.
Chief Nowak stated that Police Week is May 12-18, 2019 as Police Week. Chief Nowak stated that May 15 is Peace Officer's Memorial Day. A motion was made by Tom Luster to approve a proclamation proclaiming May 15 as Peace Officer’s Memorial Day and May 12-18, 2019 as Police Week. Barney Stone seconded the motion. Mayor asked for discussion. None was received. Motion passed unanimously.
- g. Budget Workshop #1: Regarding decision packages or projects being considered from the Council.
Mayor asked Council if they had any decision packages. Rick Valdez asked if Council had any feedback or projects that they want to see in the budget this year. Mayor stated that he would like to see what we could do about repairing Wood Street and Felder Street. Mayor stated that a few years back the City surveyed streets that needed repair and ranked them, and is not sure where we are on them.

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.

- a. Engineer’s report
 1. Update on the GLO drainage grant
- b. City Manager’s report and updates
 1. Wage Salary Update
Mr. Riley informed Council that the wage salary study is completed and staff is reviewing it, and Council would be receiving information soon.
 2. Changes to building code
Mr. Riley stated that staff is currently looking at changing codes to the 2018 ICC Code
 3. Update on Pre-Hurricane Season
Mr. Riley stated that at the pre-hurricane season meeting with Montgomery County Emergency Management some information was given to better prepare citizens for the season, which has been posted to the City website and Facebook page.
 4. Charity Sweepstakes Businesses
Mr. Riley stated we had a customer approach the City about opening up a charity sweepstakes business in town. Mr. Riley stated that his understanding was it is kind of like

bingo, but not really a bingo. Chief Nowak stated that the way these types of businesses work is, they will name a charity and there is a buy-in. So if the buy-in is \$20, \$10 goes to the charity, and \$10 allows you to play the gambling devices. Chief Nowak stated that the AG's office says it does not matter if there is a charity involved, it does not make it not gambling. Chief Nowak stated that staff would be working on an ordinance to prohibit these types of businesses.

10. EXECUTIVE SESSION

- a. Convene into closed executive session under section 551.087 of the Texas Government Code to discuss matters of Economic Development.
- b. Reconvene into open session to discuss and take action if necessary on matters deliberated upon in closed executive session.
Executive session not held.

11. ADJOURN

Tamara Young-Hector made a motion to adjourn. Thomas Belinoski seconded the motion. Motion passed unanimously. The meeting adjourned at 6:30 p.m.

Leonard Reed, Mayor

Marissa Quintanilla, City Secretary