

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
Tamara Young-Hector, Council Member
Thomas Luster, Council Member
Thomas Belinoski, Council Member
Teresa Herod, Council Member
Hector Forestier, City Manager
Larry Foerster, City Attorney
Marissa Quintanilla, City Secretary
James Nowak, Chief of Police
Rick Valdez, Finance Director
Pat Riely, Public Works Director

and the following members absent: Barney Stone, constituting a quorum at which time the following business was transacted to-wit:

1. Call to order the special meeting.

Mayor 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.

Mayor called roll. Barney Stone was absent

Pledges were recited.

Larry Forester said the invocation.

3. CITIZENS INQUIRY

4. CONSENT AGENDA

a. Consider the minutes of the previous meeting: February 19, 2019

b. Approval of accounts payable

c. Approval of financial statements and tax collection reports

d. Approval of the 2018 Use of Force Data

Mayor asked for any questions or comments on the consent agenda or if any item needed to be considered separately. No questions or comments. Mayor and Council approved the consent agenda by unanimous consent.

5. ORDINANCES

Second Reading

a. An ordinance extending the boundaries of the City of Willis, Texas by annexation of approximately 7.570 acres of certain adjacent and contiguous territory.

Mr. Forestier stated that this was the second reading and was ready for approval. Mr. Forestier stated this was property off African Hill and North Highway 75, and staff recommended approval. Motion was made by Thomas Belinoski to approve an ordinance extending the boundaries of the City of Willis, Texas by annexation of approximately 7.570 acres of certain

adjacent and contiguous territory. Tamara Young-Hector seconded the motion. Motion passed unanimously.

- b. An ordinance amending Chapter 52, "Discharges into Sanitary Sewers," by adding definitions at section 52.30 under subsection entitled "Discharge of Industrial Waste," and adding section 52.54, "Religious Facilities," of the City of Willis Code of Ordinances.

Mr. Forestier stated that this was ready for approval, and staff had worked with churches on the grease traps, and had been discussed in prior meetings. Mr. Forestier stated staff recommended approval. Motion was made by Tamara Young-Hector to approve an ordinance amending Chapter 52, "Discharges into Sanitary Sewers," by adding definitions at section 52.30 under subsection entitled "Discharge of Industrial Waste," and adding section 52.54, "Religious Facilities," of the City of Willis Code of Ordinances. Thomas Belinoski seconded the motion. Motion passed unanimously.

6. NEW BUSINESS

- a. Consider approval of a resolution supporting special legislation for the creation of Montgomery County Municipal Utility District NO. 176.

Mr. Forestier stated that the resolution supported special legislation for the creation of Montgomery County Municipal Utility District NO. 176. Mr. Forestier stated that if approved the creation of the Mud would allow funding for development of the Moran Ranch. Larry Forestier stated that because the property falls within the city limits of Willis, and the city of Conroe's ETJ, both cities would have to have a resolution. Mayor asked for questions. None were received. Motion was made by Tamara Young-Hector to approve a resolution supporting special legislation for the creation of Montgomery County Municipal Utility District NO. 176. Tom Luster seconded the motion. Motion passed unanimously.

- b. Consider approval of a resolution designating authorized signatories for contractual documents and documents for requesting funds pertaining to the Community Development Block Grant Program - GLO.

Mr. Forestier stated that this was for the GLO Grant of 1.3 million dollars funded to the City. Motion was made by Tom Luster to approve a resolution designating authorized signatories for contractual documents and documents for requesting funds pertaining to the Community Development Block Grant Program – GLO. Thomas Belinoski seconded the motion. Motion passed unanimously.

- c. Consider approval of appointments to the Willis Economic Development Corporation for terms expiring.

Mr. Forestier stated that two board members appointment were expiring at the end of March. Anthony Williams was willing to serve another term, but Nancy Petrus had declined. Motion was made by Tom Luster to appoint Anthony Williams to serve another term on the Willis Economic Development Corporation Board. Tamara Young-Hector seconded the motion. Motion passed unanimously.

- d. Consider approval of appointments to the Willis Community Development Corporation for terms expiring.

Mr. Forestier stated that the member terms expiring at the end of March were Mary Reed, Lorrinda Bishop, Yolanda Harris, and Tamara Young-Hector. Mr. Forestier stated that members were willing to serve another term. Motion was made by Thomas Belinoski to appoint Mary Reed, Lorrinda Bishop, Yolanda Harris, and Tamar Young-Hector to serve another term on the Willis Community Development Corporation Board. Tom Luster seconded the motion. Motion passed unanimously.

- e. Consider approval of appointments to the TIRZ Board for terms expired.
Mr. Forestier stated that appointments to the TIRZ Board had expired, and all members agreed to serve another term. Motion was made by Thomas Belinoski to appoint Leonard Reed, Dewanna Redo, and Jason Oliphant to serve another term on the TIRZ Board. Tamara Young-Hector seconded the motion. Motion passed unanimously.
- f. Consider approval of a contract with Synergy Inspection Group, LLC, to provide temporary inspections services to the City.
Mr. Forestier stated that with the absence of a Community Development Director, the City needed to contract with Synergy Inspections to continue doing inspections and issuing permits. Mr. Forestier introduced Rick Hanna of Synergy Inspection Group. Mr. Hanna stated he was contracted with many cities including the City of Montgomery, the City of Panorama Village and the City of New Waverly. Motion was by Tamara Young-Hector to approve a contract with Synergy Inspection Group, LLC, to provide temporary inspection service to the City. Tom Luster seconded the motion. Motion passed unanimously.
- g. Consider approval of a variance to building setbacks for the Chick-fil-A Store #2865, located at 12310 Old Montgomery Road, Willis Texas.
Pat Riley stated Chick-fil-A wanted to install canopies at the location where customers order food for the drive thru, and along the drive thru windows. Mr. Riley stated that this was for the employees so that when they are taking orders they will be protected from the elements. Mr. Riley stated that if allowed they would need a variance to the building setbacks, as the canopies would be encroaching on city property. Motion was made by Tom Luster to approve a variance request to the building setbacks for the Chick-fil-A Store #2865 located at 12310 Old Montgomery Road, Willis, Texas. Thomas Belinoski seconded the motion. Motion passed unanimously.
- h. Consider setting a public hearing for April 16, 2019 to consider public comments on a re-plat and variance request for reduced lot sizes for 310 First Street, Block 3, lots 8 and 9 of the Johnson Addition.
Larry Foerster stated that in order to approve a re-plat a public hearing must be held and all property owners within a 200 ft. radius have to be notified of the public hearing by mail. Motion was made by Tamara Young-Hector to set a public hearing for April 16, 2019 to consider public comments on a re-plat and variance request for reduced lot sizes for 310 First Street, Block 3, lots 8 and 9 of the Johnson Addition.
- i. Consider approval of accepting an easement from Willis ISD for sewer line on Wildkat Drive.
Teresa Herod recused herself and step out for item 6i.
Pat Riley stated that Willis ISD has a sewer line running down Wildkat Drive, and by City accepting easement will give way for houses on that side to tie into if needed. Mayor asked if we owned the sewer line on the easement, Mr. Riley stated we did not. Mayor asked if it was only school sewer, and if we had checked the sewer line for any issues. Mr. Riley stated it was school sewer only, and that public works had removed the manhole cover and all looked ok. Motion was made by Thomas Belinoski to accept an easement from Willis ISD for sewer line on Wildkat Drive. Tamara Young-Hector seconded the motion. Motion passed unanimously.
Teresa Herod re-enters the meeting.
- j. Consider approval of a change order for the CDBG Grant Project for a time extension on building the ground storage tank at Water Plant 1.
Derek Wind, of Bleyl Engineering stated that in February he updated the Council on the delay of the ground storage tank at Water Plant 1. Mr. Wind stated that they talked with the contractor and he stated that the manufacturer builds themselves. Mr. Wind stated that the change order for time

extension was to May 24, 2019 and would have no impact on the grant timeline. Motion was made by Thomas Belinoski to approve the change order for a time extension on building the ground storage tank at Water Plant 1. Tom Luster seconded the motion. Motion passed unanimously.

- k. Consider approval of a development agreement with CC FM 1488, L.P., for a Lift Station North of Calvary Road.

Mr. Forestier stated that as the City continues to work on the project to have water and sewer lines on the north side of town the City needs to acquire piece of land for lift station. Larry Foerster stated that the value of the property had been determined to be about \$22,500 and the development agreement would allow the City to compensate CC FM 1488, L.P. through the increase value of property taxes over a period of time. Mayor asked for questions. None were received. Motion was made by Thomas Belinoski to approve a development agreement with CC FM 1488, L.P., for a Lift Station North of Calvary Road. Tom Luster seconded the motion. Motion passed unanimously.

7. 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. Mayor's report

- 1. Property Tax Revenue Cap

Mayor stated he hoped everyone was keeping up with the property tax revenue cap. The Mayor stated that in the name of property tax relief, they are proposing a 2.5% cap on increases. Mayor stated that they changed it to having an election for the 2.5% cap for anyone to allow the cap. Mayor stated that there are a few Counties that have passed a resolution to enlist cities to stop using Texas Municipal League. The Mayor stated that the dues we pay to TML are more than pay if we have to call and speak with a TML Lawyer. Mayor also stated that if we go past the 2.5% cap the citizens would have to petition for an election, and the cost of an election would cost more than the tax we would get. The Mayor stated that we need to let our State Senator and Representative know where we stand on the revenue cap issue.

- b. Engineer's report

- 1. Sewer Plant Expansion

Derek Wind stated that construction would not begin until May, but are working with contractors on different ideas and materials that might be able to save the City some money.

- c. City Manager's report and updates

- 1. Budget Timeline FY 2019-2020

Mr. Forestier updated the Council on the budget timeline for FY 2019-2020.

- 2. Trash Off - April 6, 2019

Mr. Forestier reminded the Council about the Trash Off on April 6, 2019.

- 3. Lake Conroe Region Outlook Conference – March 29, 2019

Mr. Forestier reminded the Council about the Lake Conroe Region Outlook Conference on March 29, 2019.

- 4. Park Ordinance Update

Mr. Forestier stated that staff was looking to review the park ordinance and needed Council input and volunteers for the committee with staff to review ordinance.

- 5. Anti-Camping ordinance

Mr. Forestier stated that the anti-camping ordinance had been discussed with Council at past meetings and needed direction from Council to see if they wanted to move forward with creating the ordinance.

8. EXECUTIVE SESSION

- a. Convene into closed executive session under Section 551.071 of the Texas Government Code to consult with city attorney on confidential matters involving potential litigation.
Mayor and Council convened into closed executive session at 6:22 p.m.
- b. Reconvene into open session to discuss and take action if necessary on matters deliberated upon in closed executive session.

Mayor and Council reconvened into open session at 6:37 p.m. Larry Foerster asked Council to consider the following motion – Motion for the City of Willis to enter into and agree to settlement and mutual release agreement with Schier Construction and City Engineer Bleyl Engineering. Thomas Belinoski entertained said motion. Tamara Young-Hector seconded the motion. Mayor asked for questions or discussion. None were received. Motion passed unanimously.

9. ADJOURN

There being no more business, the meeting adjourned at 6:38 p.m.

Leonard Reed, Mayor

Marissa Quintanilla, City Secretary