



**STATE OF TEXAS  
COUNTIES OF WALLER AND HARRIS  
CITY OF WALLER**

**BE IT REMEMBERED THAT ON THIS THE** 20th day of May 2019 at 6:00 p.m. the City Council of the City of Waller, Texas held a meeting in Regular Session at 1018 Saunders St. with the following present:

Mayor Danny Marburger	Cynthia Ward, City Secretary
Mayor Pro Tem Dwayne Hajek (Absent)	Gene Schmidt, Supt. of Public Works
Councilmember Nancy Arnold	Michael Williams, Chief of Police
Councilmember Edna Eaton	Kimberly Dickey, Deputy City Secretary
Councilmember Mike McCormick	John Isom, EDC Director
Councilmember Jason Tones	Paula Alexander, City Attorney

*Mayor called the meeting to order at 6:00 p.m.*

**PRAYER AND PLEDGE OF ALLEGIANCE**

*Prayer by Councilmember Arnold.  
Pledge lead by Councilmember Jason Tones*

**PUBLIC HEARING - Mayor opened 6:02 PM**

A petition for annexation filed by Stokes-290 Partners, L.P. of a tract or parcel containing 11.798 acres or 513,938 square feet of land, situated in the W. Sorsby Survey, abstract no. 958, Harris County, Texas, being out and a part of a called 22.8600 acres conveyed to Stokes-290 Partners, L.P. as recorded under the Harris County clerks file (H.C.C.F.) No. 2016178528 and all of a called 6.1367 acres conveyed to Stokes-290 Partners, L.P., as recorded under H.C.C.F. No. Y202278.

A petition for annexation filed by Lone Star Acquisitions, L.L.C. of two tracts of land, being a tract or parcel containing 12.689 acres or 552,728 square feet of land, situated in the W. Sorsby Survey, abstract No. 958, Harris County, Texas, being out and a part of a called 22.8600 acres conveyed to Stokes-290 Partners, L.P. as recorded under the Harris County clerks file (H.C.C.F.) No. 2016178528; and a tract or parcel containing 4.510 acres or 196,433 square feet of land situated in the W. Sorsby Survey, abstract No. 958, Harris County, Texas, being out and a part of a called 22.8600 acres conveyed to Stokes-290 Partners, L.P. as recorded under the Harris County clerks file (H.C.C.F.) No. 2016178528.

**CLOSE PUBLIC HEARING - Closed 6:03 PM**

## COMMUNICATIONS FROM THE PUBLIC

Please fill out a "Citizen Registration Card" form in order to address the Council. Turn in the form prior to Communications from the Public to the City Secretary. Speakers are limited to three minutes. The purpose of this item is to allow the public an opportunity to address the Mayor and City Council on issues that are not on the agenda. The Council cannot take action but may refer this item to a department head or direct that this item be placed on a future regular Council agenda.

## CONSENT AGENDA ITEMS

This agenda consists of non-controversial or "housekeeping" items required by law. Items may be removed from the Consent Agenda by any Councilmember making such a request prior to a motion and vote on the Consent Agenda.

1. Approval of Minutes for April 15, 2019 Regular Meeting.
2. Approval of **Ordinance # 544**, amending the City of Waller's annual budget for the fiscal year beginning on October 1, 2018 and ending September 30, 2019, as adopted by **Ordinance # 531**, of the City of Waller, Texas; providing line item increases or decreases; providing for severability; and containing other provisions relating to the subject.
3. Approval of refund for Petroquip Energy Services due to value change per 2017 WCAD.

*Motion by Councilmember Arnold to approve. Second by Councilmember Eaton. Motion passed.*

## REGULAR AGENDA ITEMS

4. Swearing in of New Council members.

*Councilmembers Mike McCormick and Jason Tones were sworn in by Cynthia Ward. Mayor Pro Tem Dwayne Hajek to be sworn in at a later date.*

5. Discussion and possible action regarding on the appointment of a Mayor Pro Tem.

*Mayor asked Council approve his recommendation to continue Mayor Pro Tem Dwayne Hajek's term as Mayor Pro Tem for one more year through our construction period. Councilmember Arnold made motion to approve Mayor's recommendation, Councilman Mike McCormick seconded the motion. Motion passed.*

6. Discussion and possible action regarding **Ordinance #545**, approving a petition for annexation filed by Stokes-290 Partners, L.P. of a tract or parcel containing 11.798 acres or 513,938 square feet of land, situated in the W. Sorsby Survey, abstract no. 958, Harris County, Texas, being out and a part of a called 22.8600 acres conveyed to Stokes-290 Partners, L.P. as recorded under the Harris County clerks file (H.C.C.F.) No. 2016178528 and all of a called 6.1367 acres conveyed to Stokes-290 Partners, L.P., as recorded under H.C.C.F. No. Y202278.

*Councilmember McCormick made a motion to approve Ordinance #545 for Annexation. Councilmember Tones seconded motion. Motion passed.*

7. Discussion and possible action regarding **Ordinance #546**, approving a petition for annexation filed by Lone Star Acquisitions, L.L.C. of two tracts of land, being a tract or parcel containing 12.689 acres or 552,728 square feet of land, situated in the W. Sorsby Survey, abstract No. 958, Harris County, Texas, being out and a part of a called 22.8600 acres conveyed to Stokes-290 Partners, L.P. as recorded under the Harris County clerks file (H.C.C.F.) No. 2016178528; and a tract or parcel containing 4.510 acres or 196,433 square feet of land situated in the W. Sorsby Survey, abstract No. 958, Harris County, Texas, being out and a part of a called 22.8600 acres conveyed to Stokes-290 Partners, L.P. as recorded under the Harris County clerks file (H.C.C.F.) No. 2016178528.

***Councilmember McCormick made a motion to approve Ordinance #546 for Annexation. Councilmember Tones seconded motion. Motion passed.***

8. Discussion and possible to accept the Statement of Qualifications from engineering firms responding to RFP 19-01 for the Farr/Waller street sidewalk grant and authorize negotiations beginning with the top scoring firm-IDS Engineering.

***Councilmember Eaton made a motion to approve negotiations with IDS Engineering for our next sidewalk grant. Councilmember McCormick seconded motion. Motion passed.***

9. Discussion and possible action regarding on the Tax Abatement policy and guidelines.

***Councilmember Arnold made a motion to approve Tax Abatement policy and guidelines for a two year period. Councilmember Eaton seconded motion. Motion passed.***

10. Discussion and possible action regarding a final plat of the Beacon Hill Section 1, 1.792 acres, street dedication.

***Councilmember Arnold made a motion to approve the final plat of the Beacon Hill Section 1, 1.792 acres, street dedication with the submission of planning letter. Councilmember McCormick seconded motion. Motion passed.***

11. Discussion and possible action regarding a final plat of the Beacon Hill Section 1, 16.02 acres, seven blocks, containing 58 lots.

***Councilmember Arnold made a motion to approve the final plat of the Beacon Hill Section 1, 16.02 acres, seven blocks, containing 58 lots with the submission of planning letter and the name of Beacon Hill Boulevard to be added. Councilmember McCormick seconded motion. Motion passed.***

12. Discussion and possible action regarding preliminary plat of the Beacon Hill Section 2, 16.313 acres of a land situated in the T. Bell survey, Abstract 80 and the T. Bell Survey, abstract 79, City of Waller, Waller County, Texas.

***Councilmember McCormick made a motion to approve preliminary plat of the Beacon Hill Section 2. Councilmember Eaton seconded motion. Motion passed.***

13. Discussion and possible action regarding a preliminary re-plat for 1219 Alliance Street.

*Councilmember Tones made a motion to approve preliminary re-plat for 1219 Alliance Street. Councilmember McCormick seconded motion. Motion passed.*

14. Discussion and possible action authorizing the Mayor to execute change orders up to a certain amount, without prior approval from the City Council, limiting the authority to this contract; and approving the City Attorney to move forward with creating a Resolution.

*Councilmember Arnold made a motion to allow City Attorney to create a Resolution authorizing the Mayor or Mayor Pro Tem to execute change orders up to an amount of ten thousand dollars on this construction contract. Councilmember McCormick seconded motion. Motion passed.*

## **MAYOR-COUNCIL REPORTS**

*Councilmember Arnold – Harvey Recovery Funds meeting with the General Land Office  
Mayor - Contact with the General Land Office and Cobb Findley onboard*

- *For next round of Tax Abatements with EDC, he would like Councilmember McCormick and Mayor Pro Tem Hajek to work with Gene and John*

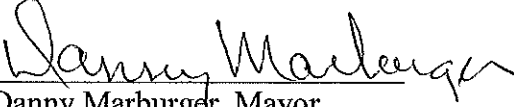
## **STAFF REPORTS**

- a. Cynthia Ward, City Secretary
  - *No Report*
- b. Gene Schmidt, Public Works Director
  - *City Hall- Red Iron is in place and roof is going on*
  - *Water Tower Complete – ready to be sanitized and filled*
  - *Civic Center – groundwork moving forward*
  - *Working on sewer lines South side of town*
  - *Sidewalk Project*
  - *Mosquito sprayer certified*
- c. Michael Williams, Chief of Police
  - *ATV – Donated to the City*
  - *Chief Training - Texas Chapter of the FBI National Academy*
- d. John Isom, WEDC Director
  - *Chapter 380 working with AF Global*
  - *Retail Coach – have identified several companies interested in Waller*
  - *Downtown Sidewalk status meeting*
  - *Workshop for Downtown Plaza*


## **ADJOURNMENT**

With no further business, Mayor adjourned the meeting at 6:53 p.m.

APPROVED BY:

  
\_\_\_\_\_  
Danny Marburger, Mayor

ATTEST:

  
\_\_\_\_\_  
Cynthia Ward, City Secretary