



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

BE IT REMEMBERED THAT ON THIS THE 24th day of February 2020 at 6:00 p.m. the City Council of the City of Waller, Texas held a meeting in Work Session and Special Session at 1018 Saunders St. with the following present:

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

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

WORK SESSION

1. Discussion on WEDC board request for approval of an office leasing contract with Terry English for office space in the Wells Fargo building with a sublease for part of the space to the Waller Chamber of Commerce.

John Isom stated the WEDC Board wants to continue to support the Waller Area Chamber of Commerce by helping to provide office space. There are 5 rooms behind the bank lobby in the Wells Fargo Building for lease for \$1500.00 a month on a three-year lease.

Open discussion.

SPECIAL MEETING

2. Discussion and action on WEDC board request for approval of an office leasing contract with Terry English for office space in the Wells Fargo building with a sublease for part of the space to the Waller Chamber of Commerce.

Council Member Arnold made a motion to allow the WEDC to enter onto a three-year lease agreement with Terry English for \$1500.00 per month with the Chamber paying \$450.00 per month of that lease. Motion seconded by Council Member Eaton. Motion passed.

3. Discussion and updates regarding future water, sewer and gas projects.

Mayor addressed Council to let them know the City has been in discussion with Loren Morales of RBC Capital Markets on sewer and water improvements. City is looking at a finance package for four to five million dollars in certificate of obligations to cover the following:

- The City needs a gas tap (\$200,000.00) and a water complex (estimated at \$3,000,000.00) built near the new Beacon Hill Subdivision. This will provide service to the new residents of that subdivision and will come back to the City in tap fees and impact fees over time.
 - Another project is the water storage tank at Field Store, this tank that was purchased from the school is over 15 years old and is leaking. City Engineer David Leyendecker has stated the cost to replace that tank will be around \$400,000.00.
 - The size of the sewer pipe will need to increase to 14" on the West end of town close to D Street under the railroad tracks and the estimate for that is \$200,000.00.
 - Procurement of Kersh property across the street on the South side of the sewer plant for future expansion.
4. Discussion and possible action regarding the request from Waller County to annex Cyrus Road.

Mayor tabled.

5. Discussion and possible action regarding a possible Downtown Revitalization grant.

John Isom let the Council know the EDC is looking at grant for Downtown revitalization for up to \$350,000.00. This grant could help with lighting in the Plaza and other items. This grant is a basic 5% to 20% match for the City.

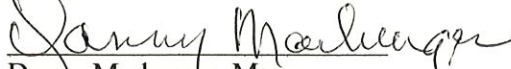
6. Discussion and possible action regarding easement payments to individuals for the sanitary sewer line.

Council Member Arnold made a motion to allow the Mayor and Mayor Pro Tem to sign checks for easement payments to individuals for sanitary sewer lines. Motion seconded by Council Member Tones. Motion passed.

ADJOURNMENT

With no further business, Mayor adjourned the meeting at 6:58 p.m.

APPROVED BY:


Danny Marburger, Mayor

ATTEST:


Cynthia Ward, City Secretary