



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

BE IT REMEMBERED THAT ON THIS THE 16th day of March 2020 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
Mayor Pro Tem Dwayne Hajek
Councilmember Nancy Arnold
Councilmember Edna Eaton
Councilmember Mike McCormick
Councilmember Jason Tones

Cynthia Ward, City Secretary
Gene Schmidt, Supt. of Public Works
William Llewellyn, Chief of Police
Kimberly Dickey, Deputy City Secretary
John Isom, EDC Director
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 led by Mayor Pro Tem Hajek*

PUBLIC HEARING

The purpose of the Public Hearing is to receive input from the public, either oral or written, regarding the following annexations:

A request by Waller County for the City of Waller to annex a 1.230-acre tract of land, being a portion of the right-of-way paved and unpaved of Cyrus Lane Road situated in the J. P. Shelborne survey, Waller County, Texas.

A petition for annexation filed by Waller Baptist Church; providing for the extension of certain boundary limits of the city of Waller, Texas to include annexation of right-of-way, said right-ofway being a 1.230 acre tract of land for annexation into the city of Waller, being the north ½ of Cyrus lane situated in the J. P. Shelborne survey, Waller County, Texas; annexation of all that certain tract or parcel of land, being a 44.674 acre tract of land situated in the J. P. Shelborne survey a-255, Waller County, Texas, and being the same call 44.749 acre tract of land described by deed dated May 24, 1974 to John Henry Burgner and wife, Donnie Anne Burgner, recorded in volume 250, page 308, deed records Waller County, Texas.

CLOSE PUBLIC HEARING

There was no public comment. Mayor closed the public hearing at 6:02 p.m.

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.

Any interested person may appear before City Council to speak on an item on the agenda. Before the start of the meeting, the person must request such appearance in writing and identify the agenda item on which he/she wishes to speak. The person will be called to speak when the agenda item comes before City Council for discussion or action. Comments are limited to 3 minutes.

(No public comments)

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 of February 17, 2020 Regular Meeting.
2. Approval of Minutes for February 23, 2020 Workshop and Special Meeting.
3. Approval of Resolution # 2020-04, adopting the annual Investment Policy for the City of Waller.

Motion to approve Consent Agenda items with a change to item number seven by Mayor Pro Tem Hajek. Seconded by Council Member Arnold. Motion passed.

REGULAR AGENDA ITEMS

4. Discussion and possible action regarding **Ordinance #560**, declaring unopposed candidates in the May 2, 2020 General Election, elected to office; canceling the election; providing a severability clause; and providing an effective date.

Cynthia stated there were no opposing candidates for the upcoming May 2nd General Election and the Ordinance is to declare the cancelation of the election. As it stands, Danny Marburger will be Mayor, Nancy Arnold will be Council Member at large, and Edna Eaton will be Council Member at large.

Motion to approve Ordinance #560, declaring unopposed candidates in the May 2, 2020 General Election by Council Member Tones. Seconded by Mayor Pro Tem Hajek. Motion passed.

ORDINANCE NO. 560

AN ORDINANCE DECLARING UNOPPOSED CANDIDATES IN THE MAY 2, 2020 GENERAL CITY ELECTION, ELECTED TO OFFICE; CANCELING THE ELECTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

5. Discussion and possible action regarding new and updated policy changes for the Waller Civic Center.

Cynthia stated that we have been working on new policy changes and fees for rentals of the Civic Center. Deanna said that she has called other local centers to get comparative pricing and hours to be open for events.

***Questions from Mayor Pro Tem Hajek and other Council Members on cleaning and pricing.
Open discussion.***

***Motion to table the policy changes for the Waller Civic Center by Council Member Arnold.
Seconded by Council Member McCormick. Motion passed.***

6. Discussion and possible action to approve a Waller EDC expenditure of \$25,000 to accept the second-year option with The Retail Coach to continue our retail recruitment plan.

John addressed the Mayor and Council to approve the second-year option with The Retail Coach. EDC started with an original contract for year one, \$30,000.00 with the option to continue with a second and third for \$25,000.00 each year. Year one contract has been completed, most of the interest in Waller has been from fast food franchises. The EDC Board really wanted to see more tangible results in the first year, but they have approved the second-year option.

Open discussion on the floor with Council and Mayor.

Motion to approve Waller EDC expenditure of \$25,000 to accept the second-year option with The Retail Coach by Council Member Arnold. Seconded by Council Member McCormick.

***Mayor Pro Tem Hajek - No
Council Member Tones – No
Council Member McCormick - No
Council Member Eaton – Yes
Council Member Arnold - Yes***

Motion Failed.

7. Discussion and possible action authorizing the Superintendent of Public Works to go out for bids for a regulator station and Energy Transfer to make the gas tap for Beacon Hill.

Gene addressed the Mayor and Council about gas tap by Energy Transfer on their mainline at cost of \$200,970.00 and that expense can't be bid out due to the lines belonging to Energy Transfer and they will not allow anyone else to work on their gas line.

On the Regulator Station he would like to go out for bids, estimates are about \$95,000.00. Barkley and Bengal will handle the bid process for the City.

***Motion to approve by Council Member McCormick to go out for bids on Regulator Station.
Seconded by Mayor Pro Tem Hajek. Motion passed.***

8. Discussion and possible action authorizing the City Engineer to advertise for bids for a 4" natural gas line to be constructed between Field Store Rd and Stokes Rd.

Gene stated this is where the new hotel on the feeder road and the RV repair shop off 290. The RV repair shop is on a truck tank system and there have been so problems with that already, so we need to get this project going. This upgrades our gas lines to get us

underneath FM 2920 and tie our 2" main into it and we will have a two way feed. The estimates are coming back at over \$50,000.00 and City will have to go out for bid.

Motion to approve the City Engineer to advertise for bids for a 4" natural gas line to be constructed between Field Store Rd and Stokes Rd. by Mayor Pro Tem Hajek. Seconded by Council Member McCormick. Motion passed.

MAYOR-COUNCIL REPORTS

Mayor addressed Council to let them know the City is open for business.


STAFF REPORTS

- a. Cynthia Ward, City Secretary
 - *Written Monthly Reports submitted*
 - *Kim Dickey – Updates on the New Building*
- b. Gene Schmidt, Public Works Director
 - *Tour of City Hall – if Council wants to see building*
 - *Sidewalk projects redoing for drainage*
 - *Well #3- had to be pulled and the cost is \$49,000.00 for replacement due to sand getting into the motor, they will be putting a filter to prevent this from happening*
 - *Discussion on burnt out and dilapidated properties in town*
- c. William Llewellyn, Police Chief
 - *Written Monthly Report submitted*
- d. John Isom, WEDC Director
 - *Working on getting EDC Offices moved to the Wells Fargo Building and Paula prepared the Sublease Contract with the Chamber*
 - *Wolff Companies has purchased another 43 acres on what the hope will become the feeder road from FM 362 to James Muse*
 - *Wolff Companies and Tx Dot still moving forward discussing the possibilities of a feeder road from FM 362 to James Muse. There will be a gap in the funding for that project and Wolff Companies will be brining that back to the EDC*

ADJOURNMENT

With no further business, Mayor adjourned the meeting at 7:03 p.m.

APPROVED BY:


Danny Marburger, Mayor

ATTEST:


Cynthia Ward, City Secretary