

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

BE IT REMEMBERED THAT ON THIS THE 16th day of November 2020 at 6:00 p.m. the City Council of the City of Waller, Texas held a meeting in Regular Session at 1218 Farr 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
Councilmember Edna Eaton (<i>Arrived 5:23 pm</i>)	Kimberly Dickey, Deputy City Secretary
Councilmember Mike McCormick (<i>Absent</i>)	John Isom, EDC Director
Councilmember Jason Tones	Art Pertile, 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*

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.

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1. Approval of Minutes for October 12, 2020 Special Meeting.
2. Approval of Minutes for October 19, 2020 Regular Meeting.
3. Approval of City of Waller 2021 Pay/ Holiday calendar.

Mayor Pro Tem Hajek made the motion to approve the Consent Agenda items with a correction to Item 7 on the Regular Minutes dated October 19th. The motion was seconded by Councilmember Tones. Motion passed.

REGULAR AGENDA ITEMS

4. Discussion and possible action regarding Waller ISD and the City of Waller 2020 Agreement for tax assessment and collection services.

Councilmember Arnold made a motion to approve the change in cost of services to WISD from \$1500 per month to \$1800 for an annual fee of \$21,600.00 for tax collection. Seconded by Mayor Pro Tem Hajek. Motion passed.

5. Discussion and possible action to designate a Representative and Alternate for Houston - Galveston Area Council 2021 General Assembly.

Councilmember Tones made a motion to designate Nancy Arnold as Representative and Mayor Pro Tem Hajek as Alternate for Houston - Galveston Area Council 2021 General Assembly. Motion seconded by Mayor Pro Tem Hajek. Motion passed.

6. Discussion and possible action regarding approval of a variance from Bob Nickles with Alegacy Park to install a cellular communications tower in the business park.

Gene asked that this item be tabled we need more information from AT&T. Art added that AT&T will need to provide more information on height requirements for the tower and access for other vendors.

Motion to table from Councilmember Arnold. Motion seconded by Councilmember Tones. Motion passed.

7. Discussion and possible action for replat on Block 54, lots 3 and 4 of College Addition.

Gene stated that David Leyendecker has ask that we deny this plat. The plat will need to be named College Addition Replat and the property will need to have a survey.

Motion by Mayor Pro Tem Hajek to deny the replat of Block 54, lots 3 and 4 of College Addition until all requirements are met per David Leyendecker. Motion seconded by Councilmember Tones. Motion passed.

8. Discussion and possible action to request David Leyendecker begin the design criteria, cost estimate, and necessary permitting for a water well, water tower, and ground storage tank to serve the Beacon Hill Subdivision project.

Gene addressed Council and Mayor and let them know that he spoke with David about timeframe for getting all the necessary work for permits done to be ready to build a Water Tower and

Ground Storage Tank. David let him know it will take around 18 months. The City needs to go ahead and let David start working on this project to gather cost estimates for this project. The roads in Beacon Hill Subdivision are complete and 6 homes have been permitted to build.

Mayor Pro Tem Hajek asked why the City need to build a water tower and a ground storage tank?

Gene stated The State of Texas requires we have 150 gallons of water per residence in ground storage and some of the overhead storage would count toward that, but not all of it would count due to fire protection. The City can build a 450-thousand-gallon ground storage tank for around \$450,000.00 and an overhead tower is around \$2.3 million. We need to keep building water storage for the commercial and residential expansion in that area.

Mayor Pro Tem made a motion to request that David Leyendecker begin the design criteria, cost estimate, and necessary permitting for a water well, water tower, and ground storage tank to serve the Beacon Hill Subdivision project. Councilmember Tones seconded the motion. Motion passed.

9. Discussion and possible action for authorization from council to amend the 20-21 budget to allow for the purchase of needed office furniture for the police department.

Chief stated that the Department would like to request a budget amendment to purchase the furnishings to allow more that one officer to desk per office.

Councilmember Arnold asked the Chief if he got the pricing thru one of the City's purchasing programs? Chief stated that he did not

Councilmember Arnold made the motion to approve the purchase of furnishings based on the bid from National Business Furniture provided, with the proviso that The City compare the pricing with HGAC and TML purchasing programs and bring back a budget amendment before Council in the December Meeting. Motion seconded by Councilmember Tones. Motion passed.

10. Discussion and possible action to allocate \$8,281.93 from the Police Department Forfeiture funds to pay for a computer server.

Chief addressed the Council and Mayor and let them know this purchase would be for the server that runs the Watchguard system.

Councilmember Tones asked why was this equipment not put in the 20-21 Budget?

The Chief stated that Doug was able to buy this server outside the Watchguard company at a better price than what they would have charged the City. He did not realize the server was not included in the total.

Motion made by Councilmember Arnold to allocate \$8,281.93 from the Police Department Forfeiture funds to the general fund to pay for a computer server, subject to a budget amendment to come before Council in the December Meeting. Motion seconded by Councilmember Eaton. Motion passed.

11. Discussion and possible action to approve the Waller EDC board recommendation to reappoint Royce Rape and Bill Fendley to new three-year terms on the board for the years 2021-2023.

John Isom stated that the EDC Board has recommended that Royce Rape and Bill Fendley to new three-year terms.

Motion made by Mayor Pro Tem Hajek to accept the Waller EDC board's recommendation to reappoint Royce Rape and Bill Fendley to new three-year terms. Motion seconded by Councilmember Eaton. Motion passed.

12. Discussion and possible action to approve the Waller EDC board recommendation to move the EDC reserve funds from Texpool Prime to higher-interest First National Bank Bellville CDs and Money Market funds.

John stated that Maryann brought it to the attention of the EDC Board that FNBB was paying higher interest rates. EDC funds are currently held in Texpool Prime and have recently (October) earned an average 7-day net yield of 0.23%. FNBB is currently paying 1.05% interest on one-year CDs with no early withdrawal penalty and currently paying 0.50% on Money Market funds.

EDC currently has approximately \$3.4M in reserve funds and plans to keep enough in accounts to write any checks expected within the next year. The EDC board would like approval to move \$2.9M of its reserve funds to an FNBB one-year CD at 1.05% and move the remainder of EDC reserve funds to FNBB money market funds at 0.50%. At current rates, this should allow the EDC to earn approximately 4 times the current interest on our reserve funds. Texpool requires no minimum balance, so we would leave the EDC account open for possible future use.

Motion made by Mayor Pro Tem Hajek to approve the Waller EDC board recommendation to move the EDC reserve funds from Texpool Prime to higher-interest First National Bank Bellville CDs and Money Market funds. Motion seconded by Councilmember Arnold. Motion passed.

MAYOR-COUNCIL REPORTS

Councilmember Tones - reported feedback from citizens that liked the Christmas lights

Councilmember Arnold – She was elected to HGAC's Board for General Law Cities

***Mayor – Chamber of Commerce Parade – City will help with Chamber's needs
Christmas Tree – will be in the front of the City Hall Building***

STAFF REPORTS

- Cynthia Ward, City Secretary
 - ***Grand Opening at the Fairfield Inn***

- Gene Schmidt, Public Works Director
 - ***Crews working on the Water just Tower West of City Hall***
 - ***Starting the dirt work for the ground storage tank at Field Store***
 - ***Beacon Hills gas tap is in***
 - ***Beacon Hills concrete roads are in***
 - ***Water line under the Family Ties***
 - ***Sewer lines moving forward***
 - ***Sidewalk from Taylor St. to Waller St. to FM 362 for Safe Route to School***
 - ***Working on dilapidated properties***

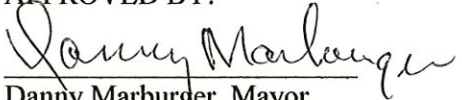
- William Llewellyn, Chief of Police
 - ***New Hire -***

- John Isom, WEDC Director
 - *A Daikin supplier looking for a building – Williams may be a possibility*
 - *Working with a pipe manufacturing facility*
 - *Call Center – looking to acquire property*
 - *Plaza information – EDC Board not willing to contribute to the project*

ADJOURNMENT

With no further business Mayor adjourned the meeting at 7:21 p.m.

APPROVED BY:



Danny Marburger, Mayor

ATTEST:



Cynthia Ward, City Secretary