

**Waller Economic Development Corporation**  
**Meeting Minutes**

~~5/13/18 and 5/14/18~~

5/14/18 5/15/18

**I. Call to order**

**Chuck Scianna** called the May meeting of the **WEDC** to order at 3:10 p.m. on 5/13/2018 at the City Annex office located at 1018 Saunders, Waller, TX 77484. In attendance: John Isom, Royce Rape, Chuck Scianna, Bill Fendley, John Alvarez, David, and Rhonda Plata. Anthony Edmonds was present 5/14/18.

**II. Approval of minutes from last meeting**

April WEDC meeting minutes approved by a motion from Royce, a second by Bill and a positive vote.

Financial Report – Royce made the motion to transfer the funds to TexPool from September to April without approving the financial statements. The transfers will be trued up pending resolution of the reports. Bill seconded the motion and the motion passed.

**III. Open issues**

- A. David made a presentation about Beacon Hill, Wolf Development and Longlake Developers. They have met with the City and compromised on a 55'x120' lot size. They are requesting the EDC for can assist financially with extending the utilities from FM 362 to the property. 12" for water and 12" for sanitary from 362, across highway to their trunk line. City has requested that they reserve 1 acre for well and lift station. There is no access from 290. TxDOT has said the developers are welcome to do their own entrances and exits. The property will have to have fairly substantial flood plain work. Beacon Hill Blvd. will be 4 lanes divided with a median. 50' park land will run the length of the property. Closing is scheduled for the end of June. Chuck pointed out that the Waller EDC is a type A and we would have to a legal opinion and any assistance would have to be reimbursement to the City and not the developer. Residential will occur first with homes priced 220 to 285. They expect to be selling homes in 2 years with access off Owens. They expect to build 50 – 100 homes a year with completion in 10 years. This would create a tax base of 210 – 225 million. Commercial will be in 3-5 years dependent on the ramps providing access to US 290. They expect 3 million in improvements for commercial. The property will be annexed by the City of Waller and the developer owns a 26' strip of land. The drop dead date is 6/15. General consensus of the Board is favorable if certain criteria are met. Recessed discussion at 5:02 p.m. to be picked up 5/15/18. Meeting reconvened 5/15/18 at 2:01 p.m. The Beacon Hill project will be in a city MUD which will include City taxes. The EDC will not be obligated to pay any money until the project is ready to tie in. The City Attorney has suggested a specific completion date with penalties and require ramps from US 290. Royce made the motion to provide 50% of cost of utility up to \$500,000.00 total reimbursement with 1<sup>st</sup> payment of 50% contingent of the completion of Beacon Hill Blvd from Owens Road to the Utility Extension and the tying in of the utility trunk line. 2<sup>nd</sup> payment of 50% is contingent of the property being accessible via entrance and exit ramps from US 290 within 3 years of acceptance of agreement. \*the motion is pending legal review for correct wording. Bill made the 2<sup>nd</sup> and the motion passed. Cheryl has recused herself from vote.
- B. Burkhardt agreement has been rewritten. Future agreements need to include penalties in case criteria are not met.
- C. Downtown Sidewalk Project is expected to go to contract in October.

Next Meeting: 6/7/18, 3:00 p.m.  
Meeting adjourned at 3:42 p.m.  
Minutes submitted by: Rhonda Plata

Minutes approved by:

Chuck Scianna Date: 6/7/18  
Cheryl Lierse Date: 6-7-18