

STATE OF TEXAS  
COUNTIES OF WALLER AND HARRIS  
CITY OF WALLER

BE IT REMEMBERED THAT ON THIS THE 15th day of September, 2014 at 7:00 p.m. the City Council of the City of Waller, Texas met in Regular Session at 2214 Waller St with the following present:

Mayor Danny Marburger  
Mayor Pro-tem Dwayne Hajek  
Councilmember Nancy Arnold  
Councilmember Edna Eaton  
Councilmember Roger Frey  
Councilmember Sidney Johnson

City Secretary Jo Ann London  
Supt. of Public Works Gene Schmidt  
Attorney Paula Alexander  
WEDC Director John Isom  
Michael Williams Police Dept.

**GENERAL**

1. Mayor Marburger called Regular meeting to order at 7:00 p.m.
2. Prayer and Pledge of Allegiance.

Prayer was given by Councilmember Arnold. Pledge of Allegiance was led Councilmember Frey.

**COMMUNICATIONS FROM THE PUBLIC**

No communication from the public.

**CONSENT AGENDA ITEMS**

Mayor Pro-tem Hajek moved to approve the Consent Agenda consisting of Items 3,4,5,6 and 7. Councilmember Johnson seconded the motion. Councilmember Arnold asked for a correction to Agenda Item No. 5; page 3 under Item No. 11, the name Arnold was missing after the word Councilmember. Motion passed unanimously. Each item, as approved by consent, is restated below along with the approved recommendation for each, for the record. Councilmember Eaton commented that the Cash handling policy was really good.

3. Consideration and approval of Minutes of the August 28, 2014 Special meeting.

**RECOMMENDATION:** Approve the Minutes of the August 28, 2014 Special Meeting.

4. Consideration and approval of the Minutes of the September 02, 2014 Special Minutes.

**RECOMMENDATION:** Approve the Minutes of the September 02, 2014 Special meeting.

5. Consideration and approval of the Minutes of the August 18, 2014 Regular meeting.

**RECOMMENDATION:** Approve the Minutes of the August 18, 2014 Regular meeting with one correction. The name Arnold was missing after Councilmember.

6. Consideration and approval to participate in the Waller Christmas Festival for 2014.

**RECOMMENDATION:** Approve the request to participate in the Waller Christmas Festival for 2014.

7. Consideration and approval of a Cash Handling Procedure Policy.

**RECOMMENDATION:** Approve the Cash Handling Procedure Policy.

### **REGULAR**

8. Public Hearing for Proposed Budget for Fiscal Year October 1, 2014 through September 30, 2015

Mayor Marburger opened the Public Hearing for the Proposed Budget at 7:04 p.m.

No comments from the Public.

Mayor Marburger closed the Public Hearing for the Proposed Budget at 7:05 p.m.

9. Public Hearing for Proposed Tax Rate for Fiscal Year October 1, 2014 through September 30, 2015 of \$0.5369

Mayor Marburger opened the Public Hearing for Proposed Tax for Fiscal Year October 1, 2014 through September 30, 2015 of \$0.5369 at 7:05 p.m.

Joe Bennett from the Waller County News Citizen asked how much revenue this would generate. Mayor replied \$29,837 due to property value.

Mayor Marburger closed the Public Hearing for Proposed Tax for Fiscal Year October 1, 2014 through September 30, 2015 of \$0.5369 at 7:08 p.m.

10. Consideration and possible action to award a bid for Utility Lines along Old Houston Highway for the Alegacy Development to Supak Construction in the amount of \$567,859.50.

City Engineer David Leyendecker was available to answer questions on this bid. Mr. Leyendecker recommended for the City to accept the bid from Supak Construction in the amount of \$567,859.50. Councilmember Johnson asked if these bids were in the paper. Mr. Leyendecker said the bids were placed in the paper according to guidelines required by state law. Supak

Construction was the only bidder for this project and was really close to the estimate by Clay and Leyendecker Engineering. Councilmember Johnson also asked if any abatement was given. City Secretary Jo Ann London stated that Council had not approved any abatement for this project. Mayor Pro-tem Hajek moved to award the bid for Utility Lines along Old Houston Highway for the Alegacy Development to Supak Construction in the amount of \$567,859.50. Councilmember Frey seconded the motion. Motion carried unanimously.

11. Consideration and possible action to award a bid to install Baffles and Aerators in the final chlorine contact basin to M-W-D Construction in the amount of \$69,785.00.

City Engineer David Leyendecker recommended awarding the bid to install Baffles and Aerators in the final chlorine contact basin to M-W-D Construction in the amount of \$69,785.00. Mr. Leyendecker reported this was the only bidder for this project. TCEQ is recommending this installation of Baffles and Aerators. M-W-D Construction will work around the clock once they get to a certain point in this project in order not to interfere with the daily operation of the sewer system. Councilmember Arnold moved to award the bid to install Baffles and Aerators in the final chlorine contact basin to M-W-D Construction in the amount of \$69,785.00. Councilmember Frey seconded the motion. Motion passed unanimously.

12. Consideration and approval of a Development Agreement with Premier Coil Solutions and the Waller Economic Development Corporation.

EDC Director John Isom reported this was the formalization of the Development Agreement with Premier Coil Solutions and the Waller Economic Development Corporation that was originally approved on June 16, 2014 Regular meeting. Mayor Marburger asked Attorney Paula Alexander if she approved the agreement and she did. Mayor Pro-tem Hajek moved to approve the Development Agreement with Premier Coil Solutions and the Waller Economic Development Corporation. Councilmember Johnson seconded motion. Motion carried with Councilmember Frey voting no.

13. Consideration and possible action to support the Waller Citizens Assistance Coalition's Senior Expo 2014.

Emory Davis with the Waller County Citizens Assistance Coalition (WCCAC) was present to ask the City of Waller to support and participate in helping with their upcoming event, "Senior Expo" being held on November 20<sup>th</sup> at the Brookshire Civic Center. The WCCAC is asking support in these ways:

- Provide a designated parking and pick up/return area for senior/participants and Colorado Valley Transit Authority.
- Place event on city website
- Place promotional material in gas, water, electric bill.
- A letter of support for WCCAC

Ms. London explained the City could speak with the school and see if the Auxiliary Football Field parking lot would be available that day for parking on the day of the Expo. The cost to put

a flyer in the City utility bills would be approximately \$100; website and letter of support would not have any cost. Councilmember Arnold asked approximately how many participate in these different programs offered. Mr. Davis said it started out very slow but is now up to 25 to 30 participants for each function offered. Mayor Marburger said he thought this was a very good program for Waller County. After discussion Councilmember Frey moved to support the Waller Citizens Assistance Coalition Senior Expo 2014. Councilmember Johnson seconded the motion. Motion passed unanimously.

14. Consideration and Possible Action to Approve a Preliminary Replat of Bon Marche Plaza Plat, being 13.54 acres situated in the John Woodward Survey, Abstract 847, located in Harris County and the City of Waller, Texas.

Mr. Schmidt explained the replatting of this piece of property and reported that David Leyendecker, engineer for the city, is recommending this Preliminary Plat be approved but with several items that need to be on the Final Plat. Mr. Leyendecker outlined the items on his Engineering Review. After some discussion Councilmember Arnold moved to approve the Preliminary Replat of Bon Marche Plaza Plat, being 13.54 acres situated in the John Woodward Survey, Abstract 847, located in Harris County and the City of Waller, Texas. Mayor Pro-tem Hajek seconded the motion. Motion passed unanimously.

15. Consideration and possible action to submit a Request to CenterPoint Energy for Installation of Additional Street Lights in the City of Waller.

Chris Oliver with CenterPoint Energy was present to offer his assistance to the City for any additional help the City might need in obtaining additional street light. Gene Schmidt, Supt. of Public Works, reported that the Police Department had driven around town to see where additional streets lights may be beneficial. Mr. Schmidt stated that he had reviewed the recommendations by the Police Dept. and is providing a drawing for each of the street lights that are needed. Mr. Schmidt has identified 14 locations where street lights are needed; CenterPoint will allow approximately 8 lights per year without an installation charge. With Council's approval staff will get with CenterPoint Energy to go over the street light request procedure. Councilmember Frey moved to approve to submit a Request to CenterPoint Energy, based on the recommendations from Staff, for installation of additional street lights in the City of Waller. Councilmember Johnson seconded the motion. Motion passed unanimously.

16. Consideration and possible action to approve a vote for the Teas Municipal League Intergovernmental Risk Pool Board of Trustees Election.

Ms. London explained this ballot is to approve a vote for the Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election. On the ballot Place 1, 2 and 3 are unopposed. Place 4 has 2 candidates vying for 1 position. Mayor Marburger suggests keeping the incumbents; they seemed to have done a good job. Councilmember Frey moved to approve voting for the 3 unopposed candidates and on Place 4 voting for Peter Vargas. Councilmember Johnson seconded the motion. Motion passed unanimously.

## 10. MAYOR – COUNCIL REPORTS

No reports.

## 11. STAFF REPORTS

Superintendent Gene Schmidt passed out a review of what is going on in Permits and Code Enforcement. He also reported that the City is trying to move forward with the Trustee Properties and working with Kopper Kettle to get this property cleaned. Councilmember Arnold asked how many extensions has Kopper Kettle been given; Mr. Schmidt did not know. TCEQ has still not released the new water well for production; Engineer David Leyendecker is working with TCEQ and Mr. Schmidt to resolve questions.

Police Chief Rehak in training, and no report was given.

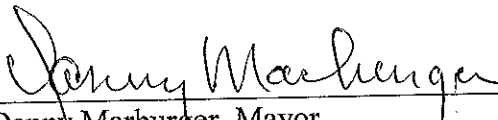
EDC Director John Isom updated information on Alegacy's progress, all properties in Waller Industrial Park has been purchased by Archway. He also reported that Northwinds Construction is still developing in the Park 290 Dr. Business Park. Mr. Isom stated that he is working with several companies interested in moving to this area, and continues to work with the owners of the Ortega Ranch property concerning their property coming into our ETJ. Last update involved a report on the Downtown Revitalization, which is moving forward with the sidewalk grant.

City Secretary Jo Ann London reported City applied for a \$350,000 CDBG grant with the Texas Dept. of Agriculture in 2012 for a permanent generator at the Field Store water plant location. The grant has been awarded to the City, and there will be a match of \$52,000 by the city and the grant project should be completed by 2016. Ms. London informed Council Thelma Newton, Assistant City Secretary, will be retiring at the end of year with 37 years' service.

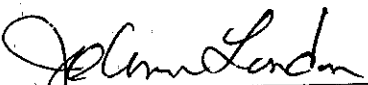
## 12. ADJOURNMENT

There being no further business to discuss Mayor Marburger adjourned the meeting at 7:49 p.m.

APPROVED BY:

  
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Danny Marburger, Mayor

ATTEST:

  
\_\_\_\_\_  
Jo Ann London, City Secretary