

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

BE IT REMEMBERED THAT ON THIS THE 16th day of February, 2015 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

Ann Smith, Interim City Secretary
Phil Rehak, Chief of Police
Gene Schmidt, Supt. of Public Works
John Isom, EDC Director
Paula Alexander, City Attorney

Mayor Marburger called the meeting to order at 7:00 p.m.

Prayer and Pledge of Allegiance

Prayer was given by Councilmember Arnold. Pledge of Allegiance was led by Mayor Pro-tem Hajek.

COMMUNICATIONS FROM THE PUBLIC

No one ask to address the Council.

Mayor Marburger recognized special guest Scout Ryan who is working on his merit badge in communication.

CONSENT AGENDA ITEMS

1. Approval of the Minutes of January 17, 2015 Special Meeting.
2. Approval of the Minutes of January 26, 2015 Regular Meeting.
3. Approval of Change of Date of the Regular March, 2015 City Council Meeting.
4. Approval of a Resolution and application for the 2015 Criminal Justice Division Grant through HGAC.
5. Approval of training through the University of Houston Hobby Center for Texas Certified Public Management Program.

Councilmember Arnold motioned to approve Consent Agenda Items 1-5. Mayor Pro-tem Hajek seconded the motion. Vote was unanimous.

REGULAR ITEMS

6. Discussion and possible action to approve an agreement with Halff Associate, Inc. for a City of Waller Master Drainage Plan.

Sam Hinojosa and Wes Birdwell were present to discuss the City of Waller being proactive regarding drainage within the community. They would like to come alongside the city to develop a document of plan for future development.

Mayor Marburger requested this item be tabled until Gene Schmidt, David Leyendecker and Sam Hinojosa have a chance to discuss.

Councilmember Frey motioned to table until reviewed. Councilmember Eaton seconded the motion. Vote was unanimous.

7. Discussion and possible action on a request by The Goodman Corporation to revise the scope of work under the current implementation contract on the Main Street Revitalization Project.

Jim Webb suggested we restructure their previous agreement so they can continue to provide oversight and implementation of the downtown improvements and continue to pursue federal and state resources to aid Waller and offset any other local funding that will be investing in our community.

Councilmember Hajek motioned for the Goodman Corporation to revise their scope of work on the Main Street Revitalization Project. Councilmember Frey seconded the motion. Vote was unanimous.

8. Discussion and possible action to approve a management agreement between Mission Waller, Inc. (dba Waller Ministerial Alliance) and the City of Waller regarding Waller Freedom Fest 2015.

Joel Bauler thanked Ann Smith for her assistance and presented a revised management agreement along with a proposed budget of \$65,000 for Waller Freedom Fest.

Councilmember Arnold motioned to approve the management agreement with Mission Waller dba Waller Ministerial Alliance and the City of Waller regarding the Waller Freedom Fest 2015. Councilmember Hajek seconded the motion. Vote was unanimous.

9. Discussion and possible action regarding STW software upgrades and reporting tools for utility billing, payroll and general ledger modules.

Ann Smith presented and asks for approval of funding for upgrades to the STW software.

Councilmember Hajek motioned to approve the STW software upgrades. Councilmember Johnson seconded the motion. Vote was unanimous.

10. Discussion and possible action on an agreement between the Waller I.S.D. and City of Waller to conduct the early voting and election day and to accept the appointment of election judge(s).

Councilmember Frey motioned to approve agreement. Councilmember Johnson seconded the motion. Vote was unanimous.

11. Discussion and possible action on recommendations for the 2015-2017 Waller Economic Development Corporation Board of Directors.

EDC Board recommends that Betty Hart and Royce Rape be reappointed for another 3 year term.

Councilmember Hajek motioned to approve the reappointment of Betty Hart and Royce Rape. Councilmember Frey seconded the motion. Vote was unanimous.

12. Discussion and possible action to approve a Preliminary Plat in the City of Waller for a 6.4145 Acre tract of land more or less out of the John Woodward Survey, Abstract 646, of Harris County, Texas.

Gene Schmidt is seeking approval of a preliminary plat totaling 6.4145 acres. The land will be divided into two tracks a 4.3683 acre tract & a 2.0462 acre tract. City Engineer David Leyendecker recommends approval with a 15ft dedicated easement be given along Old Washington, which is in our comprehensive plan of subdivision ordinance requirements in order to make this a 60 ft. right of way. Mr. Leyendecker also recommends the City Secretary's name be changed to reflect the current City Secretary.

Councilmember Arnold motioned to approve the preliminary plat in the City of Waller for a 6.4145 Acre tract of land more or less out of the John Woodward Survey, Abstract 646, of Harris County, Texas as presented with David Leyendecker's recommendations along with modification to change the City Secretary's name to reflect just City Secretary. Councilmember Johnson seconded the motion. Councilmember Frey abstained with four Councilmembers voting yes.

13. Discussion and possible action on an Ordinance amending the City of Waller's Annual Budget for the fiscal year beginning on October 1, 2014 and ending on September 30, 2015, as adopted by Ordinance No. 469 for adjustments to the General Fund.

Ann Smith presented a budget adjustment for the purchase of the Fieldstore Property and for the payment of two patrol vehicles.

Councilmember Eaton motioned to approve the recommendation for a budget amendment. Councilmember Frey seconded the motion. Vote was unanimous.

EXECUTIVE SESSION

Mayor Marburger read the following Executive Session Items and announced the Council would convene into closed session at 7:40 p.m.

14. Pursuant to Section §551.072, of the Texas Government Code for the purpose to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the government body in negotiations with a third party.

City Council reconvened in open session at 8:10 p.m. The following actions were taken in open session:

15. Consideration and possible action on Executive Session No. 14 pursuant to Section § 551.072, of the Texas Government Code for the purpose to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the government body in negotiations with a third party.

Councilmember Arnold moved to authorize the Mayor, City Secretary and City Attorney to move forward on negotiating the purchase of property at 3007 Waller Street. Councilmember Johnson seconded the motion. Vote was unanimous.

25. MAYOR-COUNCIL REPORTS

No reports by Council.

26. STAFF REPORTS

Gene Schmidt reported:

- We are working with the Women's Club and obtaining estimates for park improvements.
- The Alegacy project is moving forward and will hopefully be completed within the next 60 days.

Phil Rehak reported:

- There was a homicide in Prairie View last week and we were asked to assist in their operations. I have been ask to attend a town hall meeting to discuss how these issues will be addressed and if there is anything we can do to support them.
- The District Attorney came out and rode with our officers Saturday night and gave the department and officers a good report.

John Isom reported:

- The Goodman Manufacturing (a Daikin Company) project is moving forward. Senior Vice President for Global Supply Chain, Sam Bikman, will be the project manager for this facility and speaking at the EDC Breakfast.

- Burckhardt is a European owned Compressor Assembly Company that is looking at acreage in Waller and wanting to build a 60,000 square foot tilt wall building. An eight million dollar investment with 75-100 jobs. They have a competing site in Grimes County. If we offer them city and county tax abatements for a five year period, 100% the first year and 60% the next four years, that would be a reduction in their taxes of \$76,000 a year. That would equalize their taxes with those offered on the Grimes County site. We have yet to receive a response from them on our offer.
- We are waiting to find out the opening date for Tractor Supply.
- Site plans have been received on the 70 acre business park fronting Binford Rd.
- Downtown Main Street is slowly moving forward and TxDot assures us that we are not in danger of going past the grant date. We have interests from a private investor also.
- Annexation Resolution, House Bill 1418 was filed. Representative Bell's office will assign it to a committee with hearings sometime next week.
- The Waller Town Center Project is flexible enough to use as an ETJ wide utility district. John Isom and Paula Alexander will be setting up meetings with David Kline, who is interested in residential development also, his attorneys, and Olson & Olson to explore the possibilities of expanding that district.

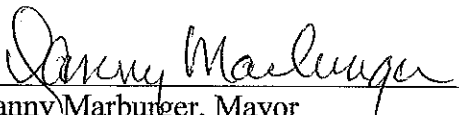
Ann Smith reported:

- Waller is participating in the 2015 Great Texas Warrant Round Up on March 7th.
- The deadline for filing for an application on the ballot is Friday, February 27th at 5:00 p.m., if anyone is interested in filing for City Council.
- This will be the last official Council Meeting for myself and Thelma Newton. The new City Secretary Cynthia Ward will be on duty Monday, March 2nd.

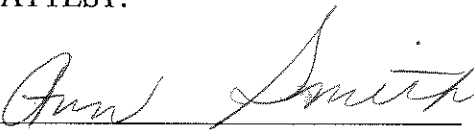
27. ADJOURNMENT

With no further business, Mayor Marburger adjourned the meeting at 8:25 p.m.

APPROVED BY:


 Danny Marburger, Mayor

ATTEST:


 Ann Smith, Interim City Secretary