



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

**BE IT REMEMBERED THAT ON THIS THE 17<sup>th</sup> day of June 2024 at 6:00 PM** 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	Staff:
Mayor Pro-Tem Jason Tones	Cynthia Ward, City Secretary
Councilmember Nancy Arnold	Ryan Short, Finance Officer
Councilmember Don Hart (Absent)	Michael Lopez, Police Chief
Councilmember Dwayne Hajek	Bridgette Begle, City Attorney
Councilmember Sherri Swisher (Absent)	Travis Sellers, City Engineer

*Mayor Marburger called the meeting to order at 6:01 PM.*

**PRAYER AND PLEDGE OF ALLEGIANCE**

*The prayer was led by Councilmember Arnold.  
The pledge was led by Councilmember Hajek.*

**ROLL CALL**

*Mayor Marburger and Councilmembers present.*

**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 the City Council to speak about an item on the agenda. Before the start of the meeting, the person must request such an 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 the City Council for discussion or action. Comments are limited to 3 minutes.

*No communications from the public.*

## **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 for May 14, 2024, Special Canvassing Meeting.
2. Approval of Minutes for May 20, 2024, Regular Meeting.
3. Tax Refund for Mechanical Testing Services, LLC for tax year 2023.
4. Tax Refund for Stokes Road LLC (Picco Coating) for tax year 2023.

*Councilmember Arnold motioned to approve. Councilmember Hajek seconded the motion. Motion passed.*

## **REGULAR AGENDA ITEMS**

5. Discussion and possible action to approve a proposal between the City of Waller and Energy Services Solutions (EnServ) in support of a natural gas pipeline compliance program.

Finance officer Ryan Short addressed the Council in regards to the Enserv contact stating it would be \$9,800 / month for their services in the new budget year, and the contract is set to start as soon as signed.

*Mayor Pro-Tem Tones motioned to approve. Councilmember Arnold seconded the motion. Motion passed.*

6. Discussion and possible action to approve tax assessment and collection services agreement with Waller I.S.D. for the 2024-2025 tax year.

*Councilmember Hajek motioned to approve. Mayor Pro-Tem Tones seconded the motion. Motion passed.*

7. Discussion and possible action to approve Beacon Hill Section 8 preliminary plat.

*Councilmember Arnold motioned to approve. Councilmember Hajek seconded the motion. Motion passed.*

8. Discussion and possible action to approve Beacon Hill Section 5 final inspection.

*Mayor Pro-Tem Tones motioned to approve. Councilmember Hajek seconded the motion. Motion passed.*

9. Discussion and possible action to approve **Ordinance #633** terminating the Chapter 212 Development Agreement between the City of Waller and 96 Waller, LLC (Indus 96) for a 96.41-acre tract of land in Waller County.

**ORDINANCE #633**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WALLER, TEXAS, TERMINATING THE CHAPTER 212 DEVELOPMENT AGREEMENT MADE BY AND BETWEEN THE CITY OF WALLER AND 96 WALLER, LLC, PERTAINING TO A 96.41 ACRE TRACT OF LAND SITUATED IN THE THOMAS BELL SURVEY, ABSTRACT NO. 79, WALLER COUNTY, TEXAS PER THE TERMINATION PROVISIONS OF THE AGREEMENT; CAUSING SAID PROPERTY TO BE TREATED AS IF IT WERE NEVER ANNEXED PER THE TERMINATION PROVISIONS; AND PROVIDING FOR SEVERABILITY.

*Councilmember Arnold motioned to approve. Mayor Pro-Tem Tones seconded the motion. Motion passed.*

10. Discussion and possible action to approve **Ordinance #634** amending a Chapter 212 Development Agreement between the City of Waller and Peter S. Terpstra for a 441.0525-acre tract of land in Harris County.

**ORDINANCE NO. 634**

AN ORDINANCE OF THE CITY OF WALLER, TEXAS, AMENDING A CHAPTER 212 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WALLER, TEXAS AND PETER S. TERPSTRA, THE OWNER OF A 441.0525 OF AN ACRE TRACT OF LAND SITUATED IN THE HARRIS COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 332, HARRIS COUNTY, TEXAS; AND PROVIDING FOR SEVERABILITY.

This is a two-year extension to the agreement, Terpstra or the City of Waller still have the right to terminate the agreement before the two-year extension ends.

*Mayor Pro-Tem Tones motioned to approve. Councilmember Hajek seconded the motion. Motion passed.*

11. Discussion and possible action to approve increasing the Civic Center security officers pay from \$40.00 per hour to \$45.00 per hour.

*Mayor Pro-Tem Tones motioned to approve. Councilmember Arnold seconded the motion. Motion passed.*

12. Discussion and possible action to approve changing the Civic Center Agreement verbiage for security fee from "four hours max to four hours minimum.

*Mayor Pro-Tem Tones motioned to approve. Councilmember Hajek seconded the motion. Motion passed.*

13. Discussion and possible action on purchasing two patrol vehicles for the Police Department from Bill Knight Ford through HGAC Buy board.

The first vehicle should arrive within the next 4 weeks, the second vehicle will not be outfitted until the budget is reviewed.

*Councilmember Hajek motioned to approve. Mayor Pro-Tem Tones seconded the motion. Motion passed.*

14. Discussion and possible action to approve the Field Store Road Development Agreement.

City Engineer Travis Sellers address the Council regarding the Field Store Road Development Agreement stating that the developer plans to dedicate an easement for constructing a sewer line, transfer it to the city for use, and subsequently abandon the existing one.

*Councilmember Arnold motioned to approve. Mayor Pro-Tem Tones seconded the motion. Motion passed.*

15. Discussion and possible action to approve the recommendation from City Engineer Travis Sellers to accept the Major Thoroughfare Plan Report and updates.

*Mayor Pro-Tem Tones motioned to approve. Councilmember Hajek seconded the motion. Motion passed.*

16. Discussion and possible action to approve **Resolution 2024-05** amending the 380 agreement between Waller EDC and Wolff Companies to reimburse a portion of the utility extension costs to Beacon Hill Business Park.

**RESOLUTION NO. 2024-05**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALLER, TEXAS, AUTHORIZING AND APPROVING THE CITY OF WALLER ECONOMIC DEVELOPMENT CORPORATION'S SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH DAVID S. WOLFF COMPANIES LLC DBA WOLFF COMPANIES, A TEXAS LIMITED LIABILITY COMPANY; CONTAINING OTHER PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING FOR SEVERABILITY.**

EDC Director John Isom addressed Council regarding the development agreement stating the EDC Board agreed to grant an extended deadline date to April 15, 2025.

*Councilmember Arnold motioned to approve. Councilmember Hajek seconded the motion. Mayor Pro-Tem Hajek motioned against it. Motion passed.*

17. Discussion and possible action to approve an agreement with Climatec, LLC. for monitoring and managing services for City Hall and the Civic Center.

*Councilmember Hajek motioned to approve. Mayor Pro-Tem Tones seconded the motion. Motion passed.*

**MAYOR-COUNCIL REPORTS**

*No reports*

**STAFF REPORTS**

**Cynthia Ward, City Secretary**  
*No report.*

**Michael Lopez, Police Chief**  
*No report.*

**John Isom, WEDC Director**  
*No report.*

**Travis Sellers, City Engineer**  
*No report.*

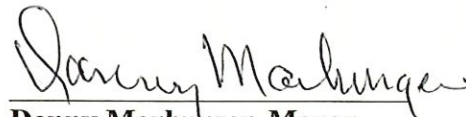
**ELECTED OFFICIAL REPORTS**

*Not present, no report.*

**ADJOURNMENT**

**With no other business, Mayor Marburger adjourned at 7:00 PM.**

**APPROVED BY:**

  
**Danny Marburger, Mayor**

**ATTEST:**

  
**Cynthia Ward, City Secretary**

