



**REGULAR MEETING
OF THE
CITY COUNCIL OF THE CITY OF WALLER, TEXAS**

**MONDAY, SEPTEMBER 16, 2024
6:00 P.M.**

**WALLER CITY HALL
1218 FARR STREET
WALLER, TEXAS**

The City of Waller City Council **may** broadcast the meeting scheduled at **6:00 P.M. on Monday the 16th day of September at Waller City Hall 1218 Farr Street, Waller, Texas.** The public will be permitted to offer public comments as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the meeting will be made and will be available to the public upon written request.

**Call to Order
Invocation
Pledge of Allegiance
Roll Call**

PUBLIC HEARING

TO RECEIVE PUBLIC COMMENTS REGARDING THE ANNEXATION OF THE FOLLOWING PROPERTIES:

A Petition for Annexation filed by Finishes for that certain tract of land being 0.93 acres situated in the James Hitchcock 640 acre survey, abstract no. 138, in Waller County, Texas, same being out of that certain tract of land conveyed to Bobby Ralston, as his sole and separate property, and Joy Ralston Thomas, as her sole and separate property (tract 4), by deed recorded in instrument no. 2304719, official public records of Waller County, Texas.

A Petition for Annexation filed by Finishes for that certain tract of land being 5.800 acres of land situated in the James Hitchcock survey, abstract 135 of Waller County, Texas, being the same tract recorded in the name of James L. Langston in volume 1229, page 284 of the real property records of Waller County, Texas (r.p.r.w.c.t.).

A Petition for Annexation filed by Finishes for that certain tract of land being 1.119 acres situated in the James Hitchcock survey, abstract no. 138, in Waller County, Texas, same being out of that certain called 9.378-acre tract conveyed to Priya Capital, LLC by deed recorded under Waller County clerk's file no. (w.c.c.f. no.) 2401005 of the official public records.

CLOSE PUBLIC HEARING

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 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 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.

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 July 11, 2024, Workshop Meeting.
2. Approval of Minutes for August 19, 2024, Regular Meeting.

PUBLIC HEARING

The purpose of the Public Hearing is to receive input from the public, either oral or written, regarding the 2024-2025 proposed City of Waller Operating Budget and proposed Tax Rate for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

THIS BUDGET WILL RAISE MORE REVENUE FROM PROPERTY TAXES THAN LAST YEAR'S BUDGET BY AN AMOUNT OF \$673,944 WHICH IS A 19.14% INCREASE FROM LAST YEAR'S BUDGET. THE PROPERTY TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR IS \$458,042.

CLOSE PUBLIC HEARING

REGULAR AGENDA ITEMS

3. a. Discussion and possible action to approve **Ordinance #638**, approving and adopting the budget for fiscal year 2024-2025 for the period beginning October 1, 2024, and ending September 30, 2025, for the General Fund, Water and Sewer Fund, Gas Fund, Debt Service, Capital Improvements Fund and Special Revenue Funds.

THIS BUDGET WILL RAISE MORE REVENUE FROM PROPERTY TAXES THAN LAST YEAR'S BUDGET BY AN AMOUNT OF \$673,944, WHICH IS A 19.14% INCREASE FROM LAST YEAR'S BUDGET. THE PROPERTY TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR IS \$458,042.

- b. Discussion and possible action to ratify the property tax increase reflected in the proposed 2024-2025 Operating Budget.
4. Discussion and possible action to:
 - a. Set the 2024 Debt Service Ad Valorem Tax Rate at \$ 0.0955 per \$100 valuation.
 - b. Set the 2024 Maintenance and Operations Ad Valorem Tax Rate at \$ 0.2709 per 100 valuations.
 - c. Approve **Ordinance #639** , adopting an Ad Valorem Tax Rate of \$.3664 per \$100 assessed valuation; providing for the assessment, levy and collection of Ad Valorem Taxes of the City of Waller, Texas for the year 2024; providing for the date on which taxes shall be due and payable; providing for the penalty and interest on all taxes not timely paid; and repealing all ordinances and parts of ordinances in conflict herewith; and providing for severability.
5. Discussion and possible action to approve **Resolution # 2024-09**, adopting a new schedule of fees, rates, deposits, and other charges for the following in accordance with the rate study and a policy for accounts: repealing all resolutions in conflict herewith; and other related matters:
 - a. Gas rates
 - b. Water rates
 - c. Wastewater rates
6. Discussion and possible action to approve **Resolution # 2024-10**, adopting a new schedule of fees, and rates for garbage collection and disposal, and a policy for the garbage collection accounts; ratifying rates charged; and other related matters.
7. Discussion and possible action to approve **Resolution # 2024-11**, authorizing the issuance of four million one hundred fifty thousand dollars (4,150,000) Harris Waller Counties Municipal Utility District No. 12 Unlimited Tax Road Bonds, Series 2024.
8. Discussion and possible action to approve \$6,000.00 from Hotel/ Motel fund for the 2024 Waller County Fair and Rodeo.

9. Discussion and possible action regarding **Ordinance #640**, approving the petition for annexation on the following:

A CERTAIN TRACT OF LAND BEING 0.93 ACRES SITUATED IN THE JAMES HITCHCOCK 640 ACRE SURVEY, ABSTRACT NO. 138, IN WALLER COUNTY, TEXAS, SAME BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO BOBBY RALSTON, AS HIS SOLE AND SEPARATE PROPERTY, AND JOY RALSTON THOMAS, AS HER SOLE AND SEPARATE PROPERTY (TRACT 4), BY DEED RECORDED IN INSTRUMENT NO. 2304719, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

10. Discussion and possible action regarding **Ordinance #641**, approving the petition for annexation on the following:

A CERTAIN TRACT OF LAND BEING 5.800 ACRES OF LAND SITUATED IN THE JAMES HITCHCOCK SURVEY, ABSTRACT 135 OF WALLER COUNTY, TEXAS, BEING THE SAME TRACT RECORDED IN THE NAME OF JAMES L. LANGSTON IN VOLUME 1229, PAGE 284 OF THE REAL PROPERTY RECORDS OF WALLER COUNTY, TEXAS (R.P.R.W.C.T.).

11. Discussion and possible action regarding **Ordinance #642**, approving the petition for annexation on the following:

A CERTAIN TRACT OF LAND BEING 1.119 ACRES SITUATED IN THE JAMES HITCHCOCK SURVEY, ABSTRACT NO. 138, IN WALLER COUNTY, TEXAS, SAME BEING OUT OF THAT CERTAIN CALLED 9.378-ACRE TRACT CONVEYED TO PRIYA CAPITAL, LLC BY DEED RECORDED UNDER WALLER COUNTY CLERK'S FILE NO. (W.C.C.F. NO.) 2401005 OF THE OFFICIAL PUBLIC RECORDS.

12. Discussion and possible action to approve Finishes Development No. 1 Final Plat.
13. Discussion and possible action to approve Finishes Development No. 2 Final Plat.
14. Discussion and possible action to approve consent to encroachment over city easement at Attwater main monument entrance located at Attwater Blvd.
15. Discussion and possible action to approve Oakwood Estates Section 1 final inspection.
16. Discussion and possible action to approve final inspection for public utilities at Fuel Maxx #90 located at 30010 FM 2920.
17. Discussion and possible action regarding the acceptance of Beacon Hill Section 8 final plat.
18. Discussion and possible action regarding the acceptance of Attwater Section 1 final plat.
19. Discussion and possible action to approve Change Order No. 1 on Bettis Elevated Storage Tank Rehabilitation.
20. Discussion and possible action of deeming Police Unit 316, Unit 317, and Unit 318 as surplus and to have the units put up for auction.

21. Discussion to consider and approve authorization to issue requests for proposal for administrative services (RFP) and requests for qualifications for engineering services (RFQ) for grant pre-application (Phase I), application (Phase II), and implementation services for Texas Community Development Grant Program for 2025/2026 Community Development Fund (and all eligible activities per the application guidance) as administered by the Texas Department of Agriculture.
22. Discussion and possible action to approve reallocating funds from reserves for Hurricane Beryl.
23. Discussion and possible action to enter into a municipal services contract between the City of Waller and K-3BMI.
24. Discussion and possible action requesting authorization from City Council to advertise and solicit bids for a pavement repair at Alegacy place. The project will consist of the removal and replacement of 250 liner feet of damaged pavement, estimated cost at approximately \$1.1 million.

MAYOR-COUNCIL REPORTS

STAFF REPORTS

- Cynthia Ward, City Secretary
- Michael Lopez, Chief of Police
- Daniel Wilson, Public Works Director
- John Isom, WEDC Director
- Travis Sellers, City Engineer

ELECTED OFFICIAL REPORTS

ADJOURNMENT

I, Cynthia Ward, do hereby certify that the above notice of meeting of the City of Waller, Texas City Council was posted in a place convenient to the general public in compliance with chapter 551, Texas Government Code, on Thursday, September 12, 2024 at 2:30 p.m.

Cynthia Ward, City Secretary

All meetings of City Council are open to the public, except when there is a necessity to meet in an Executive Session (closed to the public) under the provisions of Section 551, Texas Government Code. The City Council reserves the right to convene into Executive Session to consult with an attorney, as authorized under Section 551.071 of the Government Code, for any of the above-described agenda items. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (936) 372-3880.