



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

BE IT REMEMBERED THAT ON THIS THE 21st day of October 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:

Council:

Mayor Danny Marburger
Mayor Pro-Tem Jason Tones
Councilmember Nancy Arnold (Absent)
Councilmember Don Hart
Councilmember Dwayne Hajek
Councilmember Sherri Swisher

Staff:

Cynthia Ward, City Secretary
Lucero Valdez, Deputy City Secretary
Ryan Short, Finance Officer
Daniel Wilson, Public Works Director (Absent)
Michael Lopez, Police Chief
Philip Boedeker, City Attorney
Travis Sellers, City Engineer

Mayor Marburger called the meeting to order at 6:00 PM.

PRAYER AND PLEDGE OF ALLEGIANCE

*The prayer was led by Councilmember Hart.
The pledge was led by Mayor Pro-Tem Tones.*

ROLL CALL

*Mayor Marburger and Councilmembers Tones, Hart, Hajek and Swisher all present.
Councilmember Arnold absent.*

PUBLIC HEARING

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

A Petition for Annexation filed by Finishes for a certain tract of land being 8.259 acres (359,776 square feet) 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

With no public comments, Mayor Marburger closed the hearing at 6:04 PM.

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 September 16, 2024, Regular Meeting.
2. Approval of Minutes for October 7, 2024, Special Meeting.

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

REGULAR AGENDA ITEMS

3. Discussion and possible action regarding **Ordinance # 643**, approving the petition for annexation on the following:

ORDINANCE NO. 643

A CERTAIN TRACT OF LAND BEING 8.259 ACRES (359,776 SQUARE FEET) 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.

City Attorney Philip Boedeker addressed the council regarding the annexation of the second tract on one parcel of property for Finishes. He noted that this annexation was missed during the last council meeting.

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

4. Discussion and possible action to approve **Ordinance # 644**, amending section 58-2, Definitions, Chapter 58, signs, of the City's Code of Ordinances providing for a definition to freestanding; amending section 58-10, regulations as it pertains to scenic corridor, chapter 58, signs, to provide clarity for regulations in the scenic corridor; providing for penalty; and providing for severability.

ORDINANCE NO. 644

AN ORDINANCE OF THE CITY OF WALLER, TEXAS AMENDING SECTION 58-2, DEFINITIONS, CHAPTER 58, SIGNS, OF THE CITY'S CODE OF ORDINANCES PROVIDING FOR A DEFINITION TO FREESTANDING; AMENDING SECTION 58-10, REGULATIONS AS IT PERTAINS TO SCENIC CORRIDOR, CHAPTER 58, SIGNS, TO PROVIDE CLARITY FOR REGULATIONS IN THE SCENIC CORRIDOR; PROVIDING FOR PENALTY; AND PROVIDING FOR SEVERABILITY.

City Attorney Philip Boedeker addressed the council regarding the amendment to the sign ordinance and clarifying the language to Freestanding signs.

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

5. Discussion and possible action to approve a contract agreement with NetProtec LLC for video magistrate services for the Waller Municipal Court.

City Judge Pat Gruner addressed a request for approval of an agreement with NetProtec LLC for the implementation of a videomagistrate system. Judge Gruner explained that this system would assist in making court operations run smoother and more efficiently.

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

6. Discussion and possible action to approve the appointment of a representative and alternate to the General Assembly of the Houston-Galveston Area Council for the year 2024-2025.

City Mayor Danny Marburger would like to appoint Nancy Arnold as the representative and Dwayne Hajek as the alternate to the General Assembly of the Houston-Galveston Area Council for the year 2024-2025.

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

7. Discussion and possible action of entering into a contract with Enterprise for the lease of four new patrol units.

Chief Michael Lopez addressed the information to council regarding entering a contract with Enterprise to lease four 2025 Dodge Durango as this has been budgeted for six vehicles but only asking for four.

Mayor Pro-Tem Jason Tones asked if this included a maintenance program or what all would be included in the lease.

Matt, with Enterprise, addressed the council the different options on getting the vehicles and informed them of the open ended lease and the warranty would be a manufacturer warranty.

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

8. Discussion and possible action to approve updating the Lexipol Policy and Procedure to reflect the same as the City of Waller Policy and Procedure as it pertains to clocking in and out.

Chief Michael Lopez addressed the information to council regarding updating the Lexipol Policy to reflect the City of Waller Policy.

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

9. Discussion and possible action to approve Waller ISD Educational Campus Addition Preliminary Plat.

City Engineer Travis Sellers addressed the Waller ISD preliminary plat, confirming that it meets the city's criteria.

Councilmember Hart motioned to approve. Councilmember Hajek seconded the motion. Motion passed.

10. Discussion and possible action to approve proposal for Design and Phase I Permitting of New Water Supply Well.

Administrative Assistant to the Public Works Director, Brittany Purdon, addressed information to the council regarding the proposal for a new water supply well.

Councilmember Hajek inquired about the well's location.

City Engineer Travis Sellers clarified that the discussion is for a sighting exercise to identify an optimal location for the new well.

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

11. Discussion and possible action to approve proposal for Engineering and Surveying Services for the Diversion of the Fields Store Road Lift Station.

City Engineer Travis Sellers addressed the council with the proposal for the diversion of the Fields Store Road Lift Station.

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

12. Waller EDC board recommendation to reappoint Chuck Scianna and Elizabeth Dominguez to new three-year terms on the board for the years 2025-2027.

WEDC Director John Isom recommended the council to reappoint Chuck Scianna and Elizabeth Dominguez for the upcoming three years.

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

13. Discussion and possible action to approve Waller EDC board request to move forward on detailed design of an EDC office building.

WEDC Director John Isom addressed the council with the design for the EDC office building as building would be the best option to have their own building instead of continuing to lease the current building EDC is currently at.

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

14. Discussion and possible action to approve **Resolution# 2024-12**, authorizing the award of administrative/project delivery service provider contract (s) for the 2025-2026 Texas Community Development Grant Fund Project.

RESOLUTION# 2024-12

A RESOLUTION OF WALLER, TEXAS, AUTHORIZING THE AWARD OF ADMINISTRATIVE/PROJECT DELIVERY SERVICE PROVIDER CONTRACT(S) FOR THE 2025-2026 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT FUND PROJECT.

Finance Officer Ryan Short addressed the council requesting the approval for grant services.

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

MAYOR-COUNCIL REPORTS

Mayor Marburger reported on the successful trunk-or-treat event held this past weekend, noting that all trash was collected and one of our employees won the show car. It was a great turnout!

Mayor Pro-Tem Tones seconded about the successful event, highlighting its positive impact.

STAFF REPORTS

Cynthia Ward, City Secretary
No report.

Michael Lopez, Police Chief
Chief Lopez recognized Officer Negrón for locating a stolen generator and identifying its unaware owner. Later, Officer Negrón apprehended a red Dodge truck backing up to the generator. Chief Lopez commended him for going above and beyond in his duties.

Daniel Wilson, Public Works Director
No report.

John Isom, WEDC Director
WEDC board has agreed that a unified code is important and agree in sharing the cost with the City – Board voted 10/14/2024 that WEDC would pay for one-half of the cost of a UDC study up to \$100,000 (\$200,000 total study cost).

Travis Sellers, City Engineer
No report.

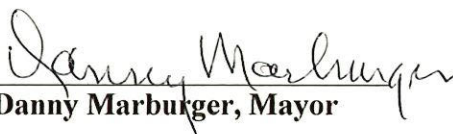
ELECTED OFFICIAL REPORTS

Not present, no report.


ADJOURNMENT

With no other business, Mayor Marburger adjourned at 6:48 PM.

APPROVED BY:


Danny Marburger, Mayor

ATTEST:


Cynthia Ward, City Secretary

