



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

**MONDAY, NOVEMBER 18, 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 18<sup>th</sup> day of November 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 DFL Business Park, LLC for a certain 4.902-acre tract of land situated in the Harris County school land survey, section 16, a-332, Harris County, Texas. Said 4.902-acre tract of land being a portion of a called 76.8550-acre tract of land described in a deed from Ruby L. Gracter to Walter L. Raines, trustee dated September 4, 1981, and recorded at film code no. 196-89-2217 of the official public records of real property of Harris County, Texas. Said 4.902-acre tract being designated tract 1 in a division of 63.851 acres out of said called 76.8550-acre tract.

**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 October 21, 2024, Regular Meeting.

## REGULAR AGENDA ITEMS

2. Discussion and possible action regarding **Ordinance # 645**, approving the petition for annexation on the following:

### ORDINANCE NO. 645

AN ORDINANCE GRANTING THE REQUEST FOR ANNEXATION OF A CERTAIN TRACT OF LAND BEING 4.902 ACRES SITUATED IN THE HARRIS COUNTY SCHOOL LAND SURVEY, SECTION 16, A-332, HARRIS COUNTY, TEXAS. SAID 4.902 ACRE TRACT OF LAND BEING A PORTION OF A CALLED 76.8550 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM RUBY L. GRACER TO WALTER L. RAINES, TRUSTEE DATED SEPTEMBER 4, 1981 AND RECORDED AT FILM CODE NO. 196-89-2217 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. SAID 4.902 ACRE TRACT BEING DESIGNATED TRACT 1 IN A DIVISION OF 63.851 ACRES OUT OF SAID CALLED 76.8550 ACRE TRACT.

3. Discussion and possible action to adopt **Resolution # 2024-13**, authorizing the issuance of \$1,965,000 Waller County Municipal Utility District No. 33 Unlimited Tax Road Bonds, Series 2024.
4. Discussion and possible action to adopt **Resolution # 2024-14**, adopting a covered applications and prohibited technology policy as required by Texas Senate Bill 1893 of the 88<sup>th</sup> Legislature.
5. Discussion and possible action to approve the First Amendment to Development Agreement with Municipal Utility District No. 12.
6. Discussion and possible action to approve the Third Amended and Restated Utility Agreement with Municipal Utility District No. 12.

7. Discussion and possible action to adopt **Resolution # 2024-15**, authorizing submitting a Texas Community Development Block Grant program application to the Texas Department of Agriculture for the 2025-2026 Community Development Fund.
8. Discussion and possible action to approve a contract for electric energy costs with Constellation for City of Waller.
9. Discussion and possible action to award a contract to Wier Commercial Construction in the amount of \$499,739.60 for the roadway improvements at Alegacy Place.
10. Discussion and possible action to approve an agreement between the City and Alegacy Place for which the city would pay for the original engineered roadway design and Alegacy Place would reimburse the city for the new additional pavement structure that was installed.
11. Discussion and possible action to approve a change order request for the Field Store Drainage Rehabilitation Project in the amount of \$5,155.00 to be paid to Scope Twenty Eight, LLC.
12. Discussion and possible action to approve the renewal contract with Kologik Software Inc for the use of CopSync.
13. Discussion and possible action to advertise and solicit bids for Gas Repair and Maintenance Services.
14. Discussion and possible action to advertise and solicit bids for Landscaping and Maintenance Services.
15. Discussion and possible action to approve a 380-rebate agreement with Alegacy Development granting a property tax reduction for a new facility in the Alegacy Business Park to be occupied by Peerless Pump.
16. Discussion and possible action regarding **Ordinance # 646**, approving 212 development agreement between the City of Waller and Blinn College.

**ORDINANCE No. 646**

AN ORDINANCE OF THE CITY OF WALLER, TEXAS, ENTERING INTO A CHAPTER 212 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WALLER, TEXAS AND BLINN COLLEGE DISTRICT, THE OWNER OF A 100.86 ACRE TRACT OF LAND OF (1) ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 75.87 ACRES SITUATED IN THE HARRIS COUNTY SCHOOL LAND SURVEY, ABSTRACT 332, BEING ALL OF THAT CERTAIN RESIDUE OF A CALLED 164.3702 ACRE TRACT DESCRIBED IN DEED FROM R.K. MCGAUGHY, TRUSTEE TO PETER S. TERPSTRA IN COUNTY CLERK'S FILE NUMBER RP-2023-403340, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS (O.P.R.R.P.H.C.T.), SAME BEING PART OF THAT CERTAIN CALLED TRACT 11, 12, 13, AND 14, SECTION 7, HARRIS COUNTY SCHOOL LAND FOUR LEAGUES AS DESCRIBED IN VOLUME 17, PAGE 222, DEED RECORDS OF HARRIS COUNTY, TEXAS; AND (2) ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 24.99 ACRES SITUATED IN THE HARRIS COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 332, BEING ALL OF THAT CERTAIN CALLED 25.00 ACRE TRACT AS DESCRIBED IN DEED FROM R. K. MCGAUGHY, TRUSTEE FOR PETER S. TERPSTRA TO RAMSEY LEASING, INC. IN COUNTY CLERK'S FILE NUMBER RP-2016-301409, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS (O.P.R.R.P.H.C.T.), SAME BEING A PART OF THAT CERTAIN CALLED TRACT 11 AND TRACT 14, SECTION 7, HARRIS COUNTY SCHOOL LAND FOUR LEAGUES AS DESCRIBED IN VOLUME 17, PAGE 222, DEED RECORDS OF HARRIS COUNTY, TEXAS; ANNEXING THAT SAME TRACT UNDER THE TERMS OF THE AGREEMENT; AND PROVIDING FOR SEVERABILITY.

## **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, November 14, 2024, at 2:30 p.m.

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**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.*