



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

**MONDAY, DECEMBER 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 December 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 SVAG Investments, LLC for a certain 20.0928 acre tract of land consisting of a certain tract being 19.07 acres of land located in the Jacob Hall survey, abstract number 351 and the Hamilton Stuart survey, abstract number 723, Harris County, Texas, being a portion of that certain called 19.260 tract described in the deed to Patrick carter gay by an instrument of record under file number 1304163 of the official public records of Waller County, Texas; a certain tract of land being 0.23636 acres of land located in the john l. Boatright survey, abstract number 81, Waller County, Texas, being a portion of that certain called 19,260 acre tract described in the deed to Patrick carter gay by an instrument of record under file number 1304163 of the official public records of Waller County, Texas; a tract being 0.3016 acre of land located in the Jacob Hall survey, abstract number 351, Harris County, Texas, more particularly being all of that certain called 0.3082 acre tract described in the deed to Field Store Dev, LLC by an instrument of record under file number rp-2021-468171 of the official public records of real property of Harris County, Texas; and a tract being 0.5176 acre of land in the Hamilton Stuart survey, abstract number 723 and the Jacob Hall survey, abstract number 351, Harris County, Texas, more particularly being all of that certain called 0.5176 acre tract described in

the order of commissioners court recorded under file number rp-2023-126927, of the official public records of real property of said Harris County, Texas; providing for a service plan; providing for severability.

A Petition for Annexation filed by Finishes Etc. for a certain 2.21 acre tract of land situated in the Harris County school land survey abstract no. 332, Harris County, Texas, same being a tract of land conveyed to Anita Joan Stoerner Crona and Linda Stoerner Satterwhite, by deed recorded in clerk's file no. W393226, official public records of Harris County, Texas; providing for a service plan; providing for severability.

A public hearing on the proposed adoption of the City of Waller guidelines and criteria governing tax abatement agreements under Chapter 312 of the Texas tax code.

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 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 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 November 18, 2024, Regular Meeting.
2. Approval to move January's Regular Meeting to Tuesday, January 21st due to Martin Luther King holiday.
3. Approval of updating the Assistant Director of Public Works job description to correct non-exempt to exempt status.
4. Approval of refund to Hamilton Crossing, LP #001768 for tax year 2021 due to value change per HCAD.
5. Approval of refund to Gagandeep, Grewal #002239 for tax year 2022 due to value change per HCAD.
6. Approval of refund to Gagandeep, Grewal #002239 for tax year 2023 due to value change per HCAD.

REGULAR AGENDA ITEMS

7. Discussion and possible action regarding **Ordinance # 647**, approving the petition for annexation on the following:

ORDINANCE NO. 647

AN ORDINANCE GRANTING THE REQUEST FOR ANNEXATION OF A CERTAIN 20.0928 ACRE TRACT OF LAND CONSISTING OF A CERTAIN TRACT BEING 19.07 ACRES OF LAND LOCATED IN THE JACOB HALL SURVEY, ABSTRACT NUMBER 351 AND THE HAMILTON STUART SURVEY, ABSTRACT NUMBER 723, HARRIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 19.260 TRACT DESCRIBED IN THE DEED TO PATRICK CARTER GAY BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 1304163 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS; A CERTAIN TRACT OF LAND BEING 0.23636 ACRES OF LAND LOCATED IN THE JOHN L. BOATRRIGHT SURVEY, ABSTRACT NUMBER 81, WALLER COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 19,260 ACRE TRACT DESCRIBED IN THE DEED TO PATRICK CARTER GAY BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 1304163 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS; A TRACT BEING 0.3016 ACRE OF LAND LOCATED IN THE JACOB HALL SURVEY, ABSTRACT NUMBER 351, HARRIS COUNTY, TEXAS, MORE PARTICULARLY BEING ALL OF THAT CERTAIN CALLED 0.3082 ACRE TRACT DESCRIBED IN THE DEED TO FIELD STORE DEV, LLC BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER RP-2021-468171 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS; AND A TRACT BEING 0.5176 ACRE OF LAND IN THE HAMILTON STUART SURVEY, ABSTRACT NUMBER 723 AND THE JACOB HALL SURVEY, ABSTRACT NUMBER 351, HARRIS COUNTY, TEXAS, MORE PARTICULARLY BEING ALL OF THAT CERTAIN CALLED 0.5176 ACRE TRACT DESCRIBED IN THE ORDER OF COMMISSIONERS COURT RECORDED UNDER FILE NUMBER RP-2023-126927, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF SAID HARRIS COUNTY, TEXAS; PROVIDING FOR A SERVICE PLAN; PROVIDING FOR SEVERABILITY.

8. Discussion and possible action regarding **Ordinance # 648**, approving the petition for annexation on the following:

ORDINANCE NO. 648

AN ORDINANCE GRANTING THE REQUEST FOR ANNEXATION OF A CERTAIN 2.21 ACRE TRACT OF LAND SITUATED IN THE HARRIS COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 332, HARRIS COUNTY, TEXAS, SAME BEING A TRACT OF LAND CONVEYED TO ANITA JOAN STOERNER CRONA AND LINDA STOERNER SATTERWHITE, BY DEED RECORDED IN CLERK'S FILE NO. W393226, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS; PROVIDING FOR A SERVICE PLAN; PROVIDING FOR SEVERABILITY.

9. Discussion and possible action to approve **Resolution # 2024-16**, authorizing the Mayor to execute settlement release documents with retail pharmacy Kroger, as an additional settling party within the national opioid settlement participation previously authorized by the City.
10. Discussion and possible action to approve 2025 Pay Day and Holiday Schedule.
11. Discussion and possible action to approve migrating the bank accounts from regular accounts to an ACH account to help with fraudulent activity.
12. Discussion and possible action to approve authorization for HDL Companies to receive information from Texas Comptroller of Public Accounts regarding sales and use tax and renew the agreement allowing them to audit Hotel Motel funds.
13. Discussion and possible action to adopt **Resolution # 2024-17**, authorizing the entering into a Multiple Use Agreement with the Texas Department of Transportation to permit the installation and operation of automated license plate recognition cameras within the city limit of the City of Waller.

14. Discussion and possible action to approve authorization for Waller EDC payment of \$204,107 to Natura PCR as an incentive for local hiring and as partial reimbursement of utility extension expense.
15. Discussion and possible action to approve the final 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 to adopt **Resolution # 2024-18**, adopting Tax Abatement Guidelines for the years 2025-2026.

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 Tuesday, December 10, 2024, at 11:30 a.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.