



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

BE IT REMEMBERED THAT ON THIS THE 18th day of September 2023 at 6:00 p.m. 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
Mayor Pro Tem Dwayne Hajek
Councilmember Nancy Arnold
Councilmember Don Hart
Councilmember Jason Tones
Councilmember Sherri Swisher (absent)

Staff:
Cynthia Ward, City Secretary
Beatris Sanchez, Deputy City Secretary
Ryan Short, Finance Officer
Markus Benoit, Public Works Director
Michael Lopez, Police Chief
Art Pertile, City Attorney

Mayor Marburger called the meeting to order at 6:01 p.m.

PRAYER AND PLEDGE OF ALLEGIANCE

*The prayer was led by Councilmember Nancy Arnold.
The pledge was led by Mayor Pro-Tem Dwayne Hajek.*

ROLL CALL

Mayor Marburger and all 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 City Council to speak on 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.

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 August 15, 2023, Budget Workshop Meeting.
2. Approval of Minutes for August 21, 2023, Regular Meeting.
3. Approval of Minutes for August 28, 2023, Special Meeting.

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

PUBLIC HEARING

Mayor Marburger opened the public hearing at 6:04pm.

The purpose of the Public Hearing is to receive input from the public, either oral or written, regarding the 2023-2024 Proposed City of Waller Operating Budget for the fiscal year beginning October 1, 2023, and ending September 30, 2024.

THIS BUDGET WILL RAISE MORE REVENUE FROM PROPERTY TAXES THAN LAST YEAR'S BUDGET BY AN AMOUNT OF \$290,372 WHICH IS A 10.06% INCREASE FROM LAST YEAR'S BUDGET. THE PROPERTY TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR IS \$297,131.

CLOSE PUBLIC HEARING

With no public comments, Mayor Marburger closed the public hearing at 6:06pm.

REGULAR AGENDA ITEMS

4. a. Discussion and possible action to ratify the property tax increase reflected in the proposed 2023-2024 Operating Budget.

Mayor Marburger addressed Council to make a motion on ratifying the property tax increase reflected in the proposed 2023-2024 Operating Budget.

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

- b. Discussion and possible action to approve **Ordinance # 618**, approving and adopting the budget for fiscal year 2023-2024 for the period beginning October 1, 2023, and ending September 30, 2024, 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 \$290,372, WHICH IS A 10.06% INCREASE FROM LAST YEAR'S BUDGET. THE PROPERTY TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR IS \$297,131.

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

5. Discussion and possible action to:

- a. Set the 2023 Debt Service Ad Valorem Tax Rate at \$0.1694 per \$100 valuation.

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

- b. Set the 2023 Maintenance and Operation Ad Valorem Tax Rate at \$0.3210 per \$100 valuation.

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

- c. Approve **Ordinance #619**, adopting an Ad Valorem Tax Rate of \$0.4904 per \$100 assessed valuation; providing for the assessment, levy, and collection of Ad Valorem Taxes of the City of Waller, Texas for the year 2023; 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.

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

6. Discussion and possible action to approve **Resolution # 2023-13**, 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

Public Works Director, Markus Benoit addressed Council on the gas, water, and wastewater rates. The rates are based on a Rate Study that was conducted. These rates will be effective November 1, 2023. Residents and commercials will be notified of the changes.

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

7. Discussion and possible action to approve **Resolution # 2023-14**, 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.

Public Works Director, Markus Benoit addressed Council on Republic's fees going up 5% across the board, therefore there will be a 5% increase on trash services. The new schedule of fees on trash rates will be effective October 1, 2023.

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

8. Discussion and possible action on **Resolution # 2023-15**, electing a person to the Board of Directors of the Harris County Appraisal District.

City Secretary, Cynthia Ward addressed Council on every two years there is to elect a person to the Board of Directors of the Harris County Appraisal District. The City has nominated Mike Sullivan over the past few years.

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

9. Discussion and possible action on **Resolution # 2023-16**, electing a person (s) to the Board of Directors for the Waller County Appraisal District.

City Secretary, Cynthia Ward addressed Council on every two years there is to elect a person to the Board of Directors for the Waller County Appraisal District. The City of Waller counts for 50 votes.

City Attorney, Art Pertile addressed Council on tabling agenda item #9 and have further discussion until the October Regular Council Meeting.

Councilmember Arnold motioned to table agenda item #9. Mayor Pro-Tem seconded the motion. Motion passed.

10. Discussion and possible action to approve \$6,000.00 from Hotel/Motel fund for the 2023 Waller County Fair and Rodeo.

City Secretary, Cynthia Ward addressed Council on the letter from the Waller County Fair and Rodeo requesting a donation. There is \$6,000 on the budget for the donation.

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

11. Discussion and possible action to approve change order no. 2 with American Parking control for the Asphalt Roadway Rehabilitation.

Public Works Director, Markus Benoit and City Engineer, Travis Sellers addressed Council on approving change order no. 2 with American Parking Control. This change order is for the Asphalt Roadway Rehabilitation. There is a decrease in the contract amount, so there is a negative change order \$205,502.15.

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

12. Discussion and possible action to award Underground Solutions, LLC for the waterline extension to serve Avangard/Natura PCR.

Public Works Director, Markus Benoit and City Engineer, Travis Sellers addressed Council on awarding Underground Solutions for the waterline extension to service Natura PCR. Underground Solution was the lowest bidder.

Councilmember Tones motioned to approve. Councilmember Arnold seconded the motion. Motion passed.

13. Discussion and possible action to approve the Halloween Trunk or Treat, sponsored by Brite Nites, at the Waller Plaza on October 28, 2023.

Public Works Director, Markus Benoit addressed Council on approving Brite Nites sponsored by Mr. Perez. The details would be the same as last year.

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

MAYOR-COUNCIL REPORTS

- **Councilmember Arnold**
 - *Addressed the public on her attendance at the Texas Association of Regional Councils on the Legislative Session.*
 - *Will be serving as President for 2023-2024.*
 - *Addressed the public on letter of recognition received from Prairie View thanking the Waller Police Chief and Waller Fire Department.*
- **Mayor Marburger**
 - *Addressed the public on the Waller County Fair Parade on September 30, 2023, and the City will have an entry, representing Waller.*
 - *Gave an update on the name change of the Harris County MUD. 554 to Harris-Waller Counties MUD. No. 12*

STAFF REPORTS

Cynthia Ward, City Secretary,

- *No report*

Markus Benoit, Public Works Director

- *Update on gas pipeline at Bucees, Beacon Hill, and 290 Dr.*
- *Update on water well*

Michael Lopez, Police Chief

- *No report*

John Isom, WEDC Director (absent)

- *No report*

Travis Sellers, City Engineer

- *No report*

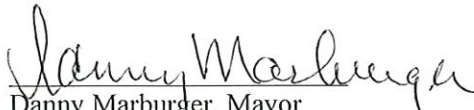
ELECTED OFFICIAL REPORTS

Not present, no report

ADJOURNMENT


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

APPROVED BY:



Danny Marburger, Mayor

ATTEST:



Cynthia Ward, City Secretary