



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

BE IT REMEMBERED THAT ON THIS THE 21st day of April 2025 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
Councilmember Don Hart
Councilmember Dwayne Hajek
Councilmember Sherri Swisher (Absent)

Staff:

Cynthia Ward, City Secretary
Lucero Valdez, Deputy City Secretary
Ryan Short, Finance Officer
Daniel Wilson, Public Works Director
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, Arnold, Hart and Hajek were all present.
Councilmember Swisher absent.*

PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN RELATING TO POSSIBLE ADOPTION OF IMPACT FEES

A hearing will be held Monday, April 21, 2025, at 6:00 p.m. in the Waller City Hall Building on 1218 Farr Street, Waller, Texas 77484 during the City Council meeting. The purpose of the hearing is to consider land use assumptions and capital improvements plan under which an impact fee may be imposed.

ANY MEMBER OF THE PUBLIC HAS THE RIGHT TO APPEAR AT THE HEARING AND PRESENT EVIDENCE FOR OR AGAINST THE LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN.

Adam Lawson from Finishes asked whether the impact fees study covered the period from 2017 to 2027. Mayor Marburger clarified that it pertains only to land use, as the full impact fee study has not yet been completed.

CLOSE PUBLIC HEARING

With no additional public comments, Mayor Marburger closed the hearing at 6:02 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.

Mae Edwards addressed the Council with concerns regarding noise and traffic in her neighborhood. She mentioned ongoing issues with loud music and vehicle exhaust. She also referenced the upcoming Feed Store restaurant on Old Washington, which is expected to play music until 11:00 PM Monday through Thursday and until 1:00 AM on Fridays and Saturdays. She also expressed concern over increasing through traffic, particularly 18-wheelers bypassing traffic signals and using residential streets, including a blind curve near the townhomes where several near accidents have occurred. Ms. Edwards requested that the Council consider adopting a Noise Ordinance to help mitigate these issues and support residents with early morning schedules.

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 March 17, 2025, Regular Meeting.
2. Approval of Attwater Section 2 Preliminary Plat.
3. Approval of Attwater Section 3 Preliminary Plat.

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

REGULAR AGENDA ITEMS

4. Discussion and possible action to approve **Ordinance # 652**, regarding Land Use and Capital Improvements Plan from the impact fee study as presented by Cobb, Fendley.

Jacob Escobedo with Cobb, Fendley addressed the Council with a presentation on Capital Improvement Projects, outlining the purpose of impact fees and the process for their adoption. He also reviewed the City of Waller’s land use maps and the Water and Sewer Capital Improvement Projects Plan.

Mayor Marburger addressed the next step would be for Cobb, Fendley to present the dollar value on what the Impact Fees should be. Jacob Escobedo confirmed.

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

5. Discussion and possible action to approve a new job description for an Internship Program for the City of Waller.

City Secretary Cynthia Ward addressed the council to approve the job description for the Internship Program to assist the Public Works department this summer and to have it for future use as the need arises.

Councilmember Arnold asked if there was a minimum age. Cinthia Ward advised this would need to meet the legal age requirement.

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

6. Discussion and possible action to adopt **Resolution # 2025-07**, to designate authorized signatories for the Texas Community Development Block Grant program.

Finance Officer Ryan Short addressed the council regarding approval of Resolution # 2025-07 to designate authorized signatories for the Texas Community Development Block Grant program.

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

7. Discussion and possible action to update the Hotel/Motel Occupancy Tax Report form to include information from the State Comptroller's Office to show penalties and fees.

Finance Officer Ryan Short addressed the council regarding approval to update and add the State Comptroller's Office information showing penalties and fees to the Hotel/Motel Occupancy Tax Report.

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

8. Discussion and possible action to approve a pump and haul agreement with City of Waller and Waller County Municipal Utility District No. 38.

Public Works Director Daniel Wilson addressed the council regarding setting up a formal agreement with Attwater to haul their sludge and waste to Beacon Hill temporarily until Attwater can get their lift station up and running.

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

9. Discussion and possible action requesting authorization to advertise for competitive bids for cleaning of the two racetrack basins at the sewer plant.

Public Works Director Daniel Wilson addressed the council regarding the two racetrack basins at the sewer plant that have never been cleaned and are currently filled with sludge. He recommended cleaning the basins to extend the life of the pump motors and to allow for inspection and repair of any components requiring attention.

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

10. Discussion and possible action requesting authorization to Solicit RFQ's for Gas Compliance Services.

Public Works Director Daniel Wilson addressed the council regarding going out for a proper bid with EnServ to remove some of the items on their current contract with the City to alleviate some of the cost.

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

11. Discussion and possible action requesting authorization to set a not to exceed amount of \$117,450.00 with J and S Wells for the purposes of investigating Well #1 water supply rehabilitation located on Bois D Arc St.

Public Works Director Daniel Wilson addressed the council requesting approval to investigate Well # 1 to figure out the issues with the well as it has been sitting inactive for a long time, and this would be a great start to fixing this well site as the City currently needs more water wells.

Mayor Pro-Tem Tones asked if this would cover fixing the well. Daniel addressed this would only cover to get the pump opened and explore what needs to be done.

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

12. Discussion and possible action requesting authorization to award the Field Store Lift Station diversion contract to ISJ Underground Utilities, LLC and approval to pay \$716,316.50 from the reserve funds.

City Engineer Travis Sellers addressed the council with a diversion contract to extend the existing 18-inch sewer line and add an additional manhole. This project will allow for the elimination of the existing lift station, which has reached the end of its useful life, and enable the transition to a gravity bypass system.

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

13. Discussion and possible action to approve a utility agreement between the City and DFL Business Park, LLC.

Public Works Director Daniel Wilson addressed the council with the utility agreement for DFL Business Park, LLC.

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

14. Discussion and possible action to approve Memorandum of Understanding (MOU) with Harris County for AFIS Access.

Chief Michael Lopez addressed the Council regarding the Automated Fingerprinting Identification System (AFIS). He explained that this system would significantly reduce the time officers spend in Harris County for fingerprinting, as it currently ties up officers for up to eight hours.

Councilmember Arnold asked whether the system would also be linked to Waller County. Chief Lopez responded that, unfortunately, the AFIS systems for Harris and Waller Counties are not compatible, meaning any fingerprinting required for Waller County would still need to be done through Waller County. He clarified that the new system would primarily benefit the Harris County side, shortening the fingerprinting process.

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

15. Discussion and possible action to approve the recommendation for a new EDC director.

*EDC Director John Isom addressed the council regarding his retirement at the end of May and introduced Lynn Spencer as the recommended candidate that was unanimously selected by the hiring committee and addressed her previous pro bono work with the City of Waller and her previous Economic Development background.
Lynn Spencer introduced herself to the council and expressed her gratitude for being present.*

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

MAYOR-COUNCIL REPORTS

STAFF REPORTS

Cynthia Ward, City Secretary
No report.

Michael Lopez, Police Chief
No report

Daniel Wilson, Public Works Director
No report.

John Isom, WEDC Director
No report.

Travis Sellers, City Engineer
No report.


ELECTED OFFICIAL REPORTS

Not present, no report.

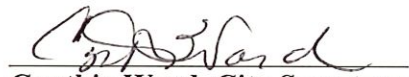
ADJOURNMENT

With no other business, Mayor Marburger adjourned at 6:46 PM.

APPROVED BY:


Danny Marburger, Mayor

ATTEST:


Cynthia Ward, City Secretary

