



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

BE IT REMEMBERED THAT ON THIS THE 16th day of June 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

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 all the Councilmembers are present.

PUBLIC HEARING

PRESENTATION BY JACOB ESCOBEDO WITH COBB, FENDLEY & ASSOCIATES

Jacob Escobedo with Cobb, Fendley & Associates presented the 2025–2035 Water and Sewer Impact Fee Update to Council.

A hearing will be held on Monday, June 16, 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 the adoption of an impact fee and the amount of the proposed impact fee per service unit.

ANY MEMBER OF THE PUBLIC HAS THE RIGHT TO APPEAR AT THE HEARING AND PRESENT EVIDENCE FOR OR AGAINST THE PLAN AND PROPOSED FEE.

Adam Lawson from Finishes asked the City Council to take into consideration the increase in the cost of impact fees as this will cause local businesses' rent to increase and construction corporations not to be able to afford the impact fees.

CLOSE PUBLIC HEARING

With no additional public comments, Mayor Marburger closed the hearing at 6:09 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.

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 May 8, 2025, Special Meeting
2. Approval of Minutes for May 13, 2025, Special Meeting.
3. Approval of Minutes for May 19, 2025, Regular Meeting.
4. Approval of 2025-26 Budget Calendar for FY ending September 30, 2026.
5. Approval of Attwater Section 1 one-year warranty.

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

REGULAR AGENDA ITEMS

6. Discussion and possible action to adopt **Ordinance # 656**, approving updated impact fees for water and wastewater facilities in accordance with Chapter 395 of the Texas Local Government Code; making certain findings related to the subject; and providing for severability.

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

7. Discussion and possible action to approve the 2024-2025 FY audit as presented by Crowe LLP.

Robert Belt with Crowe presented the council with the 2024-2025 fiscal year audit findings covering the City's fund accounts and the results of the City's business type activities.

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

8. Discussion and possible action to adopt **Ordinance # 657**, approving a contingent fee contract with Perdue Brandon Fielder Collins and Mott, LLP for the collection of delinquent utility accounts owed to the City of Waller and notice of said contract is posted with the agenda in accordance with Section 2254 of the Government Code.
(Otilia Gonzales)

Otilia Gonzales with Perdue Brandon Fielder Collins and Mott, LLP presented the council with firm's services for collecting delinquent utility and property accounts. She explained that the firm provides this service at no cost to the City, as they are compensated through a statutory penalty fee added to the delinquent accounts. The firm collects the owed funds and remits them to the City, aiming to recover as much as possible. Regular status updates on collection efforts will be provided to the City.

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

9. Discussion and possible action to adopt **Resolution # 2025-09**, approving a professional legal services contract with Perdue Brandon Fielder Collins and Mott, LLP for the purposes of collecting delinquent utility fees and findings related to the same. (City Attorney)

City Attorney Philip Boedeker presented the council with Resolution # 2025-09, a professional legal services contract, which solidifies the requirements under Section 2254.

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

10. Discussion and possible action to adopt **Resolution # 2025-10**, approving a contingent fee contract with Perdue Brandon Fielder Collins and Mott, LLP pursuant to Section 6.30 of the

Tax Code, said contract being for the collection of delinquent ad valorem taxes owed to the City of Waller, Texas and notice of said contract is posted with the agenda in accordance with Section 2254 of the Government Code. (*Otilia Gonzales*)

Otilia Gonzales with Perdue Brandon Fielder Collins and Mott, LLP addressed the Council regarding this item, which is for the collection of delinquent taxes owed to the City of Waller at no cost to the City.

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

11. Discussion and possible action to adopt **Resolution # 2025-11**, approving a professional legal contract with Perdue Brandon Fielder Collins and Mott, LLP for the purposes of collecting delinquent ad valorem taxes and terminate the current contract. (*City Attorney*)

City Attorney Philip Boedeker presented the council with Resolution # 2025-11, a professional legal contract, similar to the previous resolution but for the ad valorem taxes.

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

12. Discussion and possible action to approve an amended agreement between Flock Group Inc. and Waller Police Department waving the installation fee due to the length of waiting time for installation.

Chief Michael Lopez addressed the council with the amended contract with Flock Group, which waives the installation fees due to the length of the installation time.

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

13. Discussion and possible action of purchasing four additional Flock Safety Cameras.

Chief Michael Lopez requested the council approval to purchase four additional Flock Safety Cameras at this time to take advantage of the waived installation fees.

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

Mayor Pro-Tem inquired about the locations of the new cameras. Chief Lopez explained that the locations are still being finalized but are planned for FM 362 and Business 290. Councilmember Hart asked about the location of the four current cameras. Chief Lopez stated one is currently at Field Store and 290, one at the Welcome to Waller sign, one at Waller Tomball and FM 2920 and the last one at Cyrus off FM 362.

14. Discussion and possible action of adding Civil Standby, Protective Orders, and Court Ordered Law Enforcement Assistance to Waller Police Department policies.

Chief Michael Lopez addressed the council in regards to the approval of the amended Waller Police Department policy, which would require a court order for more challenging civil standbys.

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

15. Discussion and possible action to receive the dedication of the 1.77-acre tract of land for a water plant site and execute the Special Warranty Deed from MUD 38.

Public Works Director Daniel Wilson addressed the council for approval to accept the 1.77-acre tract of land, dedicated to the City of Waller by MUD 38, for use as a water plant site.

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

16. Discussion and possible action to authorize the use of a Homeowner's Affidavit within the Permitting Department.

Public Works Director Daniel Wilson presented the council with a Homeowner's Affidavit, which would allow homeowners to remodel certain aspects of their homes without hiring a contractor, removing liability from the City. Bureau Veritas will still review plans before granting approval to proceed with the remodel. Councilmember Arnold and Mayor Pro-Tem Tones asked for clarification on how the City would determine what qualifies as a minor remodel and doesn't require a professional contractor. Public Works Director Wilson explained that Bureau Veritas would still review all plans and would be aware of the addresses using the Homeowner's Affidavit, allowing them to conduct inspections as needed.

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

17. Discussion and possible action to approve updated Fire Alarm/Fire Sprinkler application to cover all Fire Review.

Public Works Director Daniel Wilson addressed the council with an updated Fire Alarm/Fire Sprinkler application to cover all Fire Review.

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

18. Discussion and possible action to adopt **Ordinance # 658**, approving a fee for a Temporary Food Vendor Permit and approving a new Temporary Food Vendor Permit Application in the Permitting Department.

Public Works Director Daniel Wilson addressed the City Council with a proposed new fee for a Temporary Food Vendor Permit, along with a request to approve the corresponding application form to be used for temporary events. Mayor Pro-Tem inquired whether the

city already had a food vendor permit in place. Director Wilson clarified that while the city currently issues a Mobile Food Vendor Permit, this new permit would specifically apply to temporary events. Councilmember Hart requested that the Council revisit the new application after confirming that the existing Mobile Food Vendor Permit aligns with current city ordinances.

Councilmember Arnold motioned to table this item. Councilmember Hart seconded the motion. Item tabled.

19. Discussion and possible action to approve a contract with K3BMI in the amount of \$92,500 for the cleaning and haul off of sludge in the two racetracks at the Sewer Plant.

Public Works Director Daniel Wilson addressed and requested council approval for a contract with K3BMI for the cleaning and hauling of sludge from the sewer plant racetracks. Councilmember Arnold questioned the differences between the submitted bids. Mayor Marburger emphasized that the racetracks have never been cleaned out before and stated that this work is long overdue.

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

20. Discussion and possible action to award the Building Official and Plan Review services contract to Bureau Veritas.

Public Works Director Daniel Wilson addressed the council for approval of a contract with Bureau Veritas to provide Building Official and Plan Review services. He stated that the city has experienced positive results and improvements following their reevaluation efforts in partnership with the City of Waller.

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

21. Discussion and possible action to award a Gas Compliance services contract to Enserv Solutions.

Public Works Director Daniel Wilson addressed the council for approval of a contract with Enserv Solutions for Gas Compliance Services stating that the company is helping the City save money through its new pricing structure.

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

MAYOR-COUNCIL REPORTS

STAFF REPORTS

Cynthia Ward, City Secretary

Updated council on a Proclamation from the Mayor, presented on behalf of the City of Waller to Deacon Otis Curtis, honoring him as a living legend during a special recognition at Bailey Chapel Church of God in Christ on Sunday, June 8th.

Additionally, Hope Media Group (89.3 KSBJ) will be distributing free Blue Bell ice cream cups on Thursday, July 31st, from 6:00 to 7:00 p.m. at Daikin Park.

Michael Lopez, Police Chief

No report

Daniel Wilson, Public Works Director

Updated council on the sidewalk project along Waller-Tomball Road, informing the Council that the sidewalk will be shifted one foot away from the TxDOT easement in areas where certain residents have expressed concerns about it being placed on their property. This adjustment eliminates the need for a temporary permit from TxDOT. In areas where no concerns have been raised, the project will proceed with a four-foot-wide sidewalk along the original easement line.

Travis Sellers, City Engineer

No report.

ELECTED OFFICIAL REPORTS

Not present, no report.

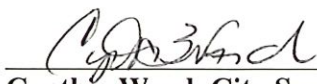
ADJOURNMENT

With no other business, Mayor Marburger adjourned at 7:23 PM.

APPROVED BY:


Danny Marburger, Mayor

ATTEST:


Cynthia Ward, City Secretary

