



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

**MONDAY, AUGUST 18, 2025
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 18th day of August 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 PROPOSED FY 2025-2026
BUDGET AND TAX RATE**

PUBLIC HEARING

**TO RECEIVE PUBLIC COMMENTS REGARDING THE ANNEXATION OF THE
FOLLOWING PROPERTY:**

A Petition for Annexation filed by TT Investment Company for a certain tract of land being 87.739 acre tract, more or less situated in the George A. Dennett survey, abstract 123, Waller County, Texas, and being the same tract of land called 87.823 acres and described in the deed recorded in volume 435, page 677 of the deed records, Waller County, Texas; save and except a 6.524 acre tract and a 15.8568

acre tract of land situated in the George A. Dennett survey, abstract 123, Waller County, Texas; and a certain tract of land being a tract or parcel of land containing a 15.8568 acre tract, more or less, situated in the George A. Dennett survey, abstract 123, Waller County, Texas; providing for an agreed service plan; providing for severability.

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 July 21, 2025, Regular Meeting.
2. Approval of Minutes for July 24, 2025, Workshop Meeting.
3. Approval of Minutes for July 31, 2025, Workshop Meeting.
4. Approval of Quarterly Investment Report ending June 2025.
5. Approval of Attwater Amenity Center Final Plat.
6. Approval of Attwater Entry Monument Reserves Preliminary Plat.
7. Conditional approval of Binford Road Office Park Section 1 No. 2 Preliminary Replat.
8. Conditional approval of Binford Road Office Park Section 1 No. 3 Preliminary Replat.
9. Approval of \$6,000.00 from Hotel/ Motel fund for the 2025 Waller County Fair and Rodeo.
10. Approval of refund to Love Family Affiliated Fund for tax year 2024 due to value change per HCAD.
11. Approval of refund to Foyt A J JR for tax year 2024 due to value change per HCAD.

REGULAR AGENDA ITEMS

12. Discussion and possible action regarding **Ordinance # 659**, approving the petition for annexation on the following:

ORDINANCE NO. 659

AN ORDINANCE GRANTING THE REQUEST FOR ANNEXATION OF A CERTAIN TRACT OF LAND BEING 87.739 ACRE TRACT, MORE OR LESS SITUATED IN THE GEORGE A. DENNETT SURVEY, ABSTRACT 123, WALLER COUNTY, TEXAS, AND

BEING THE SAME TRACT OF LAND CALLED 87.823 ACRES AND DESCRIBED IN THE DEED RECORDED IN VOLUME 435, PAGE 677 OF THE DEED RECORDS, WALLER COUNTY, TEXAS; SAVE AND EXCEPT A 6.524 ACRE TRACT AND A 15.8568 ACRE TRACT OF LAND SITUATED IN THE GEORGE A. DENNETT SURVEY, ABSTRACT 123, WALLER COUNTY, TEXAS; AND A CERTAIN TRACT OF LAND BEING A TRACT OR PARCEL OF LAND CONTAINING A 15.8568 ACRE TRACT, MORE OR LESS, SITUATED IN THE GEORGE A. DENNETT SURVEY, ABSTRACT 123, WALLER COUNTY, TEXAS; PROVIDING FOR AN AGREED SERVICE PLAN; PROVIDING FOR SEVERABILITY.

13. Discussion and possible action regarding **Ordinance # 660**, approving the petition for consent on the following:

ORDINANCE NO. 660

AN ORDINANCE GRANTING THE PETITION FOR CONSENT FOR A CERTAIN TRACT APPROXIMATELY 41.118 ACRES OF LAND INTO WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 33; AND PROVIDING FOR SEVERABILITY.

14. Discussion and possible action to approve the proposed FY 2025-26 budget for the City of Waller.
15. Discussion and possible action to approve the proposed FY 2025-26 tax rate for the City of Waller.
16. Discussion and possible action of entering Memorandum of Understanding (MOU) with Prairie View A&M University.
17. Discussion and possible action of entering one year contract with Vector Solutions for Field Training Officer Software.
18. Discussion and possible action to approve **Resolution # 2025-14**, authorizing certain officers and employees to hold and use city purchase cards; and providing for related matters.
19. Discussion and possible action to approve a preventive maintenance contract with Waukesha Pearce to adjust contract price from \$19,338.10 to \$17,343.54 per year for (5) years for all generators (10) for the City of Waller.
20. Discussion and possible action requesting authorization for the use of the Civic Center for yearly training of gas requalification's from Sept 8th – 12th hosted by Gajeske.
21. Discussion and possible action requesting authorization for a change order in the amount of \$0.00 for the Field Store Road Lift Station Diversion project.
22. Discussion and possible action to approve acceptance of waterline located in project Mitigation Pond D1, D2 and D3 To Serve Beacon Hill and TXDOT Detention Basin B to undergo 1-year maintenance period.
23. Discussion and possible action requesting authorization for the purchase of a John Deere 60 inch riding mower for Public Works with Buyboard price of \$13,614.12.
24. Discussion and possible action approving **Ordinance 661**, amending **Ordinance 338 Section 3.12** to include special exceptions within the subdivision code.

ORDINANCE NO. 661

AN ORDINANCE OF THE CITY OF WALLER, TEXAS AMENDING ORDINANCE 338, SECTION 3.12, RESERVED TRACTS, APPENDIX A, SUBDIVISIONS, OF THE CITY'S CODE OF ORDINANCES TO CREATE A SPECIAL EXCEPTION; MAKING OTHER FINDINGS RELATED; PROVIDING FOR EFFECTIVE DATE; AND PROVIDING FOR SEVERABILITY.

25. Discussion and possible action authorizing the purchase of 6 new vehicles to be utilized by Public Works and Code Enforcement beginning FY 2026.
26. Discussion and possible action authorizing a change order for well # 5 to paint piping which was not in original contract.

MAYOR-COUNCIL REPORTS

STAFF REPORTS

- Cynthia Ward, City Secretary
- Michael Lopez, Chief of Police
- Daniel Wilson, Public Works Director
- Lynn Spencer, 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 Wednesday, August 13, 2025, at 10:00 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.