



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

**MONDAY, SEPTEMBER 15, 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 15th day of September 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**

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 August 18, 2025, Regular Meeting.
2. Approval of Gracious Gardens Preliminary Plat.
3. Approval of 2025-26 City of Waller Investment Policy.

PUBLIC HEARING

The purpose of the Public Hearing is to receive input from the public, either oral or written, regarding the 2025-2026 City of Waller Operating Budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026.

THIS BUDGET WILL RAISE MORE REVENUE FROM PROPERTY TAXES THAN LAST YEAR'S BUDGET BY AN AMOUNT OF \$983,947, WHICH IS A 31.27% INCREASE FROM LAST YEAR'S BUDGET. THE PROPERTY TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR IS \$390,756.

CLOSE PUBLIC HEARING

REGULAR AGENDA ITEMS

4. a. Discussion and possible action to approve **Ordinance # 662**, approving and adopting the budget for fiscal year 2025-2026 for the period beginning October 1, 2025, and ending September 30, 2026, 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 \$983,947, WHICH IS A 31.27% INCREASE FROM LAST YEAR'S BUDGET. THE PROPERTY TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR IS \$390,756.

- b. Discussion and possible action to ratify the property tax increase reflected in the proposed 2025-2026 Operating Budget.
5. Discussion and possible action to:
 - a. Set the 2025 Debt Service Ad Valorem Tax Rate at \$ 0.1184 per \$100 valuation.
 - b. Set the 2025 Maintenance and Operations Ad Valorem Tax Rate at \$ 0.3280 per 100 valuations.
 - c. Approve **Ordinance # 663**, adopting an Ad Valorem Tax Rate of \$.4464 per \$100 assessed valuation; providing for the assessment, levy and collection of Ad Valorem Taxes of the City of Waller, Texas for the year 2025; 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.

6. Discussion and possible action to approve **Resolution # 2025-15**, 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
7. Discussion and possible action to approve **Resolution # 2025-16**, 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.
8. Discussion and possible action to adopt **Resolution # 2025-17**, Authorizing Publication of Notice of Intention to Issue Certificates of Obligation; Approving the Preparation of a Preliminary Official Statement and Selection of Underwriters; and Approving Other Matters Incidental Thereto.
9. Discussion and possible action to approve a public funds depositor collateral security agreement with Candence Bank, First Horizon Bank.
10. Discussion and possible action to approve City of Waller 2025-2026 Tax Assessment and Collection Services Agreement.
11. Discussion and possible action to approve **Ordinance # 664**, an ordinance regarding the City of Waller's Texas Municipal Retirement System benefits authorizing a 20-year retirement eligibility; an increase to the employee contribution rate; annually accruing updated service credits and transfer updated service credits; annually accruing annuity increases, also referred to as a cost of living adjustments (COLAS) for retirees and their beneficiaries; and removal of the statutory maximum contribution rate limit.
12. Discussion and possible action to approve renewal of ClearGov budgeting software for city wide budgeting.
13. Discussion and possible action to approve Arbitrage Compliance Specialist, INC ("ACS") to calculate our annual and semi-annual Arbitrage rebate calculations on our Certificate of Obligations Bonds 2017 and 2022.
14. Discussion and possible action to approve a new pest control service contract with Bill Clark Pest Control, Inc.
15. Discussion and possible action approving **Resolution # 2025-18**, to designate certain property as surplus and authorize its disposition:
 - a. Public Works – Unit 23, 2017 Ford F-150.
 - b. Police Department – Unit 320 and Unit 321.
16. Discussion and possible action to release the retainage fee in the amount of six thousand dollars (\$6,000) to Phoenix Fabricators & Erectors as stated in the project completion agreement.

17. Discussion and possible action to award a contract to IDS Engineering Group for design of Old Houston Highway Reconstruction.
18. Discussion and possible action to award a contract to IDS Engineering Group for design of Water Plant No. 6.
19. Discussion and possible action requesting authorization for a change order in the amount of -\$93,300.00 for the Water Well at Water Plant No. 5 project.
20. Discussion and possible action requesting authorization for a change order in the amount of -\$140,551.00 for the Water Plant No.5 project.
21. Discussion and possible action to approve **Ordinance # 665**, amending Section 78-141, no parking, stopping or standing zone (cont), Article V, parking, Chapter 78, traffic and vehicles, of the City's Code of Ordinances to add additional no parking zones within the city; making other findings related; providing for effective date; and providing for severability.
22. Discussion and possible action of entering Memorandum of Understanding (MOU) with **Waller County Sheriff's Office**.
23. Discussion and possible action of entering Memorandum of Understanding (MOU) with **City of Prairie View Police Department**.
24. Discussion and possible action of entering Memorandum of Understanding (MOU) with **City of Hempstead Police Department**.

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 Monday, September 8, 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.