

**Waller Economic Development Corporation**  
**Meeting Minutes**  
5/13/2024

**I. Call to order**

**Chuck Scianna** called the April meeting of the **WEDC** to order at 3:05 p.m. on 5/13/2024. In attendance: John Isom, Elizabeth Dominguez, Chuck Scianna, Bill Fendley, Royce Rape, Phil Boedeker, Travis Sellers, Don Hart and Rhonda Plata.

**II. Open issues**

- A. Minutes from the 04/08/2024 meeting was presented. Bill made the motion to accept them as presented with Elizabeth making the second. The motion passed.
- B. Financial Report – no report presented.
- C. John said that the City of Waller is looking into getting a replacement for the Public Works manager and they may get an interim.
- D. Discussed the lack of response pertaining to the repairs for the Welcome to Waller sign. Royce provided a contact name and number.
- E. Discussed the EDC lot and the possibility of construction of an EDC/Chamber building. There has been no response to inquiries concerning the lot behind the EDC property. The suggestion was to contact Melissa Hegemeyer to see if any other properties are available near City Hall. The City requested right of first refusal for the Schultz 6 lot property. John will be requesting more changes to the PBK mockup for the EDC/Chamber building.
- F. The Waller City Council is agreeable to having a Unified Development Code created. Travis is working on a draft and speculates it will be a cost of \$200,000.00 and it will be a City/EDC joint venture.
- G. Senate Bill 2038 allows property owners to withdraw from a City. Waller Town Center is looking at not being a part of the City and creating it's own MUD. John believes doing something to incentivize them to stay would be a great idea. They will not save any tax dollars and if they remain in the ETJ, they will have to have City of Waller permission to create a MUD. There is a current 212 agreement that expires 6/1/24 between the City of Waller and Waller Town Center in place and a 212 agreement can last up to 45 years. There is a challenge in the court system against the legality of Senate Bill 2038, but it may take a while to reach a conclusion. The EDC wants to work with Waller Town Center but would need an idea of needs, etc. There may be grant opportunities available as well. Water and Gas being available will be easy. Sewer is doable with a combination of gravity and lift stations. Either option will be about 5 million. Waller Town Center will be required to do a lift station. At some point the Wastewater plant will need to be expanded and a second waste water plant will be required. 10-20 years is the time frame. The EDC/City is willing to work with Waller Town Center but cannot commit to an actual price due to escalation of costs at the time of construction. There are no actionable items currently. John will contact them concerning letting the 212 agreement stand as is with the property to be annexed. He will also investigate grants.
- H. Buc-ees agreement expires in four years or so.
- I. The Neel property has been annexed via Chapter 43.
- J. An agreement between the ESD, City and County needs to be pursued prior to another election. All parties are interested in meeting. Bill suggested involving Harris County as well.



K. John is looking into retiring in the Spring of 2025.

Next Meeting 6/10/2024

The meeting adjourned at 5:05 p.m.

Minutes approved by:

Chuck Seaman  
[Signature]

Minutes submitted by: Rhonda Plata

Date: 6/10/24

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