



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

**BE IT REMEMBERED THAT ON THIS THE** 13th day of January, 2016 at 6:00 p.m. the City Council of the City of Waller, Texas met in Regular Session at 1119 Saunders St. with the following present:

Mayor Danny Marburger  
Mayor Pro Tem Sidney Johnson  
Councilmember Nancy Arnold  
Councilmember Edna Eaton  
Councilmember Dwayne Hajek  
Councilmember Mike McCormick

Cynthia Ward, City Secretary  
Gene Schmidt, Supt. of Public Works  
Paula Alexander, City Attorney  
David Leyendecker, City Engineer  
John Isom, EDC Director

Mayor Marburger called the meeting to order at 6:00 p.m.

**PUBLIC HEARING**

***Opened Public Hearing at 6:03 p.m.***

Public Hearing regarding a petition for annexation of 4.3 acres out of the right of way of the Old Houston Highway and Cameron International Corporation.

City Attorney Paula Alexander noted the Old Houston Highway property (4.3 acres) will be annexed first which allows contiguity to the Cameron property.

***Closed Public Hearing at 6:06 p.m.***

**REGULAR ITEMS**

3. Discussion and possible action regarding **Ordinance #488**, granting the Petition for Annexation filed by Cameron International Corporation; providing for the extension of certain boundary limits of the City of Waller, Texas to include annexation of right-of-way, said right-of-way being 4.3 acres of land out of the right of way of Old Houston Highway located in the J. Hitchcock survey, abstract 138, Waller County, Texas; annexation of all that certain tract or parcel of land, lying and being situated in Waller county, Texas, part of the James Hitchcock survey, a-138, being part of the same land described as 255.616 acres in the deed from Galveston-Houston company to Bettis Corporation, dated May 20, 1994, as recorded in volume 499, page 75, in the deed records of Waller County, Texas, or being part of the same land as described as 219.576 acres in the deed of trust executed by Galveston-Houston Company to William J. Rovere, Jr., dated June 26, 1986, as

recorded in volume 120, page 724, in the deed of trust records of Waller County, Texas; providing for severability; and making findings and provisions relative to the subject.

**ORDINANCE NO. 488**

**AN ORDINANCE GRANTING THE PETITION FOR ANNEXATION FILED BY CAMERON INTERNATIONAL CORPORATION; PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF WALLER, TEXAS TO INCLUDE ANNEXATION OF RIGHT-OF-WAY, SAID RIGHT-OF-WAY BEING 4.3 ACRES OF LAND OUT OF THE RIGHT OF WAY OF OLD HOUSTON HIGHWAY LOCATED IN THE J. HITCHCOCK SURVEY, ABSTRACT 138, WALLER COUNTY, TEXAS; ANNEXATION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN WALLER COUNTY, TEXAS, PART OF THE JAMES HITCHCOCK SURVEY, A-138, BEING PART OF THE SAME LAND DESCRIBED AS 255.616 ACRES IN THE DEED FROM GALVESTON-HOUSTON COMPANY TO BETTIS CORPORATION, DATED MAY 20, 1994, AS RECORDED IN VOLUME 499, PAGE 75, IN THE DEED RECORDS OF WALLER COUNTY, TEXAS, OR BEING PART OF THE SAME LAND AS DESCRIBED AS 219.576 ACRES IN THE DEED OF TRUST EXECUTED BY GALVESTON-HOUSTON COMPANY TO WILLIAM J. ROVERE, JR., DATED JUNE 26, 1986, AS RECORDED IN VOLUME 120, PAGE 724, IN THE DEED OF TRUST RECORDS OF WALLER COUNTY, TEXAS; PROVIDING FOR SEVERABILITY; AND MAKING FINDINGS AND PROVISIONS RELATIVE TO THE SUBJECT**

**WHEREAS**, on December 21, 2015 Cameron International Corporation filed a petition for annexation of property, requesting the annexation of certain property located within the extraterritorial jurisdiction of the City of Waller; said property being less than one-half mile in width, is contiguous to the City of Waller pursuant to Section 43.028(g) of the Texas Local Government Code, and is vacant and without residents or on which fewer than three (3) qualified voters reside; **SEE ATTACHED EXHIBIT "1"**; and **WHEREAS**, the Texas Local Government Code, Section 43.028, allows the annexation of a sparsely occupied area on petition of the area landowners; and

**WHEREAS**, a public hearing at a City Council meeting, where all interested persons were provided an opportunity to be heard on the proposed petition for annexation of the territory fully described in Exhibits 2 and 3, was held on January 13, 2016, in the City of Waller, at the City's Public Works Building, 1119 Saunders Street, Waller, Texas; and

**WHEREAS**, January 13, 2016 is more than 5 days and less than 30 days from the date Cameron International Corporation filed a petition for annexation of property requesting the annexation of said property; and

**WHEREAS**, the above described territory lies within the extraterritorial jurisdiction of the City of Waller, Texas;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WALLER, TEXAS:**

**Section 1.** That all of the recitals and preambles hereinabove stated are found to be true and correct and are incorporated herein and made a part of this ordinance.

**Section 2.** That, pursuant to Section 43.028(g), the territory described in Exhibit 3 is contiguous to the City by addition of the public right-of-way of a road or highway, which is fully described herein by metes and bounds, and included in the annexation of territory by the City; to-wit

**SEE ATTACHED EXHIBIT "2"**

**Section 3.** That the following described land and territory lying adjacent to and adjoining the City of Waller, Texas, is hereby added and annexed to the City of Waller, Texas, and said territory hereinafter described shall hereafter be included within the boundary limits of the City of Waller, Texas, and the present boundary limits of such city, at the various points contiguous to the area hereinafter described, are altered and amended so as to include said area within the corporate limits of the City of Waller, Texas, to-wit

**SEE ATTACHED EXHIBIT "3"**

**Section 4.** That the above described territory and the area so annexed shall be a part of the City of Waller, Texas, and the property so added hereby shall bear its pro rata part of the taxes levied by the City of Waller, Texas, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens and shall be bound by the acts, ordinances, resolutions, and regulations of the City of Waller, Texas.

**Section 5.** The plan for extension of municipal services into the territory annexed to the City of Waller by the provisions of this Ordinance is set forth in the Municipal Services Plan attached hereto as Exhibit 4 and made a part hereof for all purposes. Such Municipal Services Plan is hereby approved.

**Section 6.** Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application thereof ineffective or inapplicable as to any territory, such unconstitutionality, illegality, invalidity, or ineffectiveness of such sections or part shall in no wise affect, impair, or invalidate the remaining portion or portions thereof, but as to such remaining portion or portions, the same shall be and remain in full force and effect.

**Section 7.** Should this ordinance for any reason be ineffective as to any part of the area hereby annexed to the City of Waller, such ineffectiveness of this ordinance as to any such part or parts of any such area shall not affect the effectiveness of this ordinance as to all of the remainder of the area. If there is included within the general description of territory set out in Section 3 of this Ordinance to be annexed to the City of Waller any lands or area which are presently part of and included within the limits of any other city or within the extraterritorial jurisdiction of any other city, or which are not within the City of Waller's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed as fully as if such excluded and excepted area were expressly described herein.

***Councilmember Hajek motioned to approve Ordinance #488 annexing 4.3 acres out of the right of way of the Old Houston Highway and the Cameron property. Mayor Pro Tem Johnson seconded the motion. Vote was unanimous.***

4. Discussion and possible action regarding **Resolution #2016-01**, authorizing the purchase of the lift station / sanitary sewer equipment located in the G.H. Bettis Business Park.

City Engineer David Leyendecker feels this would be a good opportunity for the City and recommends this purchase.

**RESOLUTION NO. 2016-01**

**AUTHORIZING THE PURCHASE OF THE LIFT STATION/SANITARY SEWER EQUIPMENT LOCATED IN THE G.H. BETTIS BUSINESS PARK.**

\* \* \* \* \*  
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WALLER, TEXAS, THAT:

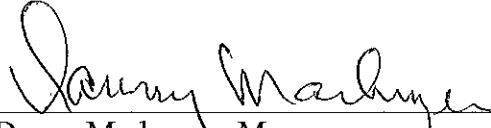
Section I. The Mayor of the City of Waller is hereby authorized and directed to take such action as necessary for the purchase of that certain lift station/sanitary sewer equipment, including pumps, generators and line connections, such equipment generally known as the Bettis Lift Station, for an amount not to exceed \$84,276.93 dollars.

***Councilmember Arnold motioned to approve Resolution #2016-01 authorizing the purchase of the lift station / sanitary sewer equipment located in the G.H. Bettis Business Park for \$84,276.93. Councilmember Eaton seconded the motion. Vote was unanimous.***


**ADJOURNMENT**

With no further business, Mayor Marburger adjourned the meeting at 6:16 p.m.

APPROVED BY:

  
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Danny Marburger, Mayor

ATTEST:

  
\_\_\_\_\_  
Cynthia Ward, City Secretary