CALH Holds Public Update Meeting

By CARRIE PRAZAK-GOURLEY
The Waller Times

On Tuesday, January 27, Citizens Against the Landfill in Hempstead (CALH) held a public meeting at the Hempstead Theater from 6:30 p.m. – 8:30 p.m. to address the decision from the Texas Attorney General for CALH, who provided update to attendees on the status of the case Citizens Against the Landfill Hempstead City of Hempstead v. Waller County.

Local officials in attendance were Waller County Judge Trey Dolph, Waller County Commissioners John Amsler and Russell Klicka, City of Hempstead Mayor Michael Woff, Pine Island Mayor Debra Ferris, and Betty McCarthy, a representative from Texas Senator’s Lois Kolkwitz’s office. According to Peña, CALH is still in the process of filing the transfer station application made by Prati, LLC, which is pending before the Third Court of Appeals.

The process for appeal encompasses a briefing before the court, oral arguments, followed by what she termed a “waiting game,” since there is no time limit on the Appellate Court’s decision. CALH and the City of Hempstead are also currently in negotiations for a settlement between Waller County and Prati, LLC. Any settlement, Peña stated, would include a determination of attorney’s fees, terms desired by parties, and would ensure no further appeals.

However, if no settlement is reached between parties, a hearing will be held at the Waller County Courthouse on February 20, in Judge Terry Fenwick’s Court.

See CALH page 4A

Lack of Zoning Laws Impact City of Waller

By CARRIE PRAZAK-GOURLEY
The Waller Times

Zoning is an important city in Texas, and many see zoning as an infringement of private property rights. The City of Waller, like cities throughout Texas, has never brought up the idea of zoning for the city.

Hosien, our neighbor to the east, has long resisted zoning and contends with a hodgepodge of homes and businesses all nestled together, all in the effort to enable citizens to preserve their property rights—right to use their property as they wish.

A drawback to no zoning, however, is that businesses are allowed to establish themselves as they wish, raising any ordinances the city already has in place. In many cases, any city may be that businesses may become established before an ordinance can be passed. Without zoning, cities have no legal basis to stop the establishment of a business within their city limits.

One example of a business in Waller that may draw the ire of residents, is the expansion of Irv’s Chevron into a truck stop similar to Love’s, which is located on 2020 north of U.S. Hwy. 290. When opened this spring, semis will exit Fuddruckers Rd. to fill up at the south corner of Love’s.

Artisan’s rendition of future Alegacy Equipment, located between Business Hwy. 290 and U.S. 290, on 87 acres just west of Waller.

Annual Audit Reveals City of Waller in Good Financial Shape

City Elections Set for May 9

By CARRIE PRAZAK-GOURLEY
The Waller Times

On Monday, January 26, at 7 p.m., the Waller City Council met in the Waller ISD Board room at 2314 Harlan Boulevard. Council members Edna Eaton, Nancy Arnold, Dwayne Hayk, Roger Frey, and Sidney John- son were present, and Mayor Darby Marburger presided.

Council unanimously approved the annual audit of the city for fiscal years 2013-2014, as presented by Belt, Harris Pechucek, LLP. According to the audit, the city has 4.8 months of operating expenditures in the fund balance, above the recommended 2 to 3 months.

Another positive aspect of the audit is the positive fund balance in gas, water, and sewer, which allows funds to be available for maintenance and repair.

Council also adopted an ordinance to change four yellow signs within the city to stop signs, due to safety concerns. The new stop signs will be located at the intersections of Ashford and Key Streets, Ashford and Smith Streets, Brazel and A streets, and Brazel and Alliance Streets.

Council members also unanimously adopted an ordinance for the establishment of future RV parks within the city limits. On November 18, 2014, Tommy Cho had presented his preliminary plan to establish an 180’ RV park off of Fields Store Rd., just south of U.S. Hwy. 290. Cho’s proposed RV park will have to abide by the new ordinance.

The ordinance establishes strict guidelines for an RV Park, such as licensing requirements, screening, size and density, as well as the requirement of an on-site manager. Residents of the park, according to the ordinance, are limited to a six month stay, after which time the RV may not return for a period of 60 days. The ordinance contains no provision for mandatory background checks for park residents, which is often on the fabrication and packaging of natural gas compression equipment. Further projects for Phase I will include a 33,000 sq ft, building with a 30’ hook height and 20-ton crane capacity.

Alegacy Development began eighteen months ago navigating property removal from Houston’s ETJ to acceptance onto the City of Waller’s ETJ, with the assistance of the City of Waller and John Isom, Director of the Waller Economic Development Corporation. Alegacy worked through the process of fighting the transfer station application made by Prati, LLC, which is pending before the Third Court of Appeals.

More than 110,000 sq ft of buildings, comprising approximately 500,000 square feet. Phase I will include a 33,000 sq ft, building with a 30’ hook height and 20-ton crane capacity.

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The eight grade students of Schultz Junior High and Waller Junior High assembled on Thursday, January 27 for their three disposition hearing for the purpose of electing three at-large members to the Board of Trustees for the next school year. The students listened attentively as the Waller High School counseling staff presented an overview of the university admissions and college application process. The students were encouraged to take advantage of future college preparation courses offered at SHS. Course selection underway at all of the Waller ISD schools where students select courses they want to enroll in for the upcoming school year. Pictures are the Waller High School counselors Tamara Zimmerman and Jo McCalla presenting the Waller High School course selection information to the eighth grade students of Waller Junior High, WISD Public Information.

ALEGACY Continued from page 1A

negotiations with Vince Yokem, of the Waller County Economic Development Partnership, for two different tax abatement agreements—the first for the two owner occupied buildings and the second for the spec. build- ing, all for Alegacy Equipment. Taxes abated on the first six years are projected to be over $200,000, while taxes collected for the first ten years are project- ed to exceed $750,000. As for employment, Alegacy Equipment, as anchor ten- ant, is well ahead of projections by already employing 45 direct personnel and projects to ulti- mately employ in excess of 250 people from the Waller area.

WBS Construction provided additional site work and

Cannon Construction provided mass-grading and detention. West Insurance will enter as the General Contractor and lessee of the $17 million Phase I project run by Commercial State Bank with syndication to Community Bank of Texas and Armette Bank.

Phase I is scheduled for completion by June of 2015.

Arnold Continued from page 2A

Waller, Kevin Hart; Sphyra Aiga- nier, Thelma Pavon Newton, Jacob Miziolek, David Reden, Grace Ginn, Kathryn Jordan Wood, Blake Edmonds, Gordon Franz, Koby Hurley, Stirling Mallman, Mason Rochick, Susan Hart, Brad- den Edmonds, Staci Edmondson, the city, and most affordable way to get your real estate license. We have the fastest, easiest and most affordable way to earn a real estate license. Get your license in 30 days

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WALLER UNITED METHODIST CHURCH

1310 Washington St.

Waller, Texas 77484

Sunday School: 7:00 a.m.

Sunday Worship Service: 10:30 a.m.

Sunday School: 9:30 a.m.

DID YOU KNOW?

When you donate an end-table to W.A.R.M. you get a receipt for your taxes

For more information call:

(936) 372-3100 Main

(936) 372-3100 Main

Rider With Christ Fellowship

3108 Washington St.

Waller, Texas 77484

Sunday School: 10:00 a.m.

For more information call:

(936) 372-3100 Main

(936) 372-3100 Main

WALLER UNITED METHODIST CHURCH

1310 Washington St.

Waller, Texas 77484

Sunday School: 7:00 a.m.

Sunday Worship Service: 11:00 a.m.

Sunday School: 10:00 a.m.

(713) 899-0271 Pastor

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CENTURY 21 Hardee-Team Realty

The case for RV trailer parks and

trailers was made, the majority of people throughout the city and near Waller Junior High.

Council also set the date for a Special Election on Saturday, May 9, 2015, where three of the five council members, and is contracting with Waller County for the joint election.

The three open positions are currently occupied by council members Roger Frey, Dwwayne Arnold and Waller Johnson.

The filing period for those positions is from January 26 through Feb-

uary 27. Applications may be filed at City Hall with the Inter-

im City Secretary, Ann Smith. At 8:22 a.m., council then went into Executive Session pur-

suant to Section 551.074 of the Texas Government Code for an

end-table to W.A.R.M. you get a receipt for your taxes

DID YOU KNOW?

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DID YOU KNOW?

You can donate your garage sale items to W.A.R.M. and get a receipt for your taxes instead of spending all day in the back yard on your day off.

DID YOU KNOW?

You are invited to stop by the shop remains open to serve Waller.

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