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Scripture of the Week
PSALM 91:11
 "For he will command his angels concerning you to guard you in all your ways."

THE WALLER TIMES

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Wednesday, February 4, 2015, 12 Pages, 2 Sections

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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 p.m. The meeting featured Blayre Peña, attorney for CALH, who provided updates to attendees on the status of the case Citizens Against the Landfill Hempstead and City of Hempstead v. Waller County.

Local officials in attendance were Waller County Judge Trey Duhon, Waller County Commissioners John Amsler and Russell Klecka, City of Hempstead Mayor Michael Wolfe, Pine Island Mayor Debra Ferris, and Betty McCarty, a representative from Texas Senator's Lois Kolkhurst's office.

According to Peña, CALH is still in the process of fighting the transfer station application made by Pintail, LLC, which is pending before the Third Court of Ap-

peals. 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 Appeals Court's decision.

CALH and the City of Hempstead are also currently in negotiations for a settlement between Waller County and Pintail, 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 Flenniken's Court.

See CALH page 4A

Lack of Zoning Laws Impact City of Waller

By CARRIE PRAZAK-GOURLEY
The Waller Times
 Zoning is unpopular 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.

Houston, our neighbor to the east, has long rejected zoning and contends with a hodge-podge of homes and business all nestled together, all in the effort to enable citizens to preserve their property rights-their 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, barring any ordinances the city already has in place. Today, a problem for any city may be that business 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 2920, north of U.S. Hwy. 290. When opened this spring, semi-trucks will exit Fields Store Rd. to fill up at the south corner of

See LAWS page 6A



In between cold spells, Waller County residents enjoyed several days of unseasonably warm temperatures last week. Several days brought with them beautiful sunsets, like this one taken from Waller. Photo credit: Carrie Prazak-Gourley, The Waller Times.

Alegacy Develops New Premier Waller Industrial Park

By CARRIE PRAZAK-GOURLEY
The Waller Times
 Alegacy Development has recently broken ground on an 87-acre heavy industrial park, just west of Waller, bordering both U.S. Hwy. 290 and Business 290. The site plans to eventually be home for over 20 buildings, comprising approximately 500,000 square feet. Phase I of the construction process consists of all utilities and infrastructure for the initial two 100,000 square ft. buildings, including a 14-bay assembly shop and a skid and vessel shop for Alegacy Equipment, LLC. Alegacy Equipment is focused



Artist's rendition of future Alegacy Equipment, located between Business Hwy. 290 and U.S. 290, on 87 acres just west of Waller. Photo credit: Carrie Prazak-Gourley, The Waller Times.

on the fabrication and packaging of natural gas compression equipment. Further projects for Phase I will include a 33,000 sq. ft. spec. 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 into 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

See ALEGACY page 6A

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 Waller Street. Council members Edna Eaton, Nancy Arnold, Dwayne Hajek, Roger Frey, and Sidney Johnson were present, and Mayor Danny 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 yield 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, Brazeal and A streets, and Brazeal and Alliance Streets.

Council members also unanimously adopted an ordinance for the establishment of future RV parks within the city limits. On November 18 of 2014, Jimmy Dio had presented his preliminary plan to establish an 18-

slot RV park off of Fields Store Rd., just south of U.S. Hwy. 290. Dio'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

See AUDIT page 6A

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LAWS Continued from page 1A

U.S. 290. Unfortunately, this area is traversed by students, many of whom pass by on their way home from the high school, or stop by on their way home from junior high.

According to council member Nancy Arnold, the city has worked hard to obtain a grant for sidewalks in that area, but the grant was denied. With no sidewalks, a multitude of semi-trucks streaming into a school zone is an accident waiting to happen.

In lieu of zoning, most Texas cities, like Waller, already have in place a strict code of ordinances involving trailers and trailer parks, upkeep of property, swimming pools, and animals within the city

limits.

For information about Waller's Codification of Ordinances, go online to www.wallertexas.com.

Citizens, in an effort to keep Waller in tip-top shape, need to be aware of ordinances and report to the city any possible violations. The city has restrictions regarding rubbish, unsafe structures, upkeep of structures, tall grass, junk vehicles, and loose animals.

Complaints about code violations may be made by filling out a complaint form at the Public Works Department, located at 1119 Saunders St. Also, complaints may be made online, even

anonymously, on the city website by clicking on the Departments tab, and scrolling down to Building Permits and Inspections. At the bottom of that page, one may click on "complaints" and follow the prompts.

Other options exist to bypass zoning laws. One is to implement districts within the city limits, such as a designated "Historical District." Council member Nancy Arnold and Waller Economic Development Director John Isom, have recently toured Rosenberg's Historical District and are meeting with their City Manager to learn more about that option. Council members have also heard presentations on the subject from the Texas Historical Commission.

With the tremendous growth expected in the city over the next few years, it is imperative that planning for the development of the city looks at all options. Zoning would prohibit businesses, except for those already in existence, in residential areas. Although usually considered an unpopular option, citizens, concerned about their property values, and the quality of life for their families, may be willing to put all options on the table.

Mayor Danny Marburger, in regards to growth and the problems it may entail, stated, "As far as I am concerned, all options are on the table. We'll take a look at whatever is best for the citizens of Waller."

AUDIT Continued from page 1A

the case for RV and trailer parks. The new RV park will be located off a main thoroughfare through the city and near Waller Junior High.

Council also set the date for holding a General Election on Saturday, May 9, 2015 for the purpose of electing three at-large council members, and is contracting with Waller County for the joint election.

The three open positions are currently occupied by council members Roger Frey, Dwayne Hajek, and Sidney Johnson. The filing period for these positions



The eighth grade students of Schultz Junior High and Waller Junior High assembled on Tuesday, January 27 to discuss what is in store for them as they transition to high school at the beginning of next school year. The students listened attentively as the Waller High School counseling staff presented an overview on course selection, and elective opportunities the students will have in high school. Course selection is underway at all of the Waller ISD schools where students select courses they want to enroll in for the upcoming school year. Pictured are the Waller High School counselors Tamara Zingelmann and Joy McCaffety 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 Yokom, 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. building, all for Alegacy Equipment. Taxes abated over the first six years are projected to be over \$200,000, while taxes collected

for the first 10 years are projected to exceed \$750,000.

As for employment, Alegacy Equipment, as anchor tenant, is well ahead of projections by already employing 45 direct personnel and projects to ultimately employ in excess of 250 people from the Waller area.

GBS Construction provided preliminary site work and

Cannon Construction provided mass-grading and detention. Wier Enterprises will serve as the General Contractor. Financing of the \$17 million Phase I project is provided by Commercial State Bank with syndication to Community Bank of Texas and Amegy Bank.

Phase I is scheduled for completion by June of 2015.

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is from January 28 through February 27. Applications may be filed at City Hall with the Interim City Secretary, Ann Smith.

At 8:22 p.m., council then went into Executive Session pursuant to Section 551.074 of the Texas Government Code for annual evaluation of the Chief of Police, Superintendent of Public Works, and Municipal Judge, for discussion of appointment of the position of City Secretary, and pending litigation in regards to Chavez v. City of Waller Police Department, cause no. 14CVO329, and SOAH no. 407-

14-2596.T5.

After the executive session, council approved the performance reviews on the aforementioned employees, and unanimously voted for the mayor to negotiate a contract for the City Secretary position. No further action was taken.

During Staff Reports, Waller Police Chief Phil Rehak stated that citizens need to be aware of cyber security and that there have been recent incidents of identity theft.

"Check your accounts often," the Chief stated, "Quick ac-

tion can make all the difference in rectifying your accounts."

ARNOLD

Continued from page 2A

Warren, Kevin Hart, Sylvia Aguilar, Thelma Paben Newton, Jacob Cordell, Paula Renken, Tristan Gaines, Kathleen Jordan Wood, Blake Edmonds, Gordon Franz, Kelsey Hurry, Sterling Mellman, Mason Roebuck, Susan Hart, Bradley Riley, Heath Landis, Marissa Reimer, Malinda Morein, Gordon Niebergall, Amanda Buzek, Skyy Kamil Riemer, Madelyn Wawarofsky, Dason Wunderlich, and to my nephew, Levi de Avillez, who will turn three-years-old on Tuesday.

Happy anniversary to Jeff and Ruby Counts, Bill and Mary Bruner Byer, and David and Terri Schmidt.

Lots of extra Valentine's Day celebrations, too. Let's see, we have an anniversary for Paul and Bertha Hasselmann. And blowing out (heart-shaped?) birthday candles will be Floyd A. Breneman, Jr., Aaron Parker, Roy Schubert, Kathryn McKnett, Wayne Schultz, Daniel Salazar, and Bill Bloodworth.

My mother, Nina Lou McCaig will also celebrate her special day on Valentine's Day. And it is special, indeed. I don't know that she will have ALL the candles on her cake, but if she did, there would be 90. Happy birthday, Mother. (If you want to send her a card - she loves hearing from friends now that she doesn't get out much - her address is P.O. Box 65.)

Until next week ...
Contact Nancy at arnoldn@msn.com, or mail news items to her at P. O. Box 282, Waller 77484.

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