



MINUTES

WALLER COUNTY COMMISSIONERS COURT REGULAR SESSION

WEDNESDAY – JULY 8, 2026

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 8th day of July 2026 at its meeting place at the Waller County Courthouse, Hempstead, Texas.

CALL TO ORDER

The meeting was called to order by Presiding Judge Commissioner Kendric Jones at 9:00 a.m. with the following members of the Court present to-wit:

John A. Amsler, Commissioner Precinct 1
Walter Smith, Commissioner Precinct 2
Kendric D. Jones, Commissioner Precinct 3 – *Presiding Judge*
Debbie Hollan, County Clerk

Absent: Carbett "Trey" J. Duhon III, County Judge
Justin Beckendorff, Commissioner Precinct 4

Delivery of Invocation by: Commissioner Amsler
Pledge to the American Flag and Texas Flag recited by: Commissioner Smith

1. Approval of Agenda.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon	– Absent	Commissioner Amsler	– Yes	Commissioner Smith	– Yes
		Commissioner Jones	– Yes	Commissioner Beckendorff	– Absent

PUBLIC COMMENT

1. Marva Wills
2. Dr. Denise Mattox

CONSENT AGENDA

Items identified within the Consent Agenda are of a routine nature and will be passed with one vote without being discussed separately. If a member of the court or public requests that a particular item be discussed, that agenda item will be pulled from the Consent Agenda and discussed as part of the regular agenda at the appropriate time. One vote will approve the remaining items on the Consent Agenda.

2. Approval of Minutes – June 24, 2026 Regular Session
3. Request by County Treasurer for Approval of Payroll Disbursements.

4. Request by County Auditor to Approve and/or Ratify 2026 Budget Adjustments and Departmental Line-Item Transfers.
5. Request by County Auditor to approve Quarterly Reimbursement of Juror Payments.
6. ~~Request by County Engineer to approve the Final Plat of Bellamina Section 1 and accept the Construction Bond in Precinct 3. Item WITHDRAWN.~~
7. Request by County Engineer to approve the Final Plat of Cameron Prairie Section 2 and accept the Construction Bond in Precinct 2.
8. Request by County Engineer to approve the Final Plat of Woodhaven West Section 1 and accept the Construction Bond in Precinct 2.
9. Request by County Engineer to approve the Final Plat of Bluebonnet Detention Basin 7 in Precinct 3.
10. Request by County Engineer to approve the Final Plat of Bluebonnet Detention Basin 8 in Precinct 3.
11. Request by County Engineer to place roads in Lakes of Cane Island Section 1 into the developer's one-year maintenance period, effective July 8, 2026, and reduce the maintenance bond.
12. Request by County Engineer to place roads in Lakes of Cane Island Section 2 into the developer's one-year maintenance period, effective July 8, 2026, and reduce the maintenance bond.
13. Request by County Engineer to place roads in Lakes of Cane Island Section 3 into the developer's one-year maintenance period, effective July 8, 2026, and reduce the maintenance bond.
14. Request by County Engineer to place roads in Lakes of Cane Island Section 4 into the developer's one-year maintenance period, effective July 8, 2026, and reduce the maintenance bond.
15. Request by County Engineer to place roads in Lakes of Cane Island Drive Street Dedication into the developer's one-year maintenance period, effective July 8, 2026, and reduce the maintenance bond.
16. Request by County Engineer to place roads in Lakeview Section 7 into the developer's one-year maintenance period, effective July 8, 2026, and reduce the maintenance bond.
17. Request by County Engineer to place roads in Wood Haven (Grand Magnolia) Section 5 into the developer's one-year maintenance period, effective July 8, 2026, and reduce the maintenance bond.
18. Request by County Engineer to accept the roads in Trails of Cochran Ranch Section 1 into county maintenance and release the bond.

19. Request by County Engineer to authorize the issuance of a public notice in the Katy Times, for three consecutive weeks, establishing a public hearing during the regular session of Commissioners' Court on August 19, 2026 for a Partial Replat of Woods Crossing by Owners Wood Crossing Venture LLC and E&P Projects LLC. to be allowed to amend Block 1, Reserve "B" of Final Plat of Jordan Ranch Waller County Plat. The amendment will revise the western boundary of Block 1, Reserve B, approximately 16.876 acres adjacent to and west of currently recorded Reserve B, and the additional acreage are proposed to be configured into three commercial reserves and a public Right-Of-Way for Trades Crossing Road in a total of 36.202 Acres.
20. Request by Procurement Director to advertise for bids for Reconstruction of Double Culvert Road and Cedar Creek Road in Precinct 1 and Reconstruction of Neuman Road in Precinct 4. Advertisement to be paid from line item 125-401-544100 [Bid Notice & Printing].

Requests to approve payments on the following:

21. \$2,900.00 for Invoice #062026 to Stephens and Flower Funeral & Cremation from line items:
\$2,000.00 - 125-411-561502 [Pauper Burial Expense].
\$900.00 - 125-423-540705 [Transport to Morgue].
22. \$1,125.00 for Invoice dated March 17, 2026 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].
23. \$2,557.50 for Invoice #10372079 to Texas Conference of Urban Counties from line item # 125-411-562300 [County Organizational Dues].
24. \$3,200.00 for Invoice #19932-1500 to CIRA from line item 125-411-545001 [Maintenance Contracts].
25. \$2,733.50 for Invoice #12917 to Wald Relocation Services, LTD to be paid from line item 606-606-581842 [Soft Costs 3rd Floor Courthouse].
26. \$1,610.00 for Invoice #261041 to Sterling Flags to be paid from line item 606-606-581842 [Soft Costs 3rd Floor Courthouse].
27. \$100,000.00 for Invoice #2818 to Waller County Economic Development from line item 125-411-547200 [Economic Development].
28. \$26,138.00 for Invoice #202324-12 to HR Green for Professional Services From April 01, 2026 through April 24, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
29. \$72,742.75 for Invoice #200624-11 to HR Green for Professional Services rendered January 31, 2026 through February 27, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

30. \$57,431.00 for Invoice #1104007-11 to Trilogy Engineering Services LLC for Professional Services from February 01, 2026 through March 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
31. \$64,005.50 for Invoice #65035800-0526-14 to Kimley-Horn and Associates, Inc. for Professional Services rendered from May 01, 2026 through May 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
32. \$12,190.76 for Invoice #363519-1 to Cobb Fendley for Professional Services from May 01, 2026 through May 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
33. \$42,975.00 for Invoice #101170-14 to R.G. Miller Engineers, Inc. Professional Engineering Services May 01, 2026 through May 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
34. \$31,436.00 for Invoice #25-001.010 to Trilogy Engineering Services, LLC. For Preliminary Engineering Services from April 01, 2026 through April 30, 2026 to be paid from line item 606-606-545405 [Professional Services].
35. \$21,543.00 for Invoice #25-001.011 to Trilogy Engineering Services, LLC. For Services from May 03, 2026 through May 31, 2026 to be paid from line item 606-606-545405 [Professional Services].
36. \$81,698.55 for Invoice #203967 to Hill Group, Inc. Professional Services Through May 29, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
37. Request by County Auditor to Approve and/or Ratify Accounts Payable.

Motion to approve **Consent Agenda** with item 6 withdrawn made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff – Absent

SHERIFF

38. Discuss and take action to approve out of state travel and costs associated with three detectives of the Waller County Sheriff's Office to attend "Cellebrite Certification Training" at the Midwest Counterdrug Training Center located at Camp Dodge in Johnston, Iowa. The dates of travel are from August 17, 2026 through August 21, 2026. The total cost of travel, per diem and training is \$2,329.30 to be paid from line item 125-516-533202 [LEOSE].

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Absent

COUNTY ENGINEER

39. Discuss and take action on a Non-Residential Variance Request regarding a Conditional Letter of Map Revision (CLOMR) for Industrial & Development Ventures, LLC, proposal of the development of the Brookshire Brown Tract. **and**
40. Discuss and take action to accept the General Plan - Phase I, for the Park 1489, Industrial & Development Ventures, LLC development of the Brookshire Brown Tract.

Motion to **approve items 39 and 40** made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Absent

GRANT MANAGER

41. Discuss and take action to accept a \$350,000.00 grant award from the Texas Comptroller of Public Accounts pursuant to House Bill 3000--Rural Ambulance Service Grant Program (Award # IA-0000002818) and authorize the County Judge to execute the grant agreement. **and**
42. Discuss and take action to ratify the letter of commitment submitted to the Houston-Galveston Area Council (H-GAC) on June 27, 2026 relative to an annual, three-year, in-kind contribution of \$5,800.00 per year between September 1, 2027 and August 31, 2030 to support H-GAC and Texas A&M University AgriLife's pursuit of a TCEQ Clean Water Act Sect.319(h) Nonpoint Source Grant.

Motion to **approve items 41 and 42** made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Absent

PROCUREMENT DIRECTOR

43. Discuss and take action to approve bills of sale from Enterprise Fleet Management for five (5) vehicles for Road & Bridge in the amount of \$4,674.21. Funds to be paid from line item 110-530-581100 [Construction Equipment].

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Absent

COUNTY JUDGE

44. Discuss and take action to amend job title of Director of Policy and Administration to Chief of Staff.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Absent

DIRECTOR OF POLICY & ADMINISTRATION

45. Discuss and take action to approve Bluebonnet Grove Development Agreement.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	Commissioner Amsler – Yes	Commissioner Smith – Yes
	Commissioner Jones – Yes	Commissioner Beckendorff – Absent

TREASURER

46. Discuss and take action to approve payment to Judge Bennett Dodson for 92.14 vacation hours accrued while serving as an employee in the Waller County Criminal District Attorney's office. **and**

47. Discuss and take action to approve annual review and amendments to the Waller County Investment Policy. **and**

48. Discuss and take action to approve Salary Order amendment 2026.8 effective July 19, 2026.

Motion to **approve items 46 thru 48** made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	Commissioner Amsler – Yes	Commissioner Smith – Yes
	Commissioner Jones – Yes	Commissioner Beckendorff – Absent

DIRECTOR OF FACILITIES

49. Discuss and take action to approve payment of \$250,242.45 for Application #44 to SEDALCO, Inc. to be paid from line item 604-604-581000 [Bldg Purch, Const, or Improv].

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	Commissioner Amsler – Yes	Commissioner Smith – Yes
	Commissioner Jones – Yes	Commissioner Beckendorff – Absent

MISCELLANEOUS

50. Discuss and take action on pending legal business with Husch Blackwell LLP.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	Commissioner Amsler – Yes	Commissioner Smith – Yes
	Commissioner Jones – Yes	Commissioner Beckendorff – Absent

51. Discuss and take action regarding request for refund of Waller County Community Center Fees.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Commissioner Smith made motion to amend to refund prorated amount equal to hourly rate.

Amendment carried by 3-0 vote.

Judge Trey Duhon – Absent	Commissioner Amsler – Yes	Commissioner Smith – Yes
	Commissioner Jones – Yes	Commissioner Beckendorff – Absent

Amended Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	Commissioner Amsler – Yes	Commissioner Smith – Yes
	Commissioner Jones – Yes	Commissioner Beckendorff – Absent

52. Discuss and take action to assign day to day operations related to the Waller County Community Center to the Director of the Parks Department.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff

– Absent

53. Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to the purchase, exchange, lease, or value of real properties would have a detrimental effect on the position of the County in negotiations with third persons. **and**

54. Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to contract negotiations for it would have a detrimental effect on the position of the County in negotiations with third persons.

Motion to **approve items 53 and 54** made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff

– Absent

EXECUTIVE SESSION

55. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
56. Deliberate business and financial issues related to the purchase, exchange, lease or value of real properties pursuant to Government Code Sections 551.072 and 551.0725.
57. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.

Court convened to Executive Session at 9:23 a.m.

Court reconvened from Executive Session at 9:57 a.m.

58. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session. *No action taken.*

ADJOURN MEETING

Motion to **adjourn** meeting by Commissioner Amsler, seconded by Commissioner Smith.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Absent

Meeting was **ADJOURNED** at 9:57 a.m.

I **ATTEST** that the above proceedings are the true and correct minutes taken in my capacity as
Ex-Officio for the Commissioners' Court of Waller County.

Debbie Hollan
Waller County Clerk

APPROVED this the 22nd day of July 2026.

Commissioner Justin Beckendorff
Presiding Judge

DRAFT