



MINUTES

**WALLER COUNTY COMMISSIONERS COURT
REGULAR SESSION
WEDNESDAY – MARCH 19, 2025**

BE IT REMEMBERED that the Honorable Commissioner’s Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 19th day of March 2025 at its meeting place at the Waller County Joe Kuciemba Annex, Hempstead, Texas.

CALL TO ORDER

The meeting was called to order by Waller County Judge Trey Duhon at 9:00 a.m. with the following members of the Court present to-wit:

- Carbett “Trey” J. Duhon III, County Judge
- John A. Amsler, Commissioner Precinct 1
- Walter Smith, Commissioner Precinct 2
- Kendric D. Jones, Commissioner Precinct 3
- Justin Beckendorff, Commissioner Precinct 4
- Debbie Hollan, County Clerk

Delivery of Invocation by: Commissioner Amsler
Pledge to the American Flag and Texas Flag led by: Commissioner Beckendorff

Commissioner Smith made motion to approve agenda, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

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

PUBLIC COMMENT

1. Lynda Fairchild, County Librarian
2. Brooke Bacue, Grant Manager
3. Denise Mattox, Democratic Party Chair

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 – March 5, 2025 Regular Session
3. Request by County Treasurer for Approval of Payroll Disbursements.
4. Request by County Treasurer to approve disbursement of funds for Retiree Insurance Premiums.

5. Request by County Treasurer for approval of Monthly Report.
6. Request by County Treasurer to approve disbursement of funds for Annual State Report.
7. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.
8. Request by County Auditor to approve official documents and all Monthly Reports.
9. Request to approve Order authorizing San Jacinto Firework Sales.

Request to approve payment on the following:

10. \$1,864.63 for Invoice #52 to King Architectural Consulting Services to be paid from line item 604-604-545405 [Professional Services].
11. \$202,539.75 for Invoice #2142025GWA to Waller County Appraisal District from line item 125-437-540500 [Tax Appraisal District].
12. \$550.00 for Invoice #0000059 to Stephens & Flowers Funerals and Cremations from line item 125-423-540705 [Transport to Morone].
13. \$1,295.00 for Invoice dated February 20, 2025 to Magnolia Funeral Home from line item 125-423-540705 [Transport to Morone].
14. \$5,200.00 for Invoice #1475 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].
15. \$4,642.83 for Invoice #2064631172 to Fort Bend Tax from line item 307-504-545000 [Maintenance].
16. Request by County Auditor to Approve and/or Ratify Accounts Payable.
17. Authorize issuance of notice in one or more newspapers of general circulation in Waller County, Texas, and a public hearing to be held at the regular session of Commissioners Court on April 15, 2025 concerning the establishment of Waller County Vigavi Reinvestment Zone pursuant to Texas Tax Code 312.401. Funds to be paid from line item 125-401-44100 [Bid Notices and Printing].
18. Request by County Engineer to authorize the Road and Bridge Department to issue a public notice in the Katy Times for three consecutive weeks establishing a public hearing during the regular session of Commissioners Court on April 16, 2025. Replat of Pederson West Business Park by owners Yellow Guy, LLC and C-2 Pederson West. The amendment will create two Restricted Reserves out of Restricted Reserve "B". Advertising to be paid from line item 125-401-44100 [Bid Notices and Printing].
19. Request by County Engineer to approve the Final Plat of Stockdick Road Street Dedication and Reserve and accept the Construction Bond in Precinct 3.
20. Request by the County Engineer to solicit bids and approve advertisement for the construction of the Riley Road Bridge at Birch Creek in Precinct 2. Advertisement to be paid from line item 125-401-544100 [Bid Notices and Printing].

21. Request from Constable, Precinct 2 to declare miscellaneous supplies and equipment to be surplus property under Local Government Code 236.152 and auction said items.
(no backup submitted)
22. Request from Constable, Precinct 3 to declare miscellaneous supplies and equipment to be surplus property under Local Government Code 236.152 and auction said items.
23. Spread upon the minutes Waller County Constable, Precinct 1 TCOLE Certification.
24. Spread upon the minutes Waller County Constable, Precinct 2 TCOLE Certification.
25. Spread upon the minutes submission of the Waller County Constable, Precinct 2 Office's Racial Profiling Report to the Texas Commission on Law Enforcement, required by Article 2.132 CCP Law Enforcement Policy on Racial Profiling.
26. Spread upon the minutes the certification of the 2025 JPD Grant award of \$74,312.00 and amend the Juvenile Probation Department budget.
27. Spread upon the minutes the certification of the 2025 HGAC Grant award of \$5,500.00 and amend the Juvenile Probation Department budget.

Motion to approve Consent Agenda made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

PROCLAMATION

28. Approve Proclamation designating March 2025 as American Red Cross Month in Waller County.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

ECONOMIC DEVELOPMENT

29. Approve the Tax Abatement Agreement between Waller County, Texas, Alegacy Development, LP, and Sterling Fluid Systems (USA), Inc., DBA Peerless Pump Company to be effective upon Sterling Fluid Systems (USA) Inc., DBA Peerless Pump Company leasing certain property from Alegacy Development, LP. Sterling Fluid Systems (USA) Inc., DBA Peerless Pump Company is the tax abatement applicant, and intends to lease property owned by Alegacy Development, LP. The property is located in Reinvestment Zone Number 20-01 of the City of Waller, Texas, which was established on February 6, 2025. The Reinvestment Zone is located west of FM 362 and east of James Muse Parkway along US Business 290 and includes Alegacy Business Park in Waller, Texas 77484. Alegacy Development, LP will build a manufacturing facility with an estimated cost of \$7,000,000, and Sterling Fluid Systems (USA) Inc., DBA Peerless Pump Company will install manufacturing equipment with an estimated cost of approximately \$1,800,000 over a ten-year period.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

WALLER COUNTY CHILD WELFARE BOARD

30. Approve the re-appointment of the following Child Welfare Board members:
Alan Younts and Sherry Whiteley for a 3 (three) year term beginning January 2025 -
December 2027.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

TAX ASSESSOR-COLLECTOR

31. **Presentation** of Tax Office Collections for February 2025.

No action required.

SHERIFF

32. Annual contract renewal for data services with an updated user agreement requiring signed approval. Annual cost \$6,300 will include 100 transactions and reduce the cost to the county paid for transaction limit overage fees paid in the current contract. Funds to be paid from line item 125-516-5100 (Equipment).

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

33. **Open** bids received pursuant to invitation for Bids #250218-20, Waller County Jail Commissary Services.

The following bids were tabled and opened by the Court:

1. Received from Keefe Commissary Network on March 17, 2025 at 10:49 a.m.

34. Approve Interlocal Agreement with Montgomery County, Texas for the housing of Montgomery County inmates at the Waller County Jail.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Commissioner Beckendorff made motion to table, seconded by Commissioner Jones.

Motion carried by 5-0 vote. **Item TABLED.**

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

Court returns to Agenda Item #34 later in the meeting to take action (page 9)

CONSTABLE, PRECINCT 2

35. Approve purchase of new vehicle(s).

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

CONSTABLE, PRECINCT 3

- 36. WCCO #3 Constable request discussion in open forum the department of Road and Bridge as it relates to the service of WCCO#3 vehicles, department heads, and access to Waller County facilities. *No action required.*

COUNTY ENGINEER

- 37. Approve payment of \$98,655.74 for Invoice #202504012 to LJA Engineering, Inc. for Professional Services rendered January 1, 2025 through January 31, 2025 (7th Invoice). Funding to be paid from line item 605-605-545405 [Mobility-Professional Services]. *(no back up submitted)*

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

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

- 38. Discuss and approve updated 911 Addressing Regulations.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Commissioner Jones made motion to table, seconded by Commissioner Smith.

Motion carried by 5-0 vote. **Item TABLED.**

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

- 39. Presentation and approval of the Infrastructure Development Plan of RV Resort at Walnut Creek in Precinct 2.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

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

- 40. Approve agreement for professional engineering services with Schaumburg & Polk, Inc., for a total contract amount not to exceed \$1,249,980.98 for the Pitts Road Mobility Bond Project in Precinct 4. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

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

- 41. Approve agreement for professional engineering services with CivilCorp, LLC, for a total contract amount not to exceed \$1,004,733.92 for the Double Culvert Road (Cedar Creek) Mobility Bond Project in Precinct 1. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

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

42. Approve agreement for professional engineering services with Gannett Fleming, Inc., for a total contract amount not to exceed \$804,563.00 for the Owens Road Mobility Bond Project in Precinct 3. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

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

43. Approve agreement for professional engineering services with BGE, Inc., for a total contract amount not to exceed \$426,036.50 for the Interchanges Mobility Bond Project in Precinct 2. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

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

44. Approve agreement for professional engineering services with Binkley & Barfield Inc., for a total contract amount not to exceed \$2,125,846.00 for the Clay Road Mobility Bond Project in Precinct 4. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

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

45. Approve agreement for professional engineering services with BGE, Inc., for a total contract amount not to exceed \$1,198,800.00 for the Joesph Road Mobility Bond Project in Precinct 2. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

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

46. Approve agreement for professional engineering services with Binkley & Barfield, Inc., for a total contract amount not to exceed \$1,532,634.00 for the Penick Mathis Mobility Bond Project in Precinct 3. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

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

GRANT MANAGER

47. Accept grant award from the Motor Vehicle Crime Prevention Authority pursuant to the FY25 SB224 Catalytic Converter Grant Program in the amount of \$85,882.00 with required cash match of \$17,177.00.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

- 48. Authorize the County Grant Manager to submit a BJA FY25 Connect and Protect: Law Enforcement Behavioral Health Response Program grant application to the United States Department of Justice Bureau of Justice Assistance.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Commissioner Beckendorff made motion to table, seconded by Commissioner Jones.

Motion carried by 5-0 vote. **Item TABLED.**

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

AUDITOR

- 49. Approve the firm recommended to perform external auditing services pursuant to RFQ #250205-31, Financial Audit Services for Waller County, Texas, and authorize contract negotiations with the selected firm.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Commissioner Beckendorff made motion to amend to approve the Auditors' recommendation and select Armstrong & Vaughan, seconded by Commissioner

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

TREASURER

- 50. Approve renewal engagement with CapRisk Consulting Group for OPEB actuarial services for FY2024-2029.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

- 51. Approve Salary Order Amendment 2025.3 effective March 30, 2025.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

- 52. Request to approve maintenance take home vehicles for staff.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

DIRECTOR OF FACILITIES

- 53. Approve contract with architecture firm LDDBlueline, LLC for the design of a vehicle maintenance garage to be located at the Waller County Sheriff's Office.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

54. Approve bids regarding the furniture package for the Waller County Courthouse.

Commissioner Smith made a motion to go with the 4th option in terms of the office furniture - Wilson Bauhaus, seconded by Commissioner Amsler.

(bids presented via slide presentation)

Motion carried by 5-0 vote.

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

MISCELLANEOUS

55. Approve nomination for vacant Waller County Appraisal District Board position.

Judge Duhon made motion to nominate Carolyn Miedke for the vacancy in the Waller County Appraisal District, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

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

56. Approve payment of \$1,372.50 for Invoice #6716, \$200.00 for Invoice #6717, \$2,482.00 for Invoice #6720, \$160.00 for Invoice #6721, and \$20.00 for Invoice #6722 for a total cost of \$4,334.50 to The Randle Law Office. Funds to be paid from item 125-411-540300 [Legal].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

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

57. Approve sale of abandoned right of way to Rob Floren and authorize judge to sign contract and deed upon receipt of funds.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

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

~~58. 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. Item WITHDRAWN.~~

59. 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 made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

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

EXECUTIVE SESSION

60. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.

- 61. ~~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. Item WITHDRAWN.~~
- 62. ~~Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725. Item WITHDRAWN.~~
Court convened to Executive Session at 12:20 p.m.
Court reconvened from Executive Session at 12:40 p.m.
- 63. ~~Reconvene in Open Session to take any action necessary on matters discussed in Executive Session. Item WITHDRAWN.~~

Returned to Agenda Item #34

- 34. Approve Interlocal Agreement with Montgomery County, Texas for the housing of Montgomery County inmates at the Waller County Jail.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote

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

ADJOURN MEETING

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

Motion carried by 5-0 vote.

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

Meeting was **ADJOURNED** at 12:40 p.m.

I **ATTEST** that the above minutes 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 2nd day of April 2025.

 Carbett "Trey" J. Duhon, III
 County Judge