



MINUTES

WALLER COUNTY COMMISSIONERS COURT REGULAR SESSION WEDNESDAY – OCTOBER 29, 2025

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 29th day of October 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 9:03 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 read by: Commissioner Beckendorff

1. Approval of Agenda.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

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. Tim Juneke

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 – October 15, 2025 Regular Session
3. Request by County Treasurer for Approval of Payroll Disbursements.
4. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.

5. Request by County Auditor to approve official documents and all Monthly Reports.
6. Request by County Treasurer to approve disbursement of funds for State Quarterly Reports.
7. Request by County Treasurer for approval of State Dated check list.
8. Request by Procurement Director to approve renewal of Bid 2025-06, term contract for fuel - bulk diesel & gasoline from Petroleum Traders Corporation. Funds to be paid from line item 110-530-537501 [Fuel].
9. Request by Procurement Director to approve renewal of Bid 2025-01, term contract for seal coating from H & C Road Solutions Corp., formerly known as H & C Construction Company Inc. Funds to be paid from line item 110-530-587500 [Road Materials & Contracts].
10. Request by the Procurement Director to advertise and solicit bids for term contracts for road base and construction materials, guardrail services, and ditch cleaning services. Advertisement to be paid from line item 125-400-544100 [Bid Notices and Printing].
11. Request by the County Engineer to accept Formal Notice by Atmos Energy for a replacement line of a 30" HP NGL crossing Sankrock Rd, Quail St, Dove Ln, Morton Rd, and Schlipf Rd - Project # 2025-2283.
12. Request by the County Engineer to accept Formal Notice by Fiberlight for the placement and installation of fiber optic conduit at the intersection of Waller Ave and Twinwood Parkway - Project # 2025-1600.
13. Request by County Engineer to approve Huebonnet variance request.
14. Request by County Engineer to approve Mirabella variance request.
15. Request by County Engineer to approve the Final Plat of Mirabella Drive Phase 1 and accept the Construction Bond in Precinct 3.
16. Request by County Engineer to approve the Final Plat of Mirabella Section 1 and accept the Construction Bond in Precinct 3.
17. Request by County Engineer to approve the Final Plat of Mirabella Section 2 and accept the Construction Bond in Precinct 3.
18. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Section 1 and accept the Construction Bond in Precinct 4.
19. Request by County Engineer to approve Final Replat of Rio Acres Subdivision in Precinct 1.
20. Request to approve right-of-way easement to San Bernard Electric Co-op for a tract of land situated in the Justo Liendo Survey, Abstract No. 41.

Requests to approve payments on the following:

21. \$8,250.00 for Invoice #09658 to Brazos Valley Council of Governments from line item 125-525-546900 [BVCOG].
22. \$1,125.00 for Invoice dated September 29, 2025 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].
23. \$8,650.00 for Invoice #1561 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].
24. \$2,000.00 for Invoice dated October 13, 2025 to Singleton & Sons Funeral Home, Inc. from line item 125-423-540705 [Transport to Morgue].
25. \$22,555.00 for Invoice #UAS-47987 to Utility Associates Inc. related to existing contract for evidence management software to be paid from line item 41-595-561209 [ARPA MISC.]
26. \$2050.16 for Invoice #63 to King Architectural Consulting Services to be paid from line item 604-604-545405 [Professional Services].
27. \$1,832.00 for Invoice #BXHS 34154 to BOXX Modular to be paid from line item 605-605-545405 [Professional Services].
28. \$18,755.00 for Invoice #51346 to Daily Electric to be coded 125-442-544700 [Repair and Replace].
29. \$66,219.10 for Invoice #90774 to Hewlett Packard Enterprise Company to be paid from line item ~~606-606-581839~~ **604-604-581839** [Soft Cost].
30. \$1,410.00 for Invoice #1321T and \$459.72 for Invoice #1323T, for a total cost of \$1,869.72 to Telomack Cabling Solutions to be paid from 125-600-581620 [Justice Center Modular Building Design Fee].
31. \$1,508.00 for Invoice #1322T to Telomack Cabling Solutions to be paid from line item ~~606-606-581839~~ **604-604-581839** [Soft Cost].
32. \$4,032.96 for Invoice #10837854346 to Dell Technologies to be paid from line item ~~606-606-581839~~ **604-604-581839** [Soft Cost].
33. \$3,508.12 for Invoice #329563 to ICS to be paid from line item 125-600-581620 [Justice Center Modular Building Design Fee].
34. \$2,892.73 payable to Danny Rothe for reimbursements to be paid from ~~606-606-581839~~ **604-604-581839** [Soft Cost].
35. \$4,869.09 payable to Trey Duhon for reimbursement to be paid from line item ~~606-606-581839~~ **604-604-581839** [Soft Cost].

36. \$1,904.00 for Invoice #1574 to Delicious Pastries by Mary to be paid from line item ~~606-606-581839~~ **604-604-581839** [Soft Cost].
37. \$175.00 for Invoice #25-6042 to Precision Printing & Office Supply to be paid from line item ~~606-606-581839~~ **604-604-581839** [Soft Cost].
38. \$1,725.00 for Invoice #3826437 to Husch Blackwel to be paid from line item 125-411-540300 [Legal].
39. \$81,541.50 for Invoice #85206-01-02 to GFT Infrastructure, Inc. for Professional Services rendered August 1, 2025 through August 31, 2025. Funds to be paid from line item 605-605- 545405 [Prof. Services].
40. \$71,621.05 for Invoice #73106-3 to Civil Corp for Professional Services rendered through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
41. \$97,529.02 for Invoice #65035800-0725-04 to Kimley-Horn and Associates, Inc. for Professional Services rendered July 1, 2025 through July 31, 2025. Funds to be paid from line item 605-605- 545405 [Prof. Services].
42. \$313,974.50 for Invoice #202539971 TO L&L Engineering, Inc. for Professional Services rendered July 19, 2025 through September 5, 2025. Funds to be paid from line item 605-605- 545405 [Prof. Services].
43. \$30,017.65 for Invoice #203213-1 to EDS Infrastructure Group for Professional Services rendered June 1, 2025 through June 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
44. \$36,498.13 for Invoice #500900-5 to Volpert, Inc. for Professional Services rendered August 23, 2025 through September 12, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
45. Request by County Auditor to approve and/or Ratify Accounts Payable.

Motion to approve **Consent Agenda** with changes to 29, 31, 32, 34,35,36, and 37 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

PROCLAMATION

46. Discuss and take action to approve Proclamation declaring October 2025 as Domestic Violence Awareness Month in Waller County.

(Judge Duhon read Proclamation)

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

47. Discuss and take action to approve Veteran's Day Proclamation.

(Judge Duhon read Proclamation)

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

AUDITOR

48. **Presentation** from the audit firm of Armstrong, Vaughn & Associates, PC of the fiscal year 2024 Waller County Financial Audit Report.

No action required.

Advanced to Agenda Item 64

64. Discuss and take action on the proposed purchase and renovation of the Waller County Appraisal District Headquarters Building.

Motion made by Commissioner Beckendorff, seconded by Judge Duhon.

(Mr. Tim Junek, member of the Waller County Appraisal District Board explained the need and plans for the proposed purchase)

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

49. **Presentation** of the Final 2025 Tax Roll Report.

No action required.

COUNTY ENGINEER

50. Discuss and take action on Flukiger Road Engineering Services Agreement.

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. Discuss and take action to approve the establishment of "NO THRU TRUCKS" zones and the installation of "NO THRU TRUCKS" signage on the following roads:

DAVIS RD – Between Cochran Rd and FM 362, Waller, Texas

FALCON ST – Peregrine Estates, Brookshire, Texas

PEREGRINE DR - Peregrine Estates, Brookshire, Texas

WIDGEON – Peregrine Estates, Brookshire, Texas

QUAIL RUN RD - Peregrine Estates, Brookshire, Texas

(Peregrine Estates is located between Morrison Rd. and FM 529).

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

SHERIFF

52. Discuss and take action to approve out of state travel and expenses of \$2,315.90 for one investigator to obtain Internal Affairs Investigation training.

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

COMMISSIONER, PRECINCT 2

53. Discuss and take action on interlocal cost sharing agreement between Waller County and the City of Waller for Old Houston Highway.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

COMMISSIONER, PRECINCT 3

54. Discuss and take action to approve User Agreement between the Lakehouse Homeowners Association, Inc. and Waller County on behalf of 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 Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

GRANT MANAGER

55. Discuss and take action to authorize the County Grant Manager to submit an application in the amount of \$18,000 to The Foundation for training ammunition for the Sheriff's Office. (no backlogs 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

PROCUREMENT DIRECTOR

56. Discuss and take action to approve Amendment to Agreement with Trinity Services Group, LLC for renewal of inmate food for the term November 1, 2025 through October 31, 2026. Funds to be paid from line item 125-505-563800 [Sheriff Jail Groceries]. **and**
57. Discuss and take action to approve purchase of turnkey vehicle for Constable Precinct 1 from Lake Country Chevrolet, utilizing TIPS contract number 240901, in an amount not to exceed \$69,116.07. Funds to be paid from 2026 budget line item 125-511-581400 [Vehicle]. **and**
58. Discuss and take action on bills of sale with Enterprise Fleet Management for eleven (11) vehicles for Sheriff's Office and Constables in the amount of \$4,410.92. Funds to be paid from the following line items:

125-516-587523 [Sheriff Fleet]
125-512-587523 [Constable 2 Fleet]
125-513-587523 [Constable 3 Fleet]
125-514-587523 [Constable 4 Fleet]. *and*

59. Discuss and take action on Agreement with Prosperity Bank, pursuant to RFP 25-003 for depository bank services for the term January 1, 2026 through December 31, 2029.
and
60. Discuss and take action on Agreement with ICS, Inc. for phone services for Brookshire-Pattison Library for a one (1) year term in an amount not to exceed \$262.38. Funds to be paid from line item 125-411-542501 [Telephone/Equip & Service].

Motion to approve **Agenda Items 56 thru 60** made by Commissioner Jones, seconded by Commissioner Beckendoff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

~~Commissioner Smith~~

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

DIRECTOR OF POLICY & ADMINISTRATION

61. Discuss and take action on Blumberg 209 Development Agreement.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner, Finance – Yes

Commissioner Smith – Yes

Commissioner Jones

Commissioner Beckendorff – Yes

DIRECTOR OF FACILITIES

62. Discuss and take action to approve Order #11325 for \$39,057.56 to Wilson Bauhaus Interiors with a 50% downpayment and additional furniture for the Courthouse. Funds to be paid from line item 604-604-606-**604-604-581839** [Soft Cost].

Motion made by Commissioner Jones, seconded by Commissioner Beckendoff.

Motion carried by 5-0 vote

Judge Trey Du... – Yes

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones — Yes

Commissioner Beckendorff – Yes

MISCELLANEOUS

63. Discuss and take action to approve the Interlocal Agreement between the Regional Public Defender Office Local Government Corporation and Waller County for Capital Cases.

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

64. Court addressed agenda item 64 earlier in the meeting. (page 5)

65. Discuss and take action to approve Designation of Representatives for Houston-Galveston Area Council 2026 General Assembly and Board of Directors.

Judge Duhon made motion for Judge Duhon to be the Delegate on the Board of Directors, Commissioner Beckendorff as Alternate, and then the two Alternates on the General Assembly, Commissioner Smith and 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

66. Discuss and take action to approve the Waller County 2026 Holiday Schedule.

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

67. Discuss and take action to approve setting the remaining 2025 Waller County Commissioners Court Regular Sessions to be held at the Waller County Courthouse, in Hempstead, Texas.

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

68. Discuss and take action to approve setting the Waller County Commissioners Court 2026 Regular Sessions to be held at the Waller County Courthouse, in Hempstead, Texas.

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

69. ~~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.~~

70. ~~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. Item WITHDRAWN.~~

EXECUTIVE SESSION

71. ~~Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer. Item WITHDRAWN.~~
72. ~~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.~~

73. ~~Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725. Item WITHDRAWN.~~
74. ~~Reconvene in Open Session to take any action necessary on matters discussed in Executive Session. Item WITHDRAWN.~~

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 10:55 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 12th day of November 2025.

Carbett "Trey" J. Duhon, III
County Judge