



MINUTES

WALLER COUNTY COMMISSIONERS COURT REGULAR SESSION WEDNESDAY – NOVEMBER 12, 2025

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 12th day of November 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 9:01 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 by: Commissioner Beckendorff

1. Approval of Agenda.

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

PUBLIC COMMENT – None

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 29, 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 Engineer to accept Formal Notice from Flock Safety for Kimberly Dao regarding the installation of two (2) ALPR/PTZ cameras within the right of way of Anserra Trails SB From I10 Svc Rd, and Anserra Trails NB approaching I10 Svc Rd - Project # 2025-963.
6. Request by County Engineer to approve Mobility Bond assignments for Mayer Road from FM 1488 to FM 362.
7. Request by County Engineer to approve acceptance of the roads in Twinwood Business Park Phase 1A, Segment E into the county maintenance and release the bond.
8. Request by County Engineer to approve acceptance of the roads in Twinwood Business Park Phase 3 into the county maintenance and release the bond.
9. *Agenda Item 9 removed from the Consent Agenda for Court to take separate action. (page 3)*

Requests to approve payments on the following:

10. \$200.00 for Invoice #23959 to Texas Judicial Academy to be paid from line item 125-411-5632300 [County Organizational Dues].
11. \$1,175.00 for Invoice dated October 14, 2025 to Schmidt Funeral Home to be paid from line item 125-423-540705 [Transport to Morgue].
12. \$500.00 for Invoice #0675 to Clay's Mortuary & Cremations to be paid from line item 125-423-540705 [Transport to Morgue].
13. \$3,508.12 for Invoice #32063 to ICS to be paid from line item 604-604-581839 [Courthouse Soft Cost].
14. \$25,296.00 for Invoice #22005 to Imperial Woodworks, Inc. to be paid from line item 604-604-581839 [Courthouse Soft Cost].
15. \$707.00 for Invoice #250058 to Sterling Flags to be paid from line item 604-604-581839 [Courthouse Soft Cost].
16. \$1,202.00 for Invoice #190732 to UES Professional Solutions 44, LLC to be paid from line item 606-606-581839 [Soft Cost].
17. \$27,159.07 for Invoice #32098-5 to BGE, Inc. for Professional Services rendered August 23, 2025 through September 26, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
18. \$38,833.75 for Invoice #32099-5 to BGE, Inc. for Professional Services rendered August 23, 2025 through September 26, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
19. \$5,000.00 for Invoice #75860-07 to Binkley & Barfield, Inc. for Professional Services rendered September 1, 2025 through September 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

20. \$110,907.78 for Invoice #75665-07 to Binkley & Barfield, Inc. for Professional Services rendered September 1, 2025 through September 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
21. \$91,486.49 for Invoice #193895-04 to HR Green for Professional Services rendered July 26, 2025 through August 22, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
22. \$96,420.56 for Invoice #65035800-0925-06 to Kimley-Horn and Associates, Inc. for services rendered September 1, 2025 through September 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
23. \$93,739.75 for Invoice #100200-6 to R.G. Miller Engineers, Inc. for Professional Engineering Services rendered August 18, 2025 through September 21, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
24. \$14,519.13 for Invoice #304200.00-6 to Schaumburg & Pugh, Inc. for Professional Services rendered September 1, 2025 through September 26, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
25. Request by County Auditor to Approve and Ratify Accounts Payable.

Motion to approve **Consent Agenda** with item 9 removed made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

Commissioner Jones – Yes

Commissioner Smith

– Yes

Commissioner Beckendorff – Yes

9. Request by County Engineer to approve the Final Plat of Azalea Section 1 and accept the Construction Bond in Precinct 1.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote with 1 Abstained.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Abstained

Commissioner Beckendorff – Yes

PRESENTATION

26. **Presentation** by the Waller County Historical Society.

Commissioner Beckendorff made motion to accept the print from the Historical Society, 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

ECONOMIC DEVELOPMENT

27. Discuss and take action to amend the tax abatement agreement between Waller County, Texas, and Twinwood Industrial Owner, LLC having Contract ID #230614-11d. Twinwood Industrial Owner, LLC was the property owner and tax abatement applicant. The property is located on Discovery Hills Parkway in Brookshire, Texas in the Waller County Twinwood Business Park Reinvestment Zone 12. The Reinvestment Zone is located west of and adjacent to Woods Road and south of Interstate 10.

Twinwood Industrial Owner, LLC constructed a spec distribution building of approximately 181,000 square feet and at estimated cost of \$9,000,000.00.

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

TAX ASSESSOR-COLLECTOR

28. **Presentation** of 2024-2025 statistics related to value for Business Personal Property and Single-Family Homes. *No action required.*

ELECTIONS

29. Discuss and take action to approve the Canvass of the November 4, 2025 Constitutional Amendment and Joint Special Election.

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

COUNTY ENGINEER

30. Discuss and take action to accept Assignment and Assumption of Detention Facilities Maintenance Agreement from Fort Bend County Municipal Utility District No. 213 - Twinwood Parkway PH 1A, Segment E, to Waller County; and Special Warranty Deed for the detention tracts.

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

31. Discuss and take action to authorize the County Judge to accept the FY26 Victims of Crime Act Formula Grant Program award from the Office of the Governor in the amount of \$50,854.00 with a required local match contribution of \$25,701.73. Funding to be paid from line item 125-411-509900 [Transfer to Grant Fund].

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

PROCUREMENT DIRECTOR

32. Discuss and take action to approve purchase of marquee sign for Precinct 4 Annex from Aria Signs & Designs, LLC, in an amount not to exceed \$79,800.00. Funds to be paid from line item 125-600-581610 [Pct 4 Building].

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

TREASURER

33. Discuss and take action to approve Salary Order amendment 2025.6 effective November 16, 2025.

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

FIRE MARSHAL

34. ~~Discuss and take action on Burn Ban.~~
Item **WITHDRAWN**.

DIRECTOR OF POLICY & ADMINISTRATION

35. Discuss and take action to approve 2027 Budget Calendar.

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

36. Discuss and take action on purchase sale agreement between Waller County and the City of Houston.

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 Beckendorff dismissed from meeting at 9:50 a.m.

DIRECTOR OF FACILITIES

37. Discuss and take action to approve payment of \$37,114.04 for Application # 20 to Sedalco from line item 604-581000 [Bldg Purch, Const, or Improv] **125-600-581620.**
and

38. Discuss and take action to approve payment of \$582,756.24 to be paid from:
\$33,026.91- 604-581045 [Professional Services]
\$549,729.33 - 604-581000 [Bldg Purch, Const, or Improv].

Motion to approve **agenda items 37 and 38** made by Commissioner Jones, seconded by Commissioner Smith.

Motion to amend the line item on agenda item 37 to 125-600-581620 made by Commissioner Smith, seconded by Commissioner Amsler.

Amendment carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Absent

Amended Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Absent

MISCELLANEOUS

39. Discuss and take action to approve Resolution for the Nomination for Board of Directors of the Waller County Appraisal District.

Motion made by Commissioner Jones to split the votes between Tim Juneke, 695 votes and Brenda Nicholas, 694 votes, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff – Absent

40. ~~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.~~

41. ~~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

42. ~~Consultation with District Attorney regarding advice about pending or contemplated litigation or a settlement offer. Item WITHDRAWN.~~
43. ~~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.~~
44. ~~Deliberate business and financial issues related to contract negotiations pursuant to Government Code Section 551.0725. Item WITHDRAWN.~~
45. ~~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 Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff – Absent

Meeting was **ADJOURNED** at 9:56 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 19th day of November 2025.

Carbett "Trey" J. Duhon, III
County Judge

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