



MINUTES

WALLER COUNTY COMMISSIONERS COURT REGULAR SESSION WEDNESDAY – MAY 14, 2025

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 14th day of May 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
Justin Beckendorff, Commissioner Precinct 4
Debbie Hollan, County Clerk

Absent: Kendric D. Jones, Commissioner Precinct 3

Delivery of Invocation by: Commissioner Amsler

Pledge to the American Flag and Texas Flag by: Commissioner Beckendorff

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

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

Commissioner Jones – Absent

Commissioner Smith

– Yes

Commissioner Beckendorff

– Yes

PUBLIC COMMENT

1. Carolyn Miedke – Danny Rothe – Director of Facilities

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 – April 30, 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 for approval of Election Payroll Disbursements.

7. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.
8. Request by County Engineer to place Grange Section 1 Paving Improvements on Bartlett Road into the developer's one-year maintenance period, effective February 10, 2025, and reduce the maintenance bond.
9. Request by County Engineer to place roads in Grange Section 2 into the developer's one-year maintenance period, effective March 27, 2025, and reduce the maintenance bond.
10. Request by County Engineer to place roads in Grange Section 3 into the developer's one-year maintenance period, effective March 12, 2025, and reduce the maintenance bond.
11. Request by County Engineer to place roads in Grange Section 4 into the developer's one-year maintenance period, effective March 17, 2025, and reduce the maintenance bond.
12. Request by County Engineer to place Grange Paving Improvements on Bartlett Road into the developer's one-year maintenance period, effective February 10, 2025, and reduce the maintenance bond.
13. Request by County Engineer to place roads in Bartlett Section 4 & 5 into the developer's one-year maintenance period, effective February 10, 2025, and reduce the maintenance bond.
14. Request by County Engineer to place roads in Sunterra Section 47 into the developer's one-year maintenance period, effective March 11, 2025, and reduce the maintenance bond.
15. Request by County Engineer to place roads in Sunterra Section 56 into the developer's one-year maintenance period, effective January 28, 2025, and reduce the maintenance bond.
16. Request by County Engineer to place roads in Sunterra Section 69 into the developer's one-year maintenance period, effective January 28, 2025, and reduce the maintenance bond.
17. Request by County Engineer to place roads in Sunterra Section 70 into the developer's one-year maintenance period, effective February 27, 2025, and reduce the maintenance bond.
18. Request by County Engineer to place roads in Sunterra Section 73 into the developer's one-year maintenance period, effective February 27, 2025, and the reduce the maintenance bond.
19. Request by County Engineer to place roads in Sunterra Section 74 into the developer's one-year maintenance period, effective March 17, 2025, and reduce the maintenance bond.
20. Request by County Engineer to place roads in Williams Landing into the developer's one-year maintenance period, effective March 20, 2025, and reduce the maintenance bond.

21. Request by County Engineer to approve acceptance of the roads in Tantara Bend Drive Street Dedication and Detention Reserves into county maintenance and release the bond.
22. Request by County Engineer to approve acceptance of the roads in Kingsland Ranch Section 3 into county maintenance and release the bond.
23. Request by County Engineer to approve acceptance of the roads in Kingsland Ranch Section 4 into county maintenance and release the bond.
24. Request by County Engineer to accept a Formal Utility Notice - for Kingsland Blvd. and Jordan Ranch Blvd. from Comcast and American Communications Construction, Inc. for UG Fiber.
25. Request by County Engineer for acceptance of Private Roads in Oak Hill Estates with roads meeting minimum requirements and to be privately maintained.
26. Request by County Engineer to approve the Final Plat of Carona Estates in Precinct 3.
27. Request from County Engineer to declare miscellaneous supplies, vehicles and equipment to be surplus property under Local Government Code 263.152 and auction said items through govdeals.com.
28. Request of a Fixed Asset Transfer of a Brake Lathe (Serial # X15-00067) from the Road and Bridge Department to the Sheriff's Department.

Requests to approve payments on the following:

29. Request by County Tax Assessor-Collector to approve refunds in excess of \$500.00 in accordance with Article 31.11 State Property Tax Code.
30. \$12,000.00 for Invoice #10251 Lonestar and Testing and Consulting to be paid from 604-604-545405 [Professional Services].
31. \$2,000.00 to Singleton & Sons Funeral Home, Inc. for Invoice dated April 23, 2025 from line item 125-423-54070 [Transport to Morgue].
32. \$3,093.75 for Invoice #50513 and \$4,141.50 for Invoice #50514 for a total of \$7,235.25 to LLD BlueLine to be paid from the following line items:
 \$3,093.75 - 125-600-545402 [Professional Services Pct. 2 Annex]
 \$4,141.50 - 125-600-545403 [Professional Services Pct. 3 Annex].
33. \$35.00 for Texas Social Security Program Invoice dated April 22, 2025 from line item 125-411-562300 [County Organizational Dues].
34. \$745.00 for Invoice #2591 dated May 1, 2025 to General Site Services to be paid from line item 326-527-540800 [Professional & Contracts].
35. \$685.80 for Invoice #6474 dated May 5, 2025 to CompuCycle to be paid from line item 326-527-540800 [Professional & Contracts].
36. Request by County Auditor to Approve and/or Ratify Accounts Payable.

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

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler
Commissioner Jones

– Yes
– Absent

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

PROCLAMATION

37. Approve Proclamation recognizing May as Mental Health Awareness Month, presented by Jessica Burger with Texana.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

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

Motion carried by 4-0 vote. **Item TABLED.**

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

(Court reconsiders Agenda Item 37 later in the meeting – page 4)

38. Approve Proclamation declaring May 11th through May 17th, 2025 as National Police Week, and May 15th, 2025 as National Peace Officers Memorial Day in Waller County.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

(Judge Duhon read Proclamation)

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

PRESENTATION

39. **Presentation** on the Waller Assistance and Restoration Ministries (WARM) by Eric Kulbeck. *No action required.*

Motion to reconsider Agenda Item 37 made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

37. Approve Proclamation recognizing May as Mental Health Awareness Month, presented by Jessica Burger with Texana.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

(Judge Duhon read Proclamation)

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

EXTENSION OFFICER

40. **Presentation** on the Waller County 4H Barbeque by the Waller County 4H Representatives. *No action required.*

(Commissioner Beckendorff spoke on behalf of 4H and gave details of the upcoming Barbeque)

SHERIFF

41. Approve contract renewal with Xerox, utilizing Omnia Partners Contract #R191104 for renewal of copiers and maintenance in a monthly amount of \$958.74. Funds to be paid in monthly amounts from the following line items:

\$200.01 for EHQ-224543 Admin from 125-516-581813 [Copier/Printer]

\$200.01 for EHQ-224812 CID from 125-516-581813 [Copier/Printer]

\$281.40 for HQ-646714 Training from 125-516-581813 [Copier/Printer]

\$77.31 for 3RB-733304 Patrol Room from 125-516-581813 [Copier/Printer]

\$200.01 for EHQ-224830 Communications from 125-517-581813 [Copier/Printer].

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler
Commissioner Jones

– Yes
– Absent

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

GRANT MANAGER

42. Approve to authorize the County Judge to execute the SylogistGov Participating Agency Agreement relative to the Texas SAVNS program.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Absent

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

43. Authorize the County Grant Manager to submit a FY26 SB 224 Catalytic Converter Grant application to the Motor Vehicle Crime Prevent Authority. (no backup submitted)

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Absent

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

IT DEPARTMENT

44. Approve Agreement Renewal with ICS and payment of \$7,320.00 for Invoice #319108 for annual support beginning January 1, 2025 through December 31, 2025. Funds to be paid from line item 125-411-542501 [Telephone/Equip & Svc.].

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Absent

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

COUNTY ENGINEER

45. Approve payment of \$12,776.30 for Invoice #202512649 to LJA Engineering, Inc. for Professional Services rendered March 1, 2025 through March 28, 2025 (9th Invoice). Funds to be paid from line item 605-605-545405 [Prof. Services].

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Absent

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

46. Approve General Land Plan of Marigold in ~~Precinct 3~~ **Precinct 2**.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Commissioner Beckendorff made motion to amend to Precinct 2, seconded by Commissioner Smith.

Amendment carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Absent

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

Amended Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Absent

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

47. Approve a Variance Request to the Subdivision and Development Regulations regarding Minimum Street Requirements Appendix A - 4.3.5 Centerline radius 300' instead of 650' and 600' radius on 2 designated local street curves for Marigold General Plan in Precinct 3 by Ripley Woodard.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

48. Approve Bluebonnet Development Agreement.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Judge Duhon made motion to amend to approve the Bluebonnet Development Agreement subject to an amendment that would allow dedication of the drainage area in the event Morrison is expanded to a curb and gutter, seconded by Commissioner Beckendorff.

Amendment carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

Amended Motion carried by 3-1 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – No

DIRECTOR OF POLICY & ADMINISTRATION

49. Discussion on County Assistance Districts.

No action required.

DIRECTOR OF FACILITIES

50. Approve payment of \$380,197.67 for Application #4 to SEDALCO from line item 125-600-581620 [Justice Center Modulars].

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

51. Approve payment of \$434,311.41 for Application #30 to SEDALCO, Inc. to be paid from the following line items:

\$33,026.91 604-604-545045 [Professional Services].

\$1,401,754.50 604-604-581000 [Bldg Purch, Const, or Improv].

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

52. Approve renewal contract and payment of \$840.00 to KHR Environmental for maintenance of aerobic septic system for the term June 15, 2025 through June 14, 2026 to be paid from line item 125-442-545400 [Contract Labor].

Motion made by Commissioner Smith, seconded by Commissioner Beckendorff.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

MISCELLANEOUS

53. Approve payment of \$880.00 for Invoice #6839, \$2,440.00 for Invoice #6840, \$9,880.00 for Invoice #6841, \$2,880.00 for Invoice #6842, \$2,160.00 for Invoice #6843, and \$1,000.00 for Invoice #6844 for a total of \$19,240.00 to The Randle Law Office. Funds to be paid from line item 125-411-540300[Legal].

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

54. Approve payment of \$346,904.19 to Amazon pursuant to the Chapter 381 Economic Development Incentive Agreement. Funds to be paid from line item 125-411-561315 [Amazon 381 Agreement] as allocated in the 2024 Budget.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

55. Approve Order authorizing Memorial Day Fireworks sales.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

56. 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.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

57. 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 would have a detrimental effect on the position of the County in negotiations with third persons.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

EXECUTIVE SESSION

58. 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.
59. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.

Court convened to Executive Session at 11:01 a.m.

Court reconvened from Executive Session at 12:11 p.m.

60. ~~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

– Absent

Commissioner Beckendorf

– Yes

Meeting was **ADJOURNED** at 12:12 p.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 28th day of May 2025.

Carbett "Trey" J. Duhon, III
County Judge