



MINUTES

WALLER COUNTY COMMISSIONERS COURT REGULAR SESSION WEDNESDAY – JUNE 25, 2025

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 25th day of June 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
Stephanie Tompkins, Chief Deputy County Clerk

Delivery of Invocation by: Commissioner Amsler

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

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

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

Commissioner Jones – Yes

Commissioner Smith

– Yes

Commissioner Beckendorff

– Yes

PUBLIC COMMENT

1. Brian Cantrell – Fire Marshal

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 11, 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 Stale Dated check list.
7. Request by County Treasurer to approve new assignments of take home vehicles.
8. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers. *(no backup submitted)*
9. Request by County Auditor to approve official documents and all Monthly Reports.
10. Request by Procurement Director to advertise for bids for the Construction of the Sheriff's Office Maintenance Garage. Advertisement to be paid from line item 125-401-544100 [Bid Notice & Printing].
11. Request by County Engineer to vacate the Subdivision Plat for Carona Estates.
12. Request by County Engineer to approve the Final Plat of Bluestem Section 6 and accept the Construction Bond in Precinct 3.
13. 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 6, 2025 Replat of Twinwood Commerce Center to amend Reserve 15C, Block 1. The amendment will create 2 separate commercial reserve by Owners Urban Twinwood, L.P.
14. Request to authorize issuance of notice in one or more newspapers of general circulation in Waller County, Texas for a public hearing to be held at the regular session of Commissioners Court on July 23, 2025 concerning the establishment of Waller County Urban Reinvestment Zone 16 pursuant to Texas Tax Code 312.401. Funds to be paid from line item 125-401-544100 [Bid Notices and Printing].
15. 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 6, 2025 Replat of Sky Lakes Subdivision to amend lot 103 and Reserve B of Sky Lakes Subdivision. The amendment will combine Lot 103 and a portion of Reserve B by Owners Patrick and Sara Noll.
16. Request by County Engineer to accept a Formal Utility Notice for ARM Energy Monument Interconnect to place a 16' steel pipeline to transport natural gas across Schlipf Rd. right-of-way in Precinct 4.
17. Request by County Engineer to accept a Formal Utility Notice for Si Energy to place a 4" HDPE pipeline in the right-of-way of Gassner Ln. in Precinct 3.
18. Request by County Engineer to accept a Formal Utility Notice for Cable Tex Communication to place Fiberoptic line in the right-of-way of Old Houston Hwy in Precinct 2.

19. Spread upon the minutes the Agreement with Sustainable Security Solutions for annual preventative maintenance services for detention hardware, doors, and security electronic systems in an amount of \$29,979.00 for the term June 25, 2025 through December 31, 2025. Funds to be paid from Sheriff's Office Commissary.

Requests to approve payments on the following:

20. Request by County Tax Assessor-Collector to approve refund in excess of \$500.00 in accordance with Article 31.11 State Property Tax Code.
21. \$202,539.75 for Invoice #5152025GWA to Waller County Appraisal District from line item 125-437-540500 [Tax Appraisal District].
22. \$1,125.00 for Invoice dated May 26, 2025 to Schmidt Funeral Home, Inc. from line item 125-423-540705 [Transport to Morgue].
23. \$675.00 for Invoice dated May 28, 2025 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].
24. \$5,200.00 for Invoice #1508 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].
25. \$75,000.00 for Invoice #2662 to Waller County Economic Development from line item 125-411-547200 [Economic Development].
26. \$100.00 for Texas SmartBuy Dues to Texas Comptroller of Public Accounts from line item 125-411-562300 [County Organizational Dues].
27. \$4,642.83 for Invoice #065974-45 to Ecifax to be paid from line item 307-504-545000 [Maintenance].
28. \$4,024.68 for Invoice #50599 to Blueline TD, LLC from line item 125-600-545403 [Precinct 3 Building].
29. \$13,127.18 for Invoice #50600 to Blueline TD, LLC from line item 125-600-581901 [Vehicle Maintenance Garage].
30. \$4,982.80 for Invoice #50307, and \$2,408.43 for Invoice #50599, for a total of \$7,391.23 to Blueline TD, LLC from line item 125-600-545402 [Precinct 2 Building].
31. \$2,014.63 for Invoice #56 to King Architectural Consulting Services from line item 604-604-545405 [Professional Services].
32. \$7,814.98 for Invoice #304200.00-1 to Schaumburg & Polk, Inc for Professional Services rendered March 27, 2025 thru April 27, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
33. \$6,817.20 for Invoice #65035800-0425-01 to Kimley-Horn and Associates, Inc. for Professional Services rendered April 3, 2025 thru April 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

34. \$167,048.60 for Invoice #202519478 to LJA Engineering, Inc. for Professional Services rendered April 26, 2025 through May 30, 2025 (11th Invoice). Funds to be paid from line item 605-605-545405 [Prof. Services].

35. Request by County Auditor to Approve and/or Ratify Accounts Payable.

Motion to approve Consent Agenda 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

DIRECTOR OF POLICY & ADMINISTRATION

36. Approve amendments to the Waller County Commissioners Court Rules of Procedure, Conduct, and Decorum.

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

37. Discussion on 2025 Legislative Session.

No action required.

38. Discussion on County Assistance Districts.

No action required.

39. Approve Sunterra Lakes Development Agreement.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion to table made by Commissioner Beckendorff, 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

ECONOMIC DEVELOPMENT

40. Approve the Tax Abatement Agreement between Waller County, Texas and Grundfos CBS, Inc. Grundfos CBS, Inc. is the property owner and the tax abatement applicant. The property is located in the City of Brookshire Reinvestment Zone #3, the designation of which will be considered at the public hearing to be held by the City of Brookshire's City Council on June 5, 2025, prior to the approval of the Tax Abatement Agreement. If designated, City of Brookshire Reinvestment Zone #3 will be generally located in Brookshire, Texas west of Koomey Road, north of Cooper Road, and adjacent to Highway 90 to the north of City of Brookshire Reinvestment Zone #3. Grundfos CBS, Inc. will improve property in City of Brookshire Reinvestment Zone #3 by constructing a new manufacturing building intended for general industrial use that is approximately 125,000 square feet. The estimated cost of the building is approximately \$43,000,000. Grundfos CBS, Inc. will also install personal property used in the manufacturing process at an estimated cost of \$900,000.00.

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

COUNTY ENGINEER

41. **Public Hearing:** Proposed Major Thoroughfare Plan/Map Amendment, by Astro Sunterra West, L.P. Sunterra Lakes North.

Public Hearing began at 10:31 a.m.

Luke Fortkamp – Asst County Engineer explained proposal.

No public comments received.

Public Hearing ended at 10:32 a.m.

42. Approve the Major Thoroughfare Plan/Map Amendment, by Astro Sunterra West, L.P. Sunterra Lakes North.

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

43. Approve the renewal of M.O.U. between DPS and Sheriff regarding certification of Commercial Vehicle Enforcement Authority for freight enforcement.

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

44. Approve the renewal of the Waller ISD Contract for School Resource Officers. The contract requests two additional deputies, with equipment and patrol vehicles with a 70/30 split.

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

GRANT MANAGER

45. Approve to authorize the County Grant Manager to submit an election security grant application to the Texas Secretary of State.

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

PROCUREMENT DIRECTOR

46. Approve the purchase of camera system upgrade, additional cameras and equipment at Community Center from Linktas LLC in an amount of \$11,300.00. Funds to be paid from line item 125-442-544400 [Facility Renovations].

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

47. Approve Bill of Sale with Enterprise Fleet Management for 2019 Ford F150 for Constable Precinct 1 in an amount of \$401.00. Funds to be paid from line item 125-511-587523 [Fleet Management].

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

48. Approve Bill of Sale with Enterprise Fleet Management for 2020 Ford F150 for Environmental in an amount of \$1,716.85. Funds to be paid from line item 125-443-587523 [Fleet Management].

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

49. Approve engagement letter between Waller County and Stephen L. Crain Consulting, LLC to be paid from line item 125-411-540700 [Audit].

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

COMMISSIONER, PRECINCT 3

50. Discuss and take action on mobility bond fund assignments in Precinct 3.

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

MISCELLANEOUS

Advanced to Agenda Items 52-57

52. ~~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.~~

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 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 Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

EXECUTIVE SESSION

54. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer. Item **WITHDRAWN**.
55. 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**.
56. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
- Court convened to Executive Session at 10:53 a.m.
Court reconvened from Executive Session at 11:38 a.m.
57. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session. Item **WITHDRAWN**.

Returned to Agenda Item 51

51. Discuss and take action on Woods Rd. in Precinct 4.
Item **WITHDRAWN**.

ADJOURN MEETING

Motion to **adjourn** meeting by Commissioner Smith seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Angler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

Meeting was **ADJOURNED** at 11:39 a.m.

I **CERTIFY** 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

By: _____
Stephanie Tompkins, Chief Deputy Clerk

APPROVED this the 9th day of July 2025.

Carbett "Trey" J. Duhon, III
County Judge