MINUTES

WALLER COUNTY COMMISSIONERS COURT
REGULAR SESSION
WEDNESDAY – SEPTEMBER 16, 2026

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 16th day of September 2026 at its meeting place at the Waller County Courthouse, Hempstead, Texas.

CALL TO ORDER

The meeting was called to order by Waller County Judge Trey Duhon at 9:15 a.m. with the following members of the Court present to-wit:

Carbett "Trey" J. Duhon III, County Judge
Walter Smith, Commissioner Precinct 2
Kendric D. Jones, Commissioner Precinct 3
Justin Beckendorff, Commissioner Precinct 4
Debbie Hollan, County Clerk

Absent: John A. Amsler, Commissioner Precinct 1

1. Approval of Agenda.

   Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.
   Motion carried by 4-0 vote.

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

DRAFT

PUBLIC COMMENT

1. Marva Wills
2. IT Administrator Greg Henry recognized National IT Professionals Day
3. Dr. Denise Mattox

ANNOUNCEMENT: Commissioner Beckendorff announced the upcoming County Fair, Parade, and Auction.

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 – September 2, 2026 Regular Session, September 8, 2026 Special Session

3. Request by County Auditor to Approve and/or Ratify 2026 Budget Adjustments and Departmental Line-Item Transfers. *(no backup submitted)*

4. Request by County Treasurer for Approval of Payroll Disbursements.

5. Request by County Treasurer for approval of Monthly Report.

6. Request by County Treasurer to approve disbursement of funds for Retiree Insurance Premiums.

7. Request by County Fire Marshal to accept a donation of a pallet of work gloves and arm sleeve protectors for the Waller County Fire Marshal's Office from Igloo valued at $1,000.00.

8. Request by Procurement Director to advertise for bids for Road Improvements at Bowler at Kyle Intersection. Advertisement to be paid from line item 125-401-544100 [Bid Notice & Printing].

9. Request by County Engineer to accept a Formal Notice from Comcast of Houston for a utility installation of a fiber optic line, and conduit, placed within the right of way of Penick Rd. and Hoover Ln. (Project #2026-2187).

10. Request by County Engineer to accept a Formal Notice from San Bernard Electric Coop for Two poles, for existing Powerline, installation within the right of way of Lakeside Dr. (Project #2026-2853).

11. Request by County Engineer to place roads in Trails at Cochran Section 2 into the developer's one-year maintenance period, effective September 16, 2026, and reduce the maintenance bond.

12. Request by County Engineer to place roads in Woodhaven Estates Section 6 into the developer's one-year maintenance period, effective September 16, 2026, and reduce the maintenance bond.

13. Request by County Engineer to accept the roads in Lakeview Section 2 into county maintenance and release the bond.

14. Request by County Engineer to accept the roads in Lakeview Section 4 into county maintenance and release the bond.

15. Request by County Engineer to accept the roads in Lakeview Section 5 into county maintenance and release the bond.

16. Request by County Engineer to accept the roads in Lakeview Section 6 into county maintenance and release the bond.

17. Ratify vote of September 2, 2026 to approve the selection of insurance and related coverages for the County as recommended by the County's broker, ANCO Insurance, for the plan year December 1, 2026 through November 30, 2027, and authorize the signature of all necessary documents for the plan.

DRAFT

Requests to approve payments on the following:

18. $247,385.00 for Invoice #8152026GWA to Waller County Appraisal District from line item 125-437-540500 [Tax Appraisal District].

19. $7,983.00 for Invoice #0000030150 to Harris County Accounts Receivable from line item 125-422-541600 [Pro Rata Court Expense].

20. $1,200.00 to Schmidt Funeral Home for Invoice dated August 13, 2026 from line item 125-423-540705 [Transport to Morgue].

21. $5,200.00 for Invoice #1736 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].

22. $2,200.00 for Invoice #190601012845 to Neptune Society from line item 125-411-561502 [Pauper Burial Expense].

23. $1,560.00 for Invoice #7890 to The Randle Law Offi LTD. to be paid from line item 125-411-540300 [Legal].

24. $1,955.00 for Invoice #4041759 to Husch Bl kwell for Profe sional Services rendered through August 28, 2026. Funds to be paid om li e item 605-605-545405 [Prof. Services].

25. $1,906.10 for Invoice #77 to King Ar ite tural Co sulting Service, PLLC to be paid from line item 604-604-545405 [Profes sion l S ices].

26. $300.00 for Invoice #03318 0 to Stargel Office Solutions to be paid from line item 606-606-581842 [Soft Cost 3 Floor Courtho se].

27. $17,140.80 for Invoi #2467 to Wilson Bauhaus Interiors to be paid from line item 606-606-581842 Courth se 3 Floor Soft Cost]

28. $156,958.37 for I voice #36 777 to Cobb Fendley for Professional Services rendered July 01, 2026 throug July 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

29. $48,994.77 for Invoice #362347-3 to Cobb Fendley for Professional Services ending April 30, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

30. $31,779.89 for Invoice #363591-4 to Cobb Fendley for Professional Services ending May 31, 2026. Funds to be paid from line item 605-605545405 [Professional Services].

31. $141,115.38 for Invoice #14 to EHRA for Professional Services ending August 09, 2026. Funds to be paid from line item 605-605545405 [Professional Services].

32. $774,034.94 for Invoice #04 to Forde Construction Company, Inc. for Morton Overlay Construction, August 15, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

DRAFT

33. $128,828.25 for Invoice #85206-01-10 to GFT Infrastructure, Inc. for Professional Services rendered from July 01, 2026 through July 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

34. $108,790.15 for Invoice #81708-01-11 to GFT Infrastructure, Inc. for Professional Services rendered from July 01, 2026 through July 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

35. $53,860.56 for Invoice #65035800-0726-16 to Kimley-Horn and Associates, Inc. for Professional Services rendered July 01, 2026 through July 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

36. $8,122.50 for Invoice #101454-16 to R.G. Miller Engineers, Inc. for Professional Engineering Services rendered from July 01, 2026 through July 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

37. $4,971.94 for Invoice #203417-13 to TEDSI Infrastructure Group for Professional Services rendered from June 01, 2026 through June 30, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

38. $29,592.71 for Invoice #203449-14 to TEDSI Infrastructure Group for Professional Services rendered from July 01, 2026 through July 31, 2026. Funds to be paid from line item 605-605545405 [Professional Services].

39. $18,000.00 for Invoice #183-26C to Whitney & Associates Real Estate Valuation and Consulting for appraisal report of a 6.8204-acre tract of land for a 0.1564-acre at 28150 Morton Rd-parcel 2 – Morton Rd; appraisal report of a 1.4956-acre tract of land for a 0.3233-acre at 28144 Morton Rd-parcel 3 – Morton Rd; appraisal report of a 2.1185-acre tract of land for a 0.2119-acre at N. Morton Rd-parcel 4 – Morton Rd; appraisal report of a 3.816-acre tract of land for a 0.5820-acre at 28108 Rocky Ln.-parcel 5 – Morton Rd. Funds to be paid from line item 605-605-545405 [Professional Services].

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

Motion to approve **Consent Agenda** made by Commissioner Beckendorff, seconded by Commissioner Smith.
Motion carried by 4-0 vote.

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

Advanced to the Agenda Item 46

46. **Presentation** by the Extension Office on 4-H.

Motion to approve Proclamation made by Commissioner Beckendorff, seconded by Commissioner Jones.
Motion carried by 4-0 vote.

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

Proceeded with Agenda Item 41

DRAFT

COUNTY JUDGE

41. Discuss and take action to ratify the property tax increase based on new value reflected in the 2027 Budget.

    Judge Duhon moved to ratify the property tax increase based on new value reflected in the 2027 Budget, seconded by Commissioner Jones.

    Motion carried by 4-0 vote.

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

42. Discuss and take action to adopt the Tax Rate for 2026.

    Judge Duhon moved that the Property Tax Rate be increased by an adoption of a tax rate of $.558466 which is effectively a 3.5% increase in the tax rate. In adopting this 2026 total tax rate, the court orders the total tax rate to be levied as follows for the following funds:
    $.428905 per $100 of taxable property for maintenance and operation of the General Fund;
    $.023116 per $100 of taxable property for the Farm-to-Market Roads;
    $.106445 per $100 of taxable property for interest and sinking fund of the General Fund,
    seconded by Commissioner Beckendorff.

Roll Call Vote:	*Commissioner Beckendorff*	*- Yay*
	Commissioner Jones	*- Yay*
	Judge Duhon	*- Yay*
	Commissioner Smith	*- Yay*
	Commissioner Amsler	*- Absent*

    Motion carried by 4-0 vote.

Advanced to Agenda Item 44

44. **Presentation** of the 50% CD Budget Estimate on the Justice Tower.
    No action required.

Proceeded with Agenda Item 43

43. Presentation by Ben Rosenberg related to the issuance of Certificates of Obligation, with the court to discuss and take action to approve a resolution authorizing the Publication of a Notice of Intention to Issue "Waller County, Texas, Certificates of Obligation, Series 2026".

    Motion to approve resolution by Commissioner Smith, seconded by Commissioner Jones.

    Motion carried by 3-1 vote.

Judge Trey Duhon	*– Yes*	*Commissioner Amsler*	*– Absent*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– No*

44. *Court addressed item 44 earlier in the meeting. (page 5)*

AUDITOR

45. ~~**Presentation** from the audit firm of Armstrong, Vaughn & Associates, PC of the fiscal year 2025 Waller County Financial Audit Report~~.
    Item WITHDRAWN.

EXTENSION OFFICE

46. *Court addressed item 46 earlier in the meeting. (page 4)*

DRAFT

TAX ASSESSOR-COLLECTOR

47. **Presentation** of August 2026 Collection Report.
No action required.

FIRE MARSHAL

48. **Update** on Burn Ban.
No action required.

COMMISSIONER, PRECINCT 3

49. **Discussion** on Waller County Travel Policy.
No action required.

COUNTY ENGINEER

50. **Public Hearing:** Final Replat of Sunterra Lagoon Partial Replat No.1. Requesting to be allowed to amend Unrestricted Reserve "A", Block 1. The amendment will create two (2) reserves by Sunterra Property Owners Association INC.

Public Hearing began at 10:19 a.m.
1. County Engineer Ross McCall provided a brief explanation.
Public Hearing ended at 10:20 a.m.

51. Discuss and take action to approve the Final Replat of Sunterra Lagoon Partial Replat No.1 in Precinct 3. ***and***

52. Discuss and take action on a 0.0423 acre Donation Deed from Century Land Holdings of Texas, LLC to Waller County, Texas for Public Right of Way of Morrison Rd. ***and***

53. Discuss and take action on a .974 acre Donation Deed from Millrose Properties Texas, LLC to Waller County, Texas for Public Right of Way of Morrison Rd. ***and***

54. Discuss and take action on the Engineering Services Agreement between Waller County and IEA, Inc. for construction and engineering inspection services for Double Culvert Rd and Cedar Creek Rd (Mobility Road Projects). ***and***

55. Discuss and take action on the First Amendment to Engineering Services Agreement between Waller County and Woolpert, Inc. (Penick/Mathis Rd).

Motion to **approve Items 51 thru 55** made by Commissioner Jones, seconded by Commissioner Beckendorff.
Motion carried by 4-0 vote.

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

GRANT MANAGER

56. Discuss and take action to authorize the County Judge to accept the Texas Department of Transportation's FY27 Selective Traffic Enforcement Program (STEP)-Comprehensive grant award in the amount of $46,352.34 with a required local match of $9,549.71. Funds coming from line item 125-411-569900 [Transfer to Grant Fund]. ***and***

DRAFT

57. Discuss and take action to authorize the County Judge to accept the Texas Department of Transportation's FY27 Selective Traffic Enforcement Program (STEP)-Commercial Motor Vehicle (CMV) grant award in the amount of $27,426.34 with a required local match of $5,764.51. Funds coming from line item 125-411-569900 [Transfer to Grant Fund]. ***and***

58. Discuss and take action to authorize the County Judge to accept the FY26 Texas Indigent Defense Commission's Formula Grant award in the amount of $51,693.00. ***and***

59. Discuss and take action to authorize the County Judge to execute an interlocal agreement with the Waller-Harris Emergency Services District No. 200 relative to the Rural Ambulance Service Grant--House Bill 3000 of the 89th Legislature.

Motion to **approve Items 56 thru 59** made by Commissioner Jones, seconded by Commissioner Beckendorff.
Motion carried by 4-0 vote.

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

CHIEF OF STAFF

60. Discuss and take action on FM 1774 180 Development Agreement.

Motion to approve made by Commissioner Jones, seconded by Commissioner Smith.
Motion carried by 3-1 vote.

Judge Trey Duhon – Yes	*Commissioner Amsler – Absent*	*Commissioner Smith*	*– Yes*
	Commissioner Jones – Yes	*Commissioner Beckendorff*	*– No*

61. Discuss and take action to approve a resolution supporting the creation of a new district court in Waller County during the 2027 legislative session.

Motion to approve made by Commissioner Jones, seconded by Commissioner Beckendorff.
Motion carried by 4-0 vote.

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

PROCUREMENT DIRECTOR

62. Discuss and take action to approve agreement with Motorola Solutions, pursuant to Texas DIR-CPO-5433, for communications equipment and services regarding exacom logging solution for Sheriff's Office in the amount of $208,099.00. Funds to be paid from line items: $75,000.00, 125-517-545515 [Equipment Rental/Repairs], $108,615.00, 125-517-581700 [Equipment], $24,484.00, 125-516-581700 [Equipment]. ***and***

63. Discuss and take action to approve purchase of two (2) cargo vans for Sheriff's Office from Caldwell Country Chevrolet, utilizing BuyBoard Contract #724-23, in the amount of $83,848.00. Funds to be paid from line item ~~125-518-571800 [Equipment]~~ **125-518-581700 [Equipment]**. ***and***

64. Discuss and take action to approve purchase of four (4) police interceptor utility vehicles for Sheriff's Office from Caldwell Country Ford dba Rockdale Country Ford, utilizing BuyBoard contract #724-23, in the amount of $177,172.00. Funds to be paid from line item 125-518-581700 [Equipment].

DRAFT

Motion to **approve Items 62 thru 64** made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion to **amend** 63 on the line item for 125-518-581700 made by Commissioner Smith, seconded by Commissioner Beckendorff.
Amendment carried by 4-0 vote.

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

Amended Motion carried by 4-0 vote.

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

DISTRICT ATTORNEY

65. Discuss and take action to authorize the County Treasurer to continue to pay salary and benefits for the Victims' Assistance in the District Attorney's Office at the current levels from October 01, 2026 until such time as the VOCA grant is awarded by the Governor's Office, and to also authorize the Treasurer to receive funds from the District Attorney for the payment of said salary and benefits if necessary.

Motion to approve made by Commissioner Jones, seconded by Commissioner Beckendorff.
Motion carried by 4-0 vote.

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

DIRECTOR OF FACILITIES

66. Discuss and take action to approve the amended proposal from Landtech, Inc. for surveying work at Precinct 2. ***and***

67. Discuss and take action to approve payment of $1,256,953.86 for Application #1 to SEDALCO, Inc. for Justice Tower Design ***and***

68. Discuss and take action to approve payment of $40,487.35 for Application #46 to SEDLACO, Inc. to be paid from line item 604-604-581000 [Bldg Purch, Const, or Improv].

Motion to **approve Items 66 thru 68** made by Commissioner Jones, seconded by Commissioner Beckendorff.
Motion carried by 4-0 vote.

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

MISCELLANEOUS

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.

Motion to approve made by Commissioner Jones, seconded by Commissioner Beckendorff.
Motion carried by 4-0 vote.

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

DRAFT

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. Deliberate the consideration of a complaint, or the evaluation, employment, duties, discipline, or dismissal of a public officer or employee.

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

73. 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.

74. ~~Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725~~. **Item WITHDRAWN.**

    Court convened to Executive Session at 10:57 a.m.
    Court reconvened from Executive Session at 11:[illegible] a.m.

75. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session. *No action taken.*

ADJOURN MEETING

Motion to **adjourn** meeting by Commissioner Beckendorff, seconded by Commissioner Jones.
Motion carried by 4-0 vote.

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

Meeting was **ADJOURNED** at 11:28 a.m.

DRAFT

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 30th day of September 2026.

_____
Carbett "Trey" J. Duhon, III
County Judge