



MINUTES

WALLER COUNTY COMMISSIONERS COURT REGULAR SESSION WEDNESDAY – SEPTEMBER 17, 2025

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 17th day of September 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 9:09 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

1. Approval of Agenda.

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

PUBLIC COMMENT

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 3, 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 Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.
7. Request by County Auditor to approve official documents and all Monthly Reports.
8. Request by County Engineer to accept a Formal Utility Notice for Utilities Investment Company, Inc. to install a 6" water line in the right-of-way of Betka Rd and Penick Rd. (Project #2025-1885).
9. *Item 9 removed from Consent Agenda, Court addresses later in meeting. (page 4)*
10. *Item 10 removed from Consent Agenda, Court addresses later in meeting. (page 4)*
11. *Item 11 removed from Consent Agenda, Court addresses later in meeting. (page 4)*
12. *Item 12 removed from Consent Agenda, Court addresses later in meeting. (page 4)*
13. *Item 13 removed from Consent Agenda, Court addresses later in meeting. (page 4)*
14. *Item 14 removed from Consent Agenda, Court addresses later in meeting. (page 4)*
15. Request by County Engineer to place roads in Sunterra Lakes Boulevard Street Dedication Section 1 into the developer's one-year maintenance period, effective August 27, 2025, and reduce the maintenance bond.
16. Request by County Engineer to place roads in Sunterra Lakes Section 1 into the developer's one-year maintenance period effective July 31, 2025, and reduce the maintenance bond.
17. Request by County Engineer to place roads in Sunterra Lakes Section 2 into the developer's one-year maintenance period, effective July 31, 2025, and reduce the maintenance bond.
18. Request by County Engineer to place roads in Sunterra Lakes Section 4 into the developer's one-year maintenance period, effective August 4, 2025, and reduce the maintenance bond.
19. Request by County Engineer to place roads in Sunterra Lakes Section 5 into the developer's one-year maintenance period, effective August 4, 2025, and reduce the maintenance bond.
20. Request by County Engineer to place roads in Sunterra Section 72 into the developer's one-year maintenance period, effective January 28, 2025, and reduce the maintenance bond.
21. Request by County Engineer to approve the acceptance of Twinwood Parkway Phase 1A, Segment E into the county maintenance system and release the bond.
(no backup submitted)

22. Request by County Engineer to place roads in Bluestem Section 7 into the developer's one-year maintenance period, effective September 14, 2025, and reduce the maintenance bond.
23. Request by County Engineer to approve a Variance request to the Waller County Subdivision and Development Regulations regarding Platting Procedure 3.4.15: Front Building Line 20' instead of a 25'. The proposal would maintain a 25' setback for garages while allowing a reduced 20' front building line for homes located on cul-de-sacs and knuckles within all sections of the Lakes of Cane Island Development.
24. Request by County Fire Marshal to accept \$500.00 donation from Dryer Vent Superheroes for the Waller County Fire Marshal's Office to purchase tools and equipment.
25. Request by County Fire Marshal to accept donation from Atmos Energy in the amount of \$2,500.00 for tools and equipment for the Waller County Fire Marshal's Office.
26. Request by Constable, Precinct 4 to approve Fixed Asset Transfer to the Sheriff's Office.
27. Request by the County Fire Marshal to approve Fixed Asset Transfer to the Sheriff's Office.
28. Request to withdraw the Request for Qualifications for On-Call Engineering Services and Inspections which had a proposal due date of March 13, 2023 and March 21, 2023.

Requests to approve payment on the following:

29. \$2,495.00 for Invoice dated August 5, 2025 to Schmidt Funeral Home from line item 125-411-561502 [Pauper Burial Fee].
30. \$2,600.00 for Invoice #1548 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].
31. \$10,966.72 for Invoice #200406215 to Early Bird Plumbing from line item 125-442-544400 [Facility Renovations].
32. \$4,642.81 for Invoice #2067444821 to Equifax from line item 307-504-545000 [Maintenance].
33. \$1,832.00 for Invoice #BXHS34154352 and \$1,832.00 for Invoice #BXHS34153867 for a total of \$3,664.00 to Boxx Modular from line item 605-605-545405 [Professional Services].
34. \$2,046.98 for Invoice #58 and \$2,047.46 for Invoice #61 to King Architectural Consulting Services to be paid from line item 604-604-545405 [Professional Services].
35. \$125,511.98 for Invoice #74343R to Binkley & Barfield, Inc. for Professional Services rendered July 1, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

36. \$129,137.27 for Invoice #74354 to Binkley & Barfield, Inc. for Professional Services rendered July 1, 2025 through July 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
37. \$11,047.50 for Invoice #111358 to Edminster Hinshaw Russ & Assoc. for Professional Services ending July 27, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
38. ~~\$68,622.28~~ **\$68,662.28** for Invoice #81708-01-02 to GFT Infrastructures, Inc. for Professional Services rendered July 1, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
39. ~~\$89,493.35~~ **\$89,496.35** for Invoice # 85206-01-01 to GFT Infrastructure, Inc. for Professional Services rendered June 1, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
40. \$50,118.43 for Invoice #GG-1495-1 to Gradient Group for Professional Services rendered June 9, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
41. \$84,925.71 for Invoice #203232-2 to TEDS Infrastructure Group for Professional Services rendered July 1, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
42. \$6,503.32 for Invoice #1302T to Telomack Inc. line item 125-442-544400 [Facilities Renovation].
43. Request by County Auditor to Approve and/or Ratify Accounts Payable.

Motion to approve **Consent Agenda** and motions made to items 38 and 39 and items 9 thru 14 removed made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4 aye.

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

Court addressed Items 9 thru 14 removed from the Consent Agenda.

9. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 1 and accept the Construction Bond in Precinct 2. **and**
10. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 2 and accept the Construction Bond in Precinct 2. **and**
11. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 3 and accept the Construction Bond in Precinct 2. **and**
12. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 4 and accept the Construction Bond in Precinct 2. **and**
13. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 5 and accept the Construction Bond in Precinct 2. **and**

14. Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 6 and accept the Construction Bond in Precinct 2.

Judge Duhon made motion to approve items 9 thru 14, seconded by Commissioner Beckendorff.
(Mr. Nick Humphrey made public comment)

Commissioner Beckendorff made motion to table until some questions can be answered, 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

EXTENSION OFFICE

44. Discuss and take action to approve the proclamation presented by the Waller County 4-H Ambassadors declaring October 5-11, 2025, as “4-H Week in Waller County”.

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

Advanced to Agenda items 59 and 60

59. Discuss and take action on Sandhill Development Agreement.

Motion made by Judge Duhon, seconded by Commissioner Beckendorff.

Judge Duhon made motion to amend to approve of the Development Agreement, a General Plan and Variances subject to the addition of the building and multi-family prohibition being added, 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 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

60. Discuss and take action on Fieldstone Landing Development Agreement.

Motion made by Judge Duhon, seconded by Commissioner Beckendorff.

Judge Duhon made motion to amend to approve the Development Agreement, General Plan and Variances, 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 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

Proceeded with Agenda Item 45

ECONOMIC DEVELOPMENT

45. Discuss and take action to approve three tax abatement agreements between Waller County, Texas, and IU Heritage, LP. IU Heritage, LP owns the property that is subject to the tax abatement agreements, and is the applicant for the tax abatement agreements. The property is located in Katy, Texas in the Waller County Urban Reinvestment Zone 16, commonly referred to as Pederson Road Business Park, and is generally located west of Cane Island Parkway, east of Schlipf Road, south of Morton Road, and north of U.S.

Highway 90. IU Heritage, LP will improve the land by building the following Spec Buildings:

- a. Building 1, an approximately 33,280 square foot commercial facility with an estimated cost of \$2,563,320.00
- b. Building 2, an approximately 90,480 square foot commercial facility with an estimated cost of \$6,937,406.00
- c. Building 3, an approximately 209,040 square foot commercial facility with an estimated cost of \$16,047,444.00

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

COUNTY JUDGE

46. Discuss and take action to set salaries, expenses, and other allowances of all elected county and precinct officers.

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

47. **Public Hearing: 2026 Proposed Budget.**

Public Hearing began at 9:50 a.m.

Robert Pechukas gave presentation of the proposed 2026 Budget highlights.

Comments received from Judge Woolley, Deputy Constable Pct. 3 R. Stewart, Constable Pct. 3 Hershel Smith, Constable Pct. 2 Gary Noel, County Engineer Rose Call, and Shannon Burkelbach.

Public Hearing ended at 11:53 a.m.

48. Discuss and take action on the 2026 Budget.

Judge Duhon made motion to approve the 2026 Budget with the amendments (11 amendments) contained in the handout that has been provided by our Auditor, 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

49. Discuss and take action to ratify the property tax increase based on new value reflected in the 2026 Budget.

Judge Duhon moved to ratify the property tax increase based on new value reflected in the 2026 budget, 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

50. Discuss and take action to adopt the Tax Rate for 2025.

Judge Duhon moved that the property tax rate be increased by the adoption of a tax rate of \$.556187 which is effectively a 12.13% increase in the tax rate. In adopting this 2025 total tax rate, the court orders the total tax rate to be levied as follows for the following funds:

\$.439463 per \$100 of taxable property for maintenance and operation of the General Fund

\$.023591 per \$100 of taxable property for the Farm-to-Market Roads

\$.093133 per \$100 of taxable property for interest and sinking fund of the General Fund,
seconded by Commissioner Beckendorff.

Motion carried by 4-0 vote.

Voted by Roll Call:

Commissioner Beckendorff – Yes

Judge Trey Duhon – Yes

Commissioner Smith – Yes

Commissioner Amsler – Yes

Commissioner Jones – Absent

GRANT MANAGER

51. Discuss and take action to ratify the grant application submitted to the Texas Juvenile Justice Department by Chief Hardy relative to the FY2026 Community Projects under the Discretionary State Aid grant program. **and**

52. Discuss and take action to accept a grant award from the Texas Juvenile Justice Department in the amount of \$34,200 pursuant to the FY26 Community Projects under the Discretionary State Aid grant program. **and**

53. Discuss and take action to accept the FY2026 Statewide Automated Victim Notification Service (SAVNS) grant award in the amount of \$10,482.03 from the Texas Office of Attorney General. **and**

54. Discuss and take action to accept the FY26 STEP Comprehensive Grant award administered by the Texas Department of Transportation in the amount of \$46,751.50 (with a local match contribution of \$12,122.91). **and**

55. Discuss and take action to accept the FY26 STEP CMV Grant award administered by the Texas Department of Transportation in the amount of \$32,926.08 (with a local match contribution of \$8,110.84).

Motion to approve 51 thru 55 made by Commissioner Beckendorff, seconded by Judge Duhon.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Jones

– Absent

Commissioner Smith

– Yes

Commissioner Beckendorff – Yes

PROCUREMENT DIRECTOR

56. Discuss and take action to approve Agreement with Redi-Carpet, Inc. for flooring and installation services at maintenance building in an amount of \$13,362.10. Funds to be paid from line item 125-442-544400 [Facilities Renovations]. **and**

57. Discuss and take action to negotiate RFP 25-003 Depository Bank Services with Prosperity Bank, the most highly qualified respondent.

Motion to approve 56 and 57 made by Commissioner Beckendorff, seconded by Judge Duhon.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Jones

– Absent

Commissioner Smith

– Yes

Commissioner Beckendorff – Yes

COMMISSIONER, PRECINCT 3

58. Discuss and take action to waive the fee for the Community Center for Pastor Singleton's Church Service on December 6, 2025 from 6:00pm-10:00pm.

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

DIRECTOR OF POLICY & ADMINISTRATION

59. Court addressed item 59 earlier in meeting. (page 5)

60. Court addressed item 60 earlier in meeting. (page 5)

DIRECTOR OF FACILITIES

61. Discuss and take action to approve payment of \$242,598.00 for Application #18 to SEDALCO from line item 125-600-581620 [Justice Center Modulars]. **and**

62. Discuss and take action to approve payment of \$996,338.05 for Application #34 to SEDALCO, Inc. to be paid from the following line items:

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

\$963,311.14 - 604-604-581000 [Bldg Purch, Constr or Improv].

Judge Duhon made motion to approve 61 and 62 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

63. Discuss and take action to approve the placement of a recast of William Barret Travis's 1836 "Victory or Death" letter at the Waller County Courthouse.

Motion made by Judge Duhon, 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

64. ~~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.~~

65. ~~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

66. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
67. ~~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**.
68. ~~Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.~~ Item **WITHDRAWN**.
- Court convened to Executive Session at 12:07 p.m.**
Court reconvened from Executive Session at 12:44 p.m.
69. 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 Amsler, 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

Meeting was **ADJOURNED** at 12:44 p.m.

I **ATTEST** that the above proceedings are the true and correct minutes taken in my capacity as
E. Office for the Commissioners' Court of Waller County.

Debbie Hollan
Waller County Clerk

APPROVED this the 1st day of October 2025.

Carbett "Trey" J. Duhon, III
County Judge