



**MINUTES**

**WALLER COUNTY COMMISSIONERS COURT  
REGULAR SESSION  
WEDNESDAY – JANUARY 21, 2026**

**BE IT REMEMBERED** that the Honorable Commissioner’s Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 21<sup>st</sup> day of January, 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 10:02 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 led by: Commissioner Beckendorff

**1. Approval of Agenda.**

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

**PUBLIC COMMENT**

- 1. Richard Johns
- 2. Dr. Denise Mattox

**ANNOUNCEMENTS:** County Grant Manager Brooke Bacuetes announced upcoming public meeting with HGAC relative to HGAC Safety Action Plan, Judge Duhon and Brian Cantrell discussed the forecasted freeze alert this weekend.

**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 – January 7, 2026 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 to approve disbursement of funds for State Quarterly Reports.
6. Request by County Treasurer for approval of Monthly Report.
7. Request by County Auditor to Approve and/or Ratify 2026 Budget Adjustments and Departmental Line-Item Transfers. *(no backup submitted)*
8. Request by County Auditor to approve official documents and all Monthly Reports.
9. Request by County Auditor to approve the 2026 Interlocal Agreement with Grimes County for the Cost Sharing of the 506th District Court Coordinator, Assistant Coordinator and Court Reporter.
10. Request by County Engineer to approve the Final Plat of Celebration Center in Precinct 3.
11. Request by the County Engineer to accept a Formal Notice from Comcast - Justin Valentine for a Fiber Optic Cable, Conduit, Head Line and Underground Bore, to be installed within the right of way of Joseph Rd, County Lane Rd, W. Country Ln, Oak Hollow Blvd, Greenbriar Dr, Holly Dr, Pinewood Valley Dr, and Hargrave Rd- Project # 2025-3153.
12. Request by the County Engineer to accept a Formal Notice from A T & T Communications for a Fiber Conduit, Fiber pad and Cabinet, to be installed within the right of way of Joseph Rd. and Robin Hood Ln. - Project # 2025-3213.
13. Request by the County Engineer to accept a Formal Notice from Flock Safety for a Flock Camera, to be installed within the right of way of Betka Rd. - Project # 2025-2934.
14. Request by the County Engineer to accept a Formal Notice from Flock Safety for a Solar Powered ALPR Flock Camera, to be installed within the right of way of Riley Rd. - Project # 2025-2282.
15. Request by County Engineer for a Formal Notice from Comcast for a Fiber Optic Line and Handholes to be placed in the right of way of Schlipf Rd - Project # 2025-3154.
16. Request by County Engineer for a Formal Notice from Consolidated Communications for a Communication Line installation within the County Right of Way on Morton Rd. - Project #2025-2660.
17. Request by County Engineer for a Formal Notice from Centric Fiber - Richard Bard for a Fiber Conduit Utility installation within the right of way of Neuman Rd. - Project # 2025-3019.

18. Request by Procurement Director to advertise for bids for Reconstruction of Penick Road. Advertisement to be paid from line item 125-401-544100 [Bid Notice & Printing].
19. Spread upon the Minutes the Tax Assessor-Collector 2025 Transcript Required Hours Completed.

**Requests to approve payments on the following:**

20. \$2,620.51 for Invoice #SI-40424 to SylogistGov, Inc. to be paid from line item 307-504-545000 [Maintenance].
21. \$120.00 for Invoice #7420 to The Randle Law Office to be paid from line item 125-411-540300 [Legal].
22. \$20,189.75 for Invoice #356 to Laura Lane Design Group to be paid from line item 604-604-581839 [Soft Cost Courthouse].
23. \$1,175.00 for Invoice dated December 14, 2025 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].
24. \$74,894.50 for Invoice #304200.00-8 to Schumburg & Polk, Inc. for Professional Services from November 3, 2025, through November 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
25. \$245,546.16 for Invoice #113815 to Administrator Hinshaw Russ & Assoc. dba EHRA Engineering for Professional Services for the date ending November 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
26. \$103,622.59 for Invoice #77227 to Binkley & Barfield., Inc. for Professional Services from November 01, 2025, through November 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
27. \$2,978.00 for Invoice #19344 to Alpha Testing, LLC to be paid from line item 604-604-581839 [Soft Cost Courthouse].
28. \$1,267.41 for Invoice #51434 to LDD Blueline to be paid from line item 606-606-545407 [Professional Services Vehicle Maintenance Garage].
29. \$2,812.50 for Invoice #51433 to LDD Blueline to be paid from line item 606-606-581840 [Professional Services Pct. 2].
30. \$2,099.92 for Invoice #449644906001 to ODP Business Solutions, LLC to be paid from line item 604-604-581839 [Soft Cost Courthouse].
31. \$7,100.00 for Invoice #192209 and \$2,663.00 for Invoice #193530 for a total cost of \$9,763.00 to UES Professional Solutions 44, LLC to be paid from line item 606-606-545407 [Soft Cost Vehicle Maintenance Garage].
32. 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 Jones – Yes

Commissioner Smith – Yes  
Commissioner Beckendorff – Yes

### COUNTY JUDGE

- 33. **Presentation** of a delinquent tax and fine and fee collection report by Otilia Gonzalez with Perdue Brandon Fielder Collins & Mott LLP. *No action required.*

#### **Advanced to Agenda Items 58, 40 thru 42**

- 58. Discuss and take action to approve the Resolution and Order authorizing the creation of an Associate Judge position pursuant to Texas Government Code Chapter 54A.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

**Motion carried** by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes  
Commissioner Jones – Yes

Commissioner Smith – Yes  
Commissioner Beckendorff – Yes

### GRANT MANAGER

- 40. Discuss and take action to authorize the County Judge to execute the SB22 Rural Sheriff's Office Salary Assistance Program Award Grant Agreement (#IA-0000002502) in the amount of \$500,000.00. **and**
- 41. Discuss and take action to authorize the County Judge to execute the SB1 Grant Agreement with the Texas Water Development Board and required resolution relative to the \$25 million Waller County Regional Stormwater Detention Facility project. **and**
- 42. Discuss and take action to authorize the submittal of the following grant applications to the Public Safety Office in the name of the Governor:

- FY27 Body-Worn Camera Grant Program Application (for Sheriff's Office)
- FY27 General Accounting Assistance Grant Program (for District Attorney)
- FY27 Rifle Resistant Body Armor Grant Program (for Sheriff's Office)

Motion to **approve 40 thru 42** made by Commissioner Beckendorff, seconded by Commissioner Jones.

**Motion carried** by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes  
Commissioner Jones – Yes

Commissioner Smith – Yes  
Commissioner Beckendorff – Yes

#### **Proceeded with Agenda Item 34**

### TAX ASSESSOR-COLLECTOR

- 34. **Presentation** of December 2025 Collection Report. *No action required.*
- 35. Discuss and take action to approve a part-time position for the City of Waller.

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

**ECONOMIC DEVELOPMENT**

36. Discuss and take action to approve the tax abatement agreement between Waller County, Texas, ADCW Holdings, LLC, and CoreWorks Heat Exchangers, LLC. ADCW Holdings, LLC, and CoreWorks Heat Exchangers, LLC are the tax abatement applicants. ADCW Holdings, LLC is acquiring the real property from Alegacy Development, LLC, the current owner. ADCW Holdings, LLC will be the real property owner during the term of the tax abatement agreement. The property is located in the City of Waller Reinvestment Zone #2, located in Waller, Texas and designated as a reinvestment zone by the city on February 6, 2025. The property is in the Alegacy Business Park, generally located north of Highway 290, south of Highway 290 Business, east of Commissioner James R. Muse Parkway and west of FM 362 in Waller, Texas, 77484. ADCW Holdings, LLC will invest \$25,000,000.00 in constructing a manufacturing facility, and CoreWorks Heat Exchangers, LLC will invest \$15,000,000.00 in personal property and equipment that will be located on the property. The real and personal property improvements will be used for the manufacturing of brazed aluminum heat exchangers for the liquid natural gas industry.

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**

37. Discuss and take action to approve an Engineering Services Agreement with Cobb, Fendley & Associates as it relates to Richards Rd. **and**

38. Discuss and take action on the First Amendment to Engineering Services Agreement between Waller County and GF Infrastructure, Inc. (*Morton Rd.*).

Motion to **approve 37 through 38** 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

39. Discuss and take action to approve a Formal Notice from Maple Development Group for a Natural Gas line installation within the County Right of Way of Neuman Rd and Morton Rd. - Project #2025-2719.

Motion to approve 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

**GRANT MANAGER**

- 40. Court addressed item 40 earlier in the meeting. (page 4)
- 41. Court addressed item 41 earlier in the meeting. (page 4)
- 42. Court addressed item 42 earlier in the meeting. (page 4)

## DIRECTOR OF POLICY & ADMINISTRATION

43. Discuss and take action on contract deputy agreement between Waller County and Waller County MUD 55.

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

44. Discuss and take action on Agreement with XperNet for IT professional services for PC & Network, Mobile Device Management, Security Information and Event Management, Data Backup and Archival and Management for fiscal year 2026. Funds to be paid from the following line items: 125-441-540900 [Professional Services], 125-411-542505 [County Cell Phones], 125-441-581700 [Equipment], 125-441-540905 [Recovery & Retention].

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

## FIRE MARSHAL

45. Discuss and take action to accept the donation of 29 coolers to the Waller County Fire Marshal's Office from Igloo valued at \$2,711.00. **and**

46. Discuss and take action to accept the donation of fire extinguishers to the Waller County Fire Marshal's Office from NICE valued at \$486.60.

Motion to **approve 45 through 46** made by Commissioner Beckendorff, seconded by Commissioner Jones.

**Motion carried** by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes  
Commissioner Jones – Yes

Commissioner Smith – Yes  
Commissioner Beckendorff – Yes

## TREASURER

47. Discuss and take action to approve Salary Order amendment 2026.1 effective February 01, 2026.

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

48. Discuss and take action to waive the fee for the Community Center on February 6th, May 8th, and 29th from 8:00a-12:00p (noon) for the Waller County Seasoned Adults Events.

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

**DIRECTOR OF FACILITIES**

- 49. Discuss and take action to approve payment of \$2,470,618.14 for Application #38 to SEDALCO, Inc. to be paid from the following line items:  
 \$33,026.91- 604-604-545045 [Professional Services].  
 \$2,437,591.23 - 604-604-581000 [Bldg Purch, Const, or Improv]. **and**
- 50. Discuss and take action to approve payment of \$134,333.16 for Application #22 and \$130,076.96 for Application #23 for a total cost of \$264,410.12 to SEDALCO. Funds to be paid from line item 125-600-581620 [Justice Center Modulars]. **and**
- 51. Discuss and take action on payment of \$179,529.30 for Application #3 to Gullo Commercial. Funds to be paid from line item 606-606-545407 [Vehicle Maintenance Garage].

Motion to **approve 49 thru 51** 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

**MISCELLANEOUS**

- 52. Discuss and take action to approve request by Pastor John Fitz-Chapman with WIN Church to rent the Community Center on a contracted basis for every available Thursday from 6:00p - 10:00p and every available Sunday from 8:00a-5:00p, in 2026.  
 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
- 53. Discuss and take action to approve payment of \$70,000.00 for Invoice #4436 to Fort Bend Seniors Meals on Wheels for additional funds approved in 2025 to be paid from line item 125-411-547315 [Fort Bend Seniors Meals on Wheels]. **and**
- 54. Discuss and take action to approve Agreement between Waller County and Fort Bend Seniors Meals on Wheels and payment of \$70,000.00 for Invoice #4437 from line item 125-411-547315 [Ft. Bend Seniors Meals on Wheels] as allocated in the 2026 Budget. **and**
- 55. Discuss and take action to approve the IRS standard mileage rate for business travel at 72.5 cents per mile for 2026. **and**
- 56. Discuss and take action to approve Court Order setting allowances for travel outside the County in 2026. **and**
- 57. Discuss and take action to approve Court Order setting the pay for Jurors in 2026 and providing food and lodging for Jurors in certain cases and instances.

Motion to **approve items 53 thru 57** 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

58. Court addressed item 58 earlier in the meeting. (page 4)

59. Annual Review of the following Departments:

- Director of Policy and Administration
- Recycling Center
- County Engineer
- Procurement

60. ~~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.~~

61. ~~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

62. ~~Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer. Item WITHDRAWN.~~

63. ~~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.~~

64. ~~Deliberate business and financial issues related to contract negotiations pursuant to Government Code Section 551.072. Item WITHDRAWN.~~

65. ~~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 Jones.

**Motion carried** by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

Meeting was **ADJOURNED** at 10:51 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 4<sup>th</sup> day of February 2026.

\_\_\_\_\_  
Carbett "Trey" J. Duhon, III  
County Judge

DRAFT