



MINUTES

WALLER COUNTY COMMISSIONERS COURT REGULAR SESSION WEDNESDAY – MAY 28, 2025

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 28th 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 Presiding Judge Commissioner Justin Beckendorff at 9:02 a.m. with the following members of the Court present to order.

John A. Amsler, Commissioner Precinct 1
Walter Smith, Commissioner Precinct 2
Kendric D. Jones, Commissioner Precinct 3 – arrived at 9:22 a.m.
Justin Beckendorff, Commissioner Precinct 4 – Presiding Judge
Debbie Hollan, County Clerk
Absent: Carbett "Trey" J. Duhon III, County Judge

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 Amsler.

Motion carried by 3-0 vote.

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

PUBLIC COMMENT *None*

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 – May 14, 2025 Regular Session
3. Request by County Treasurer for Approval of Payroll Disbursements.
4. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers. *(no backup submitted)*
5. Request by County Auditor to approve official documents and all Monthly Reports.
6. Request by County Auditor to approve the 2025 Interlocal Agreement with Grimes County for the Cost Sharing of the 506th District Court Coordinator, Assistant Court Coordinator, and Court Reporter.

7. Request by the County Auditor to spread upon the minutes the certification of the Juvenile Probation Department, TJJD S&E grant award, in the amount of \$14,848.00 and amend the 2024-2025 grant budget, 2025-01 (JP).
8. Request by County Engineer to approve the Final Plat of Sunterra Lakes Section 3 and accept the Construction Bond in Precinct 3.
9. Request by County Engineer to approve the Final Plat of Sunterra Lakes Section 4 and accept the Construction Bond in Precinct 3.
10. Request by County Engineer to approve the Final Plat of Sunterra Lakes Section 5 and accept the Construction Bond in Precinct 3.
11. Request by County Engineer to approve the Final Plat of Sunterra Lakes Detention Reserves and Street Dedication and accept the Construction Bond in Precinct 3.
12. Request by County Engineer to accept a Formal Utility Notice for Anserra Trail from Centerpoint Energy for 2 (two) perpendicular Gas Line Crossings at 4000 Anserra Trail in Precinct 4.
13. Request by County Engineer to accept a Formal Utility Notice for PS Light Wave to place 200' HDPE Conduit crossing Clay Road and (12) Utility Poles placed within (3) feet of the edge of the right-of-way of Schlipf Road, Morton Road and Franz Road in Precinct 4.
14. Request by County Engineer to authorize the Road and Bridge Department to issue a public notice in the Katy Times, for three consecutive weeks, establishing a public hearing during the regular session of Commissioners' Court on July 9, 2025 Replat of Totoia Garcia No.1 Warehouse. The amendment will replat Lot E/2 of Block 9 into two Lots, with one Lot having access right-of-way with 25-foot access easement by Owner Goosby Real Estate Investments LLC.
15. Request by County Engineer to authorize the Road and Bridge Department to issue a public notice in the Katy Times, for two consecutive weeks, establishing a public hearing during the regular session of Commissioners Court on June 25, 2025 to amend the Major Thoroughfare Plan Map for Sunterra Lakes North by Christian Walker.
16. Request to approve the re-nomination of John Kremmer at the primary and Randy Loewe as the alternate for the TAGAC Criminal Justice Advisory Committee for Waller County.
17. Spread upon the minutes the Waller County Sheriff's Office Chapter 59 Seizure Fund 2025 Budget.
18. Spread upon the minutes the Waller County Sheriff's Office Federal Forfeiture (Equitable Sharing) Fund 2025 Budget.

Requests to approve payments

19. Request by County Tax Assessor-Collector to approve refunds in excess of \$500.00 in accordance with Article 31.11 State Property Tax Code.
20. \$5,000.00 for Invoice #3282 to TAG Houston Region from line item 125-411-562300 [County Organizational Dues].
21. \$8,650.00 to Fort Bend Medical Examiner for Invoice #1495 from line item 125-423-540702 [Autopsy].
22. \$1,125.00 for Invoice dated May 12, 2025 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].

23. \$3,369.56 for Invoice #2949219 to Liberty Tire Services, LLC to be paid from line item 326-527-540800 [Professional & Contracts].
24. \$329.96 for Invoice #2968429 to Liberty Tire Services, LLC to be paid from line item 326-527-540800 [Professional & Contracts].
25. Approve payment of \$1,952.50 for Project #2021-2347-12, appraisal reports for 3 tracts of land, to Deal Sikes for professional services rendered through February 28, 2025. Funding to be paid from line item 125-600-571500.
26. Approve payment of invoices 3526300, 3544457, 3559478, 3596496, 3596497, 3610693, 3610694, 3652962, 3652963, 3667262, 3679501, 3679502, in the total amount of \$28,303.00, to Husch Blackwell for professional services rendered through January 31, 2025. Funding to be paid from line item 605-605-545405 (Mobility Bond).
27. Request by County Auditor to Approve and/or Ratify Accounts Payable.

Motion to approve Consent Agenda made by Commissioner Smith seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

ECONOMIC DEVELOPMENT

28. Approve nine tax abatement agreements between Waller County, Texas, and Urban Twinwood II, LP. Urban Twinwood II, 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 Brookshire, Texas in the Waller County Twinwood Business Park Reinvestment Zone 12, in the area commonly referred to as Discovery Hills Commerce Center, and is generally located south of Twinwood Parkway, west of Woods Road, east of FM 359, and north of the Waller and Fort Bend County line. Urban Twinwood II, LP will improve the land by building the following Spec Buildings:
 - (a) Building 1, an approximately 30,000 square foot commercial facility with an estimated cost of approximately \$3,565,224.00.
 - (b) Building 2, an approximately 31,200 square foot commercial facility with an estimated cost of approximately \$2,376,816.00.
 - (c) Building 3, an approximately 40,560 square foot commercial facility with an estimated cost of approximately \$3,089,861.00.
 - (d) Building 4, an approximately 54,080 square foot commercial facility with an estimated cost of approximately \$4,119,814.00.
 - (e) Building 5, an approximately 54,080 square foot commercial facility with an estimated cost of approximately \$4,119,814.00.
 - (f) Building 6, an approximately 54,600 square foot commercial facility with an estimated cost of approximately \$4,157,354.00.
 - (g) Building 7, an approximately 33,280 square foot commercial facility with an estimated cost of approximately \$2,535,270.00.
 - (h) Building 8, an approximately 46,800 square foot commercial facility with an estimated cost of approximately \$3,565,224.00.
 - (i) Building 9, an approximately 28,080 square foot commercial facility with an estimated cost of approximately \$2,139,134.00.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler
Commissioner Jones

– Yes
– Absent

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

SHERIFF

29. Approve changes to the Towing Ordinance impacting applications fees, permitting, ID card and chip fees, replacement fees.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler
Commissioner Jones

– Yes
– Absent

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

GRANT MANAGER

30. Approve to ratify the 2025 Tomball Health Coalition/Tri County Health Alliance Grant application submitted by the Waller County Fire Marshal's Office and Office of Homeland Security & Emergency Management.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler
Commissioner Jones

– Yes
– Absent

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

31. Approve acceptance of \$12,000 in grant monies from the Tomball Health Coalition pursuant to the 2025 Tomball Health Coalition/Tri County Health Alliance grant solicitation.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler
Commissioner Jones

– Yes
– Absent

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

COUNTY ENGINEER

32. Approve agreement for professional engineering services with Gannet Flemming, for a total contract amount not to exceed \$3,466,524.82 for the Morton Road Mobility Bond Project in Precinct 4. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler
Commissioner Jones

– Yes
– Absent

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

33. Approve agreement for professional engineering services with Gradient Group, LLC, for a total contract amount not to exceed \$840,458.35 for the Cochran Road Mobility Bond Project in Precinct 3. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler
Commissioner Jones

– Yes
– Absent

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

PROCUREMENT DIRECTOR

35. Approve Amendment to Agreement with DRC Emergency Services LLC, pursuant to RFP 23-03-014 for renewal of debris removal services for the term ending May 9, 2026.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

36. Approve Amendment to Agreement with Thompson Consulting Services, LLC, pursuant to RFP 240417-30 for renewal of all hazards preparedness, planning, consulting, and recovery services for the term ending June 3, 2026.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

37. Approve contract renewal with Xerox, utilizing Canon Partners Contract #R191104 for renewal of copier and maintenance located at the Annex Building in Precinct 4 for County Clerk in the monthly amount of \$19,567. Funds to be paid from line item 125-403-581813 [Copier/Printer].

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 3-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

Commissioner Jones arrived to meeting

38. Court addresses Agenda Item #38 later in the meeting after Executive Session. (page 7)

39. Approved Agreement with Enterprise Fleet Management, pursuant to Sourcewell Contract #03018-25FM for environmental vehicle leases. Funds to be paid from line item 125-442-587523 [Fleet Management Lease Payment].

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

Returned to Agenda Item #34

COMMISSIONER, PRECINCT 3

34. Approve the Waller County Seasoned Adults Calendar Events and waive the cost for the Community Center for the morning time slot for the following dates:

August 1st, 8th, 18th, 25th, & 29th,

September 8th, 15th, & 26th,

October 6th & 13th, and

November 10th.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

MISCELLANEOUS

40. 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.**
41. 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

42. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
43. ~~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.**
44. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725. **Item WITHDRAWN.**
- Court convened to Executive Session at 9:30 a.m.**
Court reconvened from Executive Session at 10:54 a.m.
45. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session. No action taken.

Returned to agenda item #38

38. Approve contract renewal with Xerox, utilizing Omnia Partners Contract #R191104 for renewal of copier and maintenance for Environmental in the monthly amount of \$201.49. Funds to be paid from line item 125-443-581813 [Copier/Printer].

Motion made by Commissioner Jones, seconded by Commissioner Amsler.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff – Yes

ADJOURN MEETING

Motion to **adjourn** meeting by Commissioner Jones, seconded by Commissioner Amsler.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff – Yes

Meeting was **ADJOURNED** at 9:55 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 11th day of June 2025.

Commissioner Justin Beckendorff
Presiding Judge

DRAFT