



MINUTES

WALLER COUNTY COMMISSIONERS COURT REGULAR SESSION WEDNESDAY – JULY 9, 2025

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 9th day of July 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 9:02 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 read by: Commissioner Beckendorff

1. Approval of Agenda.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 5-0 vote.

Judge Trey Duhon	– Yes	Commissioner Amsler	– Yes	Commissioner Smith	– Yes
		Commissioner Jones	– 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 – June 25, 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 Quarterly Reimbursement of Juror Payments.

6. Request by County Engineer to place roads in Grange Section 5 into the developer's one-year maintenance period, effective June 3, 2025, and reduce the maintenance bond.
7. Acknowledge receipt of notification from Katy 2855 Development, LLC, related to the Grange Development Agreement. A recent purchase of 10.3 acres will be annexed into the Grange Development boundary.
8. Request by County Engineer to place roads in Sunterra Section 66 into the developer's one-year maintenance period, effective June 10, 2025, and reduce the maintenance bond.
9. Request by County Engineer to place roads in Sunterra Section 65 into the developer's one-year maintenance period, effective June 10, 2025, and reduce the maintenance bond.
10. Request by County Engineer to place roads in La Sagra Section 1 into the developer's one-year maintenance period, effective April 21, 2025, and reduce the maintenance bond.
11. Request to approve payment of \$20,000.00 to the Waller County Historical Museum from line item 125-539-547236 [County Museums] as allocated in the 2025 Budget.
12. Request to approve payment of \$15,000.00 to the Waller County Historical Society from line item 125-538-568400 [Miscellaneous] as allocated in the 2025 Budget.
13. Request by County Librarian to accept a donation to Waller County Library Brookshire-Pattison from Texas Library Association and HEB for \$2,000.00 and add to line item 125-000-472210 [County Donations].
14. Request by County Librarian to accept a donation to Waller County Library Hempstead from Brazos Valley Schools Credit Union for \$200.00 and add to line item 125-000-472210 [County Donations].
15. Approve payment of invoice numbers 25-045, 25-046, and 25-047 from Southwest Realty Consultants for land appraisal services.

Requests to approve payments on the following:

16. \$1,125.00 for Invoice dated June 23, 2025 to Schmidt Funeral Home to be paid from line item 125-423-540705 [Transport to Morgue].
17. \$1,295.00 for Invoice dated June 14, 2025 to Magnolia Funeral Home, Inc. to be paid from line item 125-423-540705 [Transport to Morgue].
18. \$1,375.00 for Invoice #TABS2025016542 for the ADA compliance review for the Vehicle Maintenance Center at the Sheriff office. Funds to be paid from line item 125-600-581910 [Buildings].

19. \$2,510.00 for Invoice #0425-010, and \$1,590.00 for Invoice #0425-009 to Indoor Environmental Consultants for mold testing at the HSSC building and new maintenance building. Funds to be paid from line item 125-442-545400 [Contract Labor].

20. 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

Advanced to Agenda Items 29-30

PROCUREMENT DIRECTOR

29. Approve Agreement with Euna Solutions, Inc., utilizing Sourcewell contract 060624-GTH for an electronic procurement platform for advertised solicitations, in an annual amount of \$14,426.00. Funds to be paid from line item 125-442-540900 [Prof. Consultant Services].

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

30. Approve Agreement with Hawes Hill Associates, LLP for consulting services regarding the creation of Tax Increment Reinvestment Zone (TIRZ) in Precinct 3, in an amount not to exceed \$50,000.00. Funds to be paid from line item 125-401-540900 [Prof. Consultant Services].

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

Proceeded with Agenda Items 31-32

ECONOMIC DEVELOPMENT

21. Amend the Tax Abatement Agreement between Waller County, Texas, Alegacy Development, LP and Sterling Fluid Systems (USA), Inc., DBA Peerless Pump Company having Contract ID #0319-29. Sterling Fluid Systems (USA) Inc., DBA Peerless Pump Company was the tax abatement applicant, and leased property owned by Alegacy Development, LP. The property is located in the City of Waller Reinvestment Zone #2, which was renamed by the City of Waller from Reinvestment Zone Number 2-CI of the City of Waller, Texas. The reinvestment zone was established on February 6, 2025, and renamed on May 19, 2025. The Reinvestment Zone is located west of FM 362 and east of James Muse Parkway along US Business 290 and includes Alegacy Business Park in Waller, Texas 77484. Alegacy Development, LP will build a manufacturing facility with an estimated cost of \$7,000,000.00, and Sterling Fluid Systems (USA) Inc., DBA Peerless Pump Company will install manufacturing equipment with an estimated cost of approximately \$1,800,000.00 over a ten-year period.

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 JUDGE

22. **Presentation** of a delinquent tax and fine and fee collection report by Otilia Gonzales, Perdue Brandon Fielder Collins & Mott, LLP. *No action required.*
23. Discuss and take action to adopt a resolution to provide for an additional penalty under sections 33.07, 33.08 and 33.11 of the Tax Code. **and**
24. Discuss and take action to amend the tax collection contract with Perdue Brandon Fielder Collins & Mott, LLP.

Commissioner Jones made motion to approve both agenda items #23 and #24, 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

TAX ASSESSOR-COLLECTOR

25. **Presentation** of Monthly Report. *No action required.*

COUNTY ENGINEER

26. **Public Hearing:** 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 via 25 -foot access easement by Owner Crosby Real Estate Investments LLC.

Public Hearing began at 9:17 a.m.

County Engineer Ross McCall gave brief explanation of replat.

No public comments received.

Public Hearing ended at 9:34 a.m.

27. Approve Final Replat of Totoia Garcia No.1 Warehouse 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 Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

GRANT MANAGER

28. Approve to authorize the County Grant Manager to submit a Texas Water Development Board application relative to the Brookshire-Katy Drainage District Regional Stormwater Detention Basin and Multi-Use Recreation project.

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

PROCUREMENT DIRECTOR

29. Court addressed Item 29 earlier in the meeting. (page 3)

30. Court addressed item 30 earlier in the meeting. (page 3)

IT DEPARTMENT

31. Approve contract with Sparklight for the new Maintenance facility at a monthly rate of 279.88 for a 36-month term to be paid from line item 125-411-542502 [Internet].

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

32. Discuss and take action to waive the fee for the Community Center for a Business in Development event hosted by PVAMU Extension and Precinct 3 Commissioner on the following dates from 1:00pm-10:00pm:

July 15th, 22nd, & 29th,
August 5th, 19th, & 26th,
September 2nd, & 10th.

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

33. Approve payment of \$29,650 to Application #16 to SEDALCO from line item 125-600-581620 [Justice Center Modulars]. **and**

34. Approve Payment of \$450,788.12 for Application #32 to SEDALCO, Inc. to be paid from the following line items:

\$54,026.91 604-604-541045 [Professional Services].

\$1,396,751.21 604-604-31000 [Bldg Purch, Const, or Improv].

Motion to approve both Agenda Items #33 and #34 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

35. Discuss and take action on the Tower and Bell Options.

Commissioner Amsler made motion to select Option 3, 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

36. Discuss and take action on quote courtroom pews for new courthouse.

Judge made motion to select #24 subject to the legal working out the purchase order terms, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler
Commissioner Jones

– Yes
– Yes

Commissioner Smith
Commissioner Beckendorff

– Yes
– Yes

37. Discuss and take action on the contract for the courthouse furniture.

Judge Duhon made motion to approve those quotes on the courthouse furniture, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler
Commissioner Jones

– Yes
– Yes

Commissioner Smith
Commissioner Beckendorff

– Yes
– Yes

38. Discuss and take action on the floor plan designs for the third floor Courtrooms.

Judge Duhon made motion to approve moving forward with the design and an early package for under floor plumbing and electrical, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler
Commissioner Jones

– Yes
– Yes

Commissioner Smith
Commissioner Beckendorff

– Yes
– Yes

MISCELLANEOUS

39. Discuss and take action on recommendations for office locations for Waller County Departments.

Judge Duhon made motion that we approve these office locations with the addition of County Clerk in the new Courthouse, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler
Commissioner Jones

– Yes
– Yes

Commissioner Smith
Commissioner Beckendorff

– Yes
– Yes

40. **Discussion** on possible issuance of 2025 tax notes. *No action required.*

41. Discuss and take possible action to approve a resolution expressing the County's intent to reimburse itself for certain expenditures.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler
Commissioner Jones

– Yes
– Yes

Commissioner Smith
Commissioner Beckendorff

– Yes
– Yes

Advanced to Agenda Items 43-49

43. 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. **and**

44. 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 to approve items 43 and 44 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

EXECUTIVE SESSION

45. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
46. Consultation with District Attorney and outside counsel pursuant to Government Code Section 551.071.
47. 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.
48. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.

Court convened to Executive Session at 11:07 a.m.

Court reconvened from Executive Session at 11:49 a.m.

Returned to Agenda Item 42

42. Approve settlement offer in CV24-01-0991 Waller County v. Awry Ready Mix Concrete LLC, et al.

Motion made by Commissioner Jones, seconded by Commissioner Amsler.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff – Yes

49. 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 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 11:50 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 23rd day of July 2025.

Carbett "Trey" J. Duhon, III
County Judge